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Planning NSW
Northern Region
PO Box 550
TAMWORTH NSW 2340

12 January 2011

Dear Sir/Madam

Draft Amendment No. 20 to Gunnedah Local Environmental Plan 1998

At its meeting on 17 November 2010, Gunnedah Shire Council resolved:

1. *That Council endorse the planning proposal to amend Gunnedah Local Environmental Plan 1998, to rezone Lot 6 DP 10425 (23 Alford Road) and Lot 5 DP 10425 (12 Bennett Road) to 4 (a) General Industrial.*
2. *That Council forward the amending planning proposal to the Minister for Planning, requesting that a Gateway Determination be provided in accordance with Section 56 of the Act.*

Council requests that the Minister for Planning provide a Gateway Determination on the Planning Proposal, in accordance with Section 56 of the Act.

If you have any questions regarding this matter, please contact Council's Acting Director Planning & Environmental Services, Carolyn Hunt on 6740 2122.

Yours faithfully

Carolyn Hunt
ACTING DIRECTOR PLANNING & ENVIRONMENTAL SERVICES

Contact: C Hunt 6740 2122
Lj.vg

Shire of
G u n n e d a h
Land of Opportunity

Planning Proposal

Rezone Lot 6 DP 10425 (23 Alford Road) and Lot 5 DP
10425 (12 Bennett Road) to 4 (a) General Industrial

Prepared by

Gunnedah Shire Council

11 January 2011

PART 1 – Statement of the Objectives or Intended Outcomes

The objectives or intended outcome of the Planning Proposal are to rezone Lots 5 & 6 DP10425 from Rural 1(d) (Future Urban) to 4 (a) Industrial (General). The land is being rezoned to facilitate and accommodate the expanding industrial sector within Gunnedah. No specific use has been identified for the land identified in this planning proposal.

PART 2 – Explanation of Provisions

The objectives or intended outcome of the Planning proposal are to be achieved by amending "the map" definition in clause 6 of the Gunnedah Local Environmental Plan 1998 (to include Gunnedah Local 1998 (Amendment No.20).

PART 3 – Justification

Section A – Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

The Planning Proposal is not the direct result of a Strategic Plan or Report. However the intent of the Proposal is consistent with the Vision Statement of the Gunnedah Shire Council's Commercial and Industrial Land Use Study, "*Industrial and commercial activity in the Shire of Gunnedah should contribute to the development of a sustainable economy. Land-use should be efficient, maximising benefits to the shire economy and delivering prosperity to the community*".

A positive outcome to this Planning Proposal will assist Gunnedah Shire Council in achieving several of the objectives listed in the above Study. These include:

- Industrial activity will be promoted and facilitated to contribute to the long term sustainability and development of the Gunnedah economy;
- Industrial development will be promoted and facilitated in a manner which contributes to the development of Gunnedah as a regional focus for industrial activity.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Gunnedah's Local Environmental Plan has been under review since 2003. With the release date of the revised Plan being uncertain, it is considered that the Gateway Process is the most appropriate means of achieving the desired outcomes as the timeframe for the completion of the Comprehensive LEP is unknown.

This is an appropriate approach given the demand for suitable industrial sites in Gunnedah.

Lots 5 & 6 DP 10425 are unutilised parcels of land adjacent to the existing General Industrial Zone. The parcels are accessible from O'Neill Road and Alford Roads..

Council's infrastructure is available to the subject land including sewer, storm water and reticulated water supply with connection to electricity supply is also available.

The topography of the subject land slopes towards Alford Road at a minimal gradient. This gradient allows stormwater to flow towards Alford Road whilst remaining an appropriate site for future industrial development.

The subject land is consistent with the adjacent land use and suitable for development as industrial land.

3 *Is there a community benefit?*

The Gunnedah community will benefit economically and socially. Trade services will be employed initially to develop the site. Industrial development will enhance the local skills workforce and will provide opportunities for apprenticeships and job opportunities for Gunnedah's young people. This will assist in reversing the trend of young people migrating to metropolitan areas in search of trade employment.

Development of Lot 5 and 6 DP 10425 will have a domino effect on the local community by stimulating spending in Gunnedah's service, transport and retail sector, thus enhancing economic and social growth.

Section B – Relationship to strategic planning framework.

1. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

No regional or sub-regional strategies have been prepared for this area.

2. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The subject land is a relatively small area totalling only 3.4 ha. The small area makes the planning proposal of minor significance in the context of the total area of industrial land in Gunnedah.

The planning proposal will have no adverse impacts on the supply of industrial land within Gunnedah as the area is only small and the demand for suitable industrial land is increasing.

The subject land is located adjacent to and adjoining existing industrial land. The planning proposal is the logical expansion of the existing industrial area. It is a greenfield site, suitable for industrial development due to the unconstrained nature including shape, topography and services. There shall be minimal impact upon receptors such as residential areas, due to the location of the site and natural landforms.

The Gunnedah Commercial & Industrial Land Use Study did not identify the subject land for industrial development. However, the subject land is consistent with the Industrial Land Use Objectives outlined in the study.

1. *Industrial activity will be promoted and facilitated to contribute to the long term sustainability and development of the Gunnedah economy –*

Gunnedah is currently facing a prosperous future with the expansion of the mining sector which has influenced the growth of the industrial sector within Gunnedah. The planning proposal highlights the need for suitably zoned industrial land to accommodate for the expansion and needs of the industrial sector.

2. *Industrial development will be promoted and facilitated in a manner which contributes to the development of Gunnedah as a regional focus for industrial activity*

The expanding industrial sector within Gunnedah LGA is a flow on effect of the mining industry expansion within the Gunnedah Basin. Industry within the Gunnedah region is expanding not only with the mining industry but the long term and sustainable agricultural industry. The planning proposal aims to facilitate in the growth of these industries and subsequent industrial development through the provision of appropriately zoned land.

3. *the location of new industrial sites will be planned in a manner which maximise the opportunities for tenants to develop a regional presence –*

The subject land is located adjacent to existing industrial development and within close proximity to the Oxley Highway promoting a strong local and regional presence.

The planning proposal is consistent with the objectives of Zone No 4 (a)—General Industry Zone in the Gunnedah Local Environmental Plan 1998 (as amended)

The objectives are as follows:

- (a) *to provide suitable land for the accommodation and development of general industry and ancillary land uses,*

The subject land is suitable for industrial development with suitable topography, location and provision of necessary services

- (b) *to encourage industrial development which will contribute to the local economy,*

The further expansion of the Gunnedah industrial zone will accommodate and facilitate the expanding industrial sector within region.

- (c) *to encourage development which will not have an adverse impact on the surrounding environment or on local amenity,*

The subject land is located adjacent to the existing industrial precinct therefore having no impact on the local amenity.

- (d) *to preserve local amenity where residential development adjoins or is adjacent to industrial land,*

The planning proposal will have minimal impact on the amenity of residential development. Only one residential development is adjacent or adjoins the subject land is has a tree buffer of 110m.

- (f) *to encourage industrial development to be located on land within this zone only so that it may be concentrated and co-ordinated.*

The subject land adjoins the existing industrial precinct and is an expansion to accommodate growth within the industrial sector.

3. *Is the planning proposal consistent with applicable state environmental planning policies?*

The Planning Proposal is considered to be consistent with applicable State Environmental Planning Policies (refer to Appendix 1).

4. *Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The Planning Proposal is considered to be inconsistent with the following Ministerial Directions:

- 1.2 Rural Zones

The Planning Proposal affects land within in the Gunnedah Township with a total area of 3.21 hectares and is therefore considered to be of minor significance. The land is currently zoned 1 (d) Future Urban.

- 1.5 Rural Lands

The Planning Proposal is of minor significance. The land is currently not being utilised for agricultural purposes due to its size and locality within the Gunnedah Township and is not considered valuable productive agricultural land.

The Planning Proposal is considered to be consistent with the following Ministerial Directions:

- 1.1 Business and Industrial Zones

The Planning Proposal encourages employment and economic growth of the industrial sector in Gunnedah through the rezoning of appropriate land within the Gunnedah industrial area.

Section C – Environmental, social and economic impact.

1. ***Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

It is unlikely that critical habitat or threatened species, populations or ecological communities or their habitats, will be subject to any additional adverse impacts as a result of the Planning Proposal proceeding. The subject land is adjacent to existing industrial sites and clear of vegetation and any potential critical habitat, threatened species population or ecological communities.

2. ***Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

The Planning Proposal will not have any other environmental impacts.

3. ***How has the planning proposal adequately addressed any social and economic effects?***

The Planning Proposal highlights the need for suitable industrial zoned land to accommodate for the expanding economy and industrial sector within the Gunnedah Local Government Area. The provision of suitable industrial land will facilitate in the further growth of the socio-economic climate of Gunnedah.

Section D – State and Commonwealth interests

4. ***Is there adequate public infrastructure for the planning proposal?***

The existing infrastructure will not be impacted adversely by the planning proposal and any future development. The existing infrastructure has the capacity to accommodate general industrial development and associated uses. Stormwater, sewer, water, power and telecommunications are accessible within or adjacent to the lots identified in the planning proposal.

5. ***What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?***

To be completed following consultation with the State and Commonwealth Public Authorities that may be identified in the Gateway Determination.

Part 4 – Community Consultation

PART 4 – COMMUNITY CONSULTATION THAT IS TO BE UNDERTAKEN

It is proposed to exhibit the Planning Proposal for 14 days, with notice of the public exhibition being given:

- in a newspaper that circulates in the area affected by the Planning Proposal – the “Namoi Valley Independent” newspaper, and
- on Council’s web-site at www.infogunnedah.com.au

Appendix 1 Consideration of State Environmental Planning Policies

The following SEPP's apply to the Gunnedah local government area, as at 22 February 2010.

SEPP	Applicable	Consistent
No. 1 Development Standards	Yes	Yes
No. 4 Development without Consent and Miscellaneous Exempt and Complying Development	No	Not applicable
No. 6 Number of Storeys in a Building	No	Not applicable
No. 21 Caravan Parks	No	Not applicable
No. 22 Shops and Commercial Premises	No	Not applicable
No. 30 Intensive Agriculture	No	Not applicable
No. 32 Urban Consolidation Re-development of Urban Land	No	Not applicable
No. 33 Hazardous and Offensive Development	No	Not applicable
No. 36 Manufactured Home Estates	No	Not applicable
No. 44 Koala Habitat Protection	Yes	Yes
No. 50 Canal Estate Development	No	Not applicable
No. 55 Remediation of Land	No	Not applicable
No. 62 Sustainable Agriculture	No	Not applicable
No. 64 Advertising and Signage	No	Not applicable
No. 65 Design Quality of Residential/Flat Development	No	Not applicable
Affordable Rental Housing 2009	No	Not Applicable
Building Sustainability Index: BASIX 2004	No	Not applicable
Exempt and Complying Development Codes 2008	Yes	Yes
Housing for Seniors and People with a Disability 2004	No	Not applicable
Infrastructure 2007	No	Not applicable
Major Developments 2005	No	Not applicable
Mining, Petroleum Production and Extractive Industries 2007	No	Not applicable
Rural Lands 2008	No	Not applicable
Temporary Structures and Places of Public Entertainment 2007	No	Not applicable