

Gunnedah Shire Council  
PO Box 63  
Gunnedah NSW 2380

Attn: Wade Hudson

15 January 2024

Re: Response to Request for Additional Information – 9 Hunts Road, Gunnedah - DA  
2021/016.002

Dear Wade,

We refer to your letter dated 9 January 2024 in relation to the abovementioned DA and provide the following attached written response to each of the issues raised.

We trust that this clarifies the issues and request that if further matters arise that the applicant be advised and be given an opportunity to discuss and/or respond to such matters.

Should you wish to further discuss any of the above matters, please do not hesitate to contact me on (02) 9380 9911 or by email at [sgordon@sjb.com.au](mailto:sgordon@sjb.com.au).

Yours sincerely,



Stuart Gordon  
Associate

# Response to Issues

## 9 Hunts Road, Gunnedah – DA 2021/016.002

---

Responses to each of the issues raised in the RFI letter dated 9 January 2024 are provided below.

### 1.1

*“Confirm that condition A2 is requested to be amended. The application indicates a request to vary condition A2. However, the included recommended condition does not include any alteration.*

*As part of Council’s assessment of the Modification of Consent Application, it is noted that Council’s assessment staff believe that the following amendments are necessary to enable the amendments.”*

### **Response:**

We note that there is a minor change sought to Condition A2 and that the change was not highlighted in colour within the SEE.

I provide the proposed change to Condition A2 below, this time with the modified part highlighted in red.

*“A2. To confirm and clarify the terms of this approval, development consent is given for the undertaking of the following works:*

- Construction of a main building accommodating a Koala (Veterinary Hospital) and part of the Wildlife Centre (Information and Education Facility, shop and café);
- Construction of external koala rehabilitation enclosures;
- Construction of Volunteer Staff Accommodation;
- Construction of Landscaping;
- Creation of wildlife sanctuary with bushwalking path and interpretive signage;
- Creation of accessible ‘wildlife park walk’ through part of the wildlife sanctuary with native animal enclosures;
- Construction of petting zoo **and covered outdoor learning area (COLA)**;
- Creation of Indigenous Cultural Centre;
- Construction of Maintenance Shed;
- Construction of an internal access road;
- Construction of car parking, hospital ‘Drop-off’ zone and bus set-down area;
- Installation of Business Identification Sign;
- Construction and operation of 14 powered and 10 unpowered caravan and camping site and 5 eco-tourism tents;
- Construction of amenities block, laundry, BBQ area with deck and picnic tables;
- Construction of mini-golf course and ‘zip line’; &
- Construction of Dwelling House (Caretakers Residence).”

The proposed modification to the condition is minor but is consistent with the proposed architectural plans which now show a COLA combined with the petting zoo.

## 2.1

“Amend condition E3 to the following wording to reflect the recent changes to postal address for the development site.

E3a. Street numbers of minimum height of 75mm are to be displayed in a prominent position so as to be legible from the street. Your street number will be ~~3130 Oxley Highway~~ **9 Hunts Road**.

**Reason: To ensure proper identification of premises in case of emergencies.”**

### **Response:**

Agree to the proposed modification - no further comment.

## 2.2

“Amend condition E14 to the following wording in response to the amendment of condition E13 to E13a.

**E14a.** The developer is to provide landscaping in accordance with the amended landscape plans required by condition D7. The shade provided by tree canopy is to cover a minimum of 30% of required parking spaces as set out in condition ~~E13~~ **E13a**.

**Reason: To ensure that necessary landscaping is conducted in accordance with the Gunnedah Development Control Plan 2012 requirements.”**

### **Response:**

Agree to the proposed modification - no further comment.

## 2.3

“Additionally during the briefing held with the Northern Regional Planning Panel (NRPP), Wednesday 18 October 2023, the NRPP requested the inclusion of a condition which ensures that it is clear that the Café, noted as being ancillary to the Koala Sanctuary, is not operated independently to the Koala Sanctuary. Council suggests that to satisfy the request by the NRPP that the following condition, or variant of, could be included within the conditions of consent.

**H7.** To confirm and clarify the terms of this development consent, the Café identified on Plan Wildlife Centre & Hospital, prepared by Dunn & Hillam Architects, dated 25 July 2023, Job No. 20\_301, Drw No. DA02-03, is an ancillary activity to the Veterinary Hospital and Information and Education Facility and is to cease operating should the operation of the Veterinary Hospital and Information and Education Facility cease.

**Reason: To ensure that prohibited land uses are not operated onsite.”**

### **Response:**

The applicant is agreeable to both the proposition and the wording of the proposed new condition “H7”.