

ITEM 1	Planning Proposal – Lot 1 DP 825588, ‘Glenbrae’, 3935 Longarm Road, Rangari; Lot 2 DP178083, “Fourways”, 4000 Kelvin Road, Rangari; Lot 87 DP754946, “The Meadows”, 2670 Rangari Road, Rangari; Lots 96-98 DP754955, Lots 9 and 11 DP114885, Lot 1 DP1089276 and Lot 18 DP114885, Kelvin Road, Rangari; Lot 1 DP190411, “Rangari”, 3103 Kelvin Road, Rangari; Lot 99 DP1140224, Rangari Road, Rangari; Lots 7001 and 7002 DP1073061, Lot 2 DP1172836
MEETING	Planning, Environment and Development – 7 October 2015
DIRECTORATE	Planning and Environmental Services
AUTHOR	Project Town Planner
POLICY	Nil
LEGAL	Gunnedah Local Environmental Plan, 2012 Environmental Planning & Assessment Act, 1979
FINANCIAL	Nil
STRATEGIC LINK	Community Strategic Plan 1.2.2 Implement a fully integrated planning framework that aligns to Council plans and guides the development of Gunnedah area. Operational Plan 1.2.2.4 Assess and process development proposals in accordance with the Environmental Planning and Assessment Act.
ATTACHMENTS	Planning Proposal – Gateway Application

COMMITTEE RECOMMENDATIONS:

That Council:

1. Prepare a draft planning proposal, pursuant to Section 55 of the Environmental Planning and Assessment Act, 1979, for the amendment of the Gunnedah Local Environmental Plan 2012, to amend the ‘Land Zoning Map’ for all of Lot 1 DP825588, “Glenbrae” 3935 Longarm Road, Gunnedah, and part of the following lots - Lot 2 DP178083, “Fourways”, 4000 Kelvin Road, Rangari; Lot 87 DP754946, “The Meadows”, 2670 Rangari Road, Rangari; Lots 96-98 DP754955, Lots 9 and 11 DP114885, Lot 1 DP1089276 and Lot 18 DP114885, Kelvin Road, Rangari; Lot 1 DP190411, “Rangari”, 3103 Kelvin Road, Rangari; Lot 99 DP1140224, Rangari Road, Rangari; Lots 7001 and 7002 DP1073061, Lot 2 DP1172836 from E3 *Environmental Management* to RU1 *Primary Production*;
2. Forward the draft planning proposal to the Department of Planning and Infrastructure for a Gateway Determination, and exhibit the proposal in accordance with that determination, pursuant to Sections 56-58 of the Act; and
3. Request that the Director General of the Department of Planning and Infrastructure issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under Section 59 of the Act in respect of the planning proposal.

Committee Recommendation
Moved Councillor OC Hasler
Seconded Councillor GA Griffen

COUNCILLOR	COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING AN INTEREST
OC Hasler	X			
RG Swain	X			
C Fuller	X			
GA Griffen	X			
D Quince	X			
R Ryan	X			
SJ Smith	X			

Note: This item will be dealt with at the Council Ordinary Meeting to be held on Wednesday 21 October 2015 as it outside the Planning Environment and Development Committee's delegated powers.

PURPOSE

This report is seeking the Council's determination of a Planning Proposal to amend the *Gunnedah Local Environmental Plan* (LEP) 2012.

Background

Council resolved at the September Extraordinary meeting to give favourable consideration to a Planning Proposal to rezone Lot 1 DP 825588, 'Glenbrae', 3935 Longarm Road, Gunnedah. The report also noted that adjacent land, which is of similar characteristics, should also be investigated for possible rezoning.

COMMENTARY

Council has received a planning proposal to rezone Lot 1 DP 825588, 'Glenbrae', 3935 Longarm Road, Rangari from E3 Environmental Management to RU1 Primary Production. The land is located on Longarm Road, approximately 40 kilometres north, north-east of Gunnedah.

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AUTHOR	Project Town Planner
POLICY	Nil
LEGAL	Gunnedah Local Environmental Plan, 2012 Environmental Planning & Assessment Act, 1979
FINANCIAL	Nil
STRATEGIC LINK	Community Strategic Plan 1.2.2 Implement a fully integrated planning framework that aligns to Council plans and guides the development of Gunnedah area. Operational Plan 2.5.2 Review the LEP and DCP to ensure unnecessary barriers to business establishment are removed
ATTACHMENTS	Nil

OFFICER’S RECOMMENDATION:

That Council:

- 1) Prepare a draft planning proposal, pursuant to Section 55 of the Environmental Planning and Assessment Act, 1979, for the amendment of the Gunnedah Local Environmental Plan 2012, to amend the ‘Land Zoning Map’ for all of Lot 1 DP 825588, ‘Glenbrae’ 3935 Longarm Road, Gunnedah, and part of the following lots - Lot 2 DP 178083, “Fourways”, 4000 Kelvin Road, Rangari; Lot 87 DP 754946, “The Meadows”, 2670 Rangari Road, Rangari; Lots 96-98 DP 754955, Lots 9 & 11 DP 114885, Lot 1 DP 1089276 and Lot 18 DP 114885, Kelvin Road, Rangari; Lot 1 DP 190411, “Rangari”, 3103 Kelvin Road, Rangari; Lot 99 DP 1140224, Rangari Road, Rangari; Lots 7001 & 7002 DP 1073061, Lot 2 DP 1172836 from E3 *Environmental Management* to RU1 *Primary Production*.
- 2) Forward the draft planning proposal to the Department of Planning and Infrastructure for a Gateway Determination, and exhibit the proposal in accordance with that determination, pursuant to Sections 56-58 of the Act;
- 3) Request that the Director General of the Department of Planning and Infrastructure issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under Section 59 of the Act in respect of the planning proposal;

PURPOSE

Introduction

This report is seeking the Council's determination of a Planning Proposal to amend the *Gunnedah Local Environmental Plan* (LEP) 2012.

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Figure 1. Location Plan

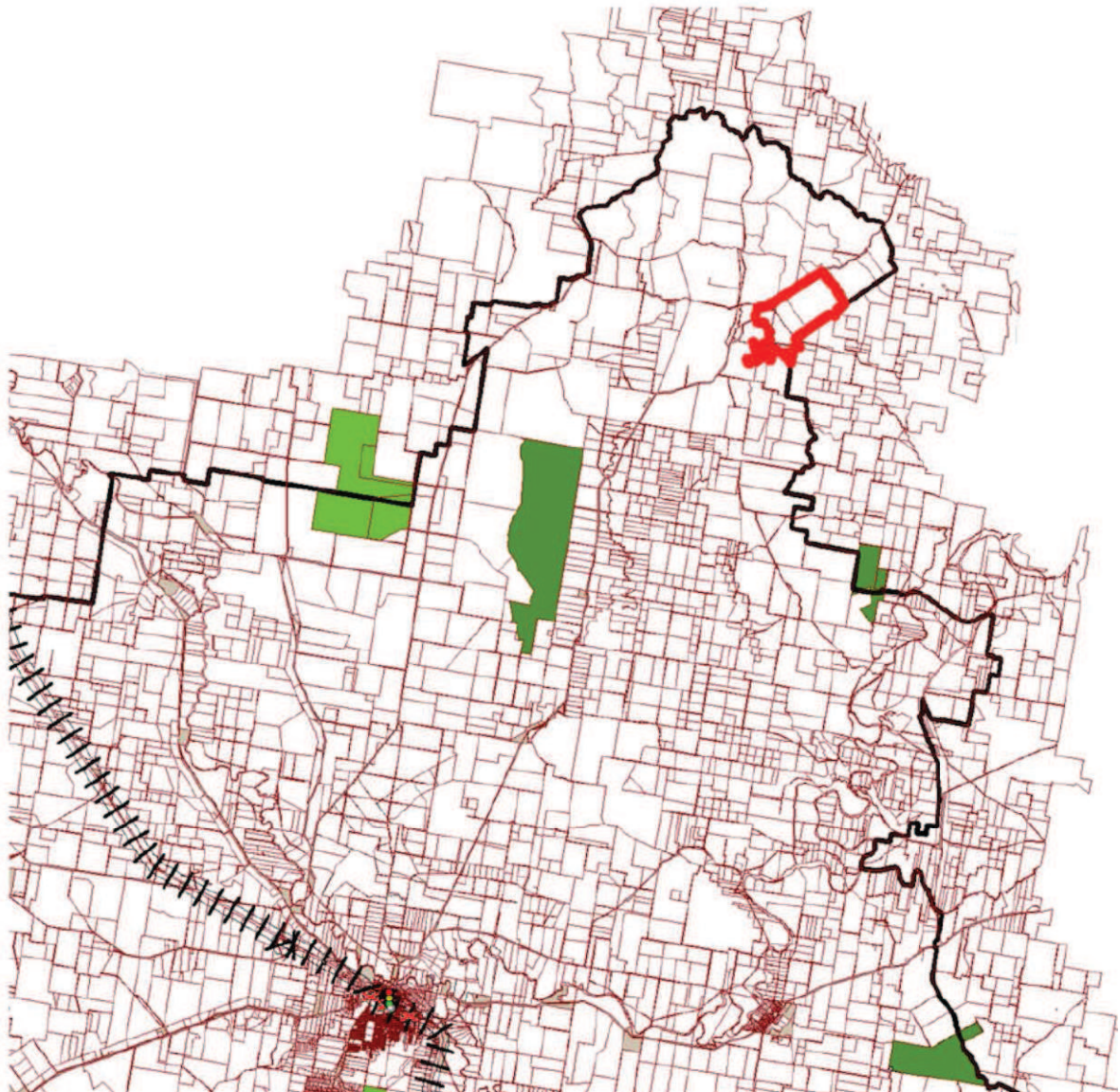


Figure 2. Subject land illustrating current land zoning map

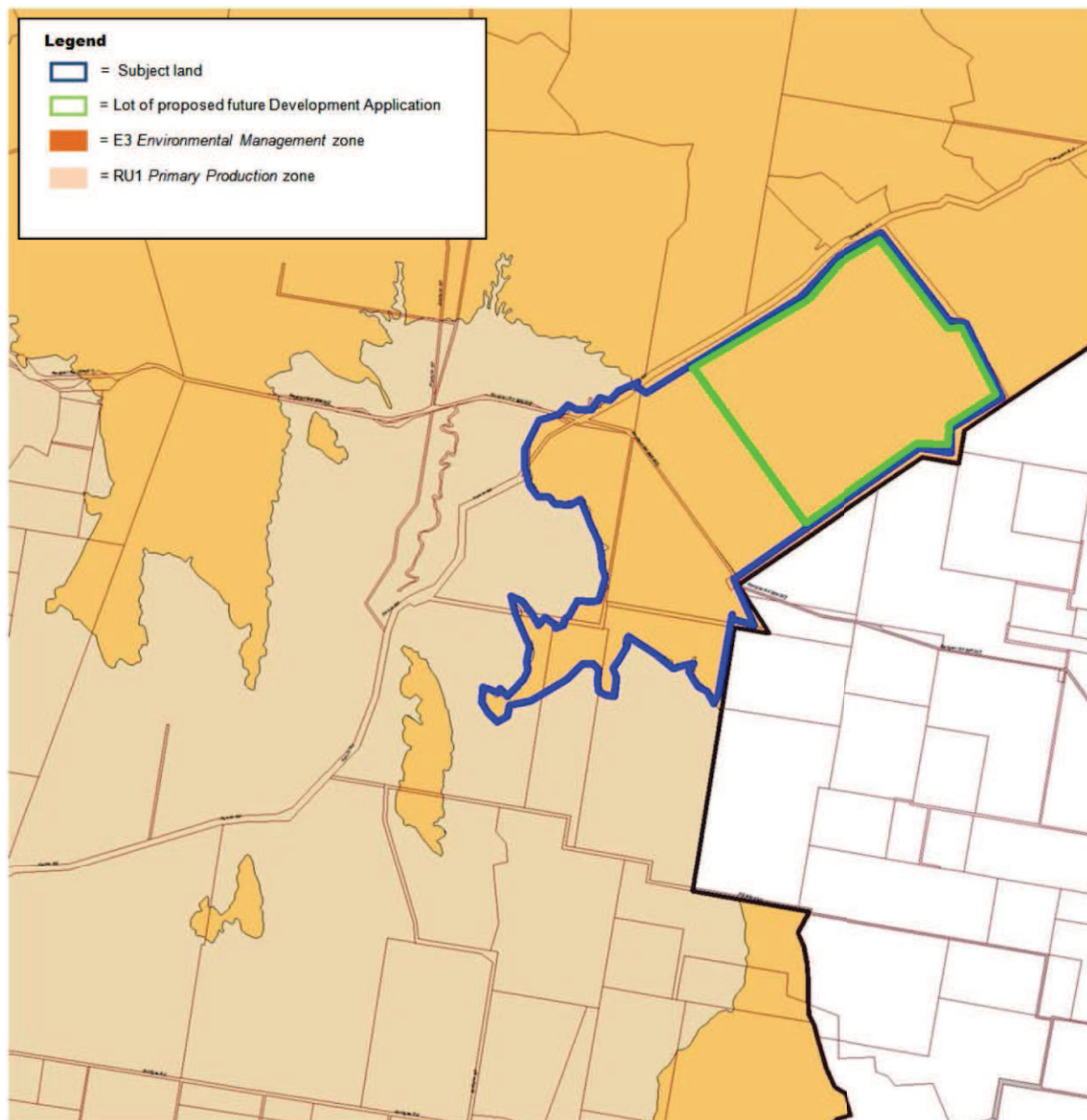
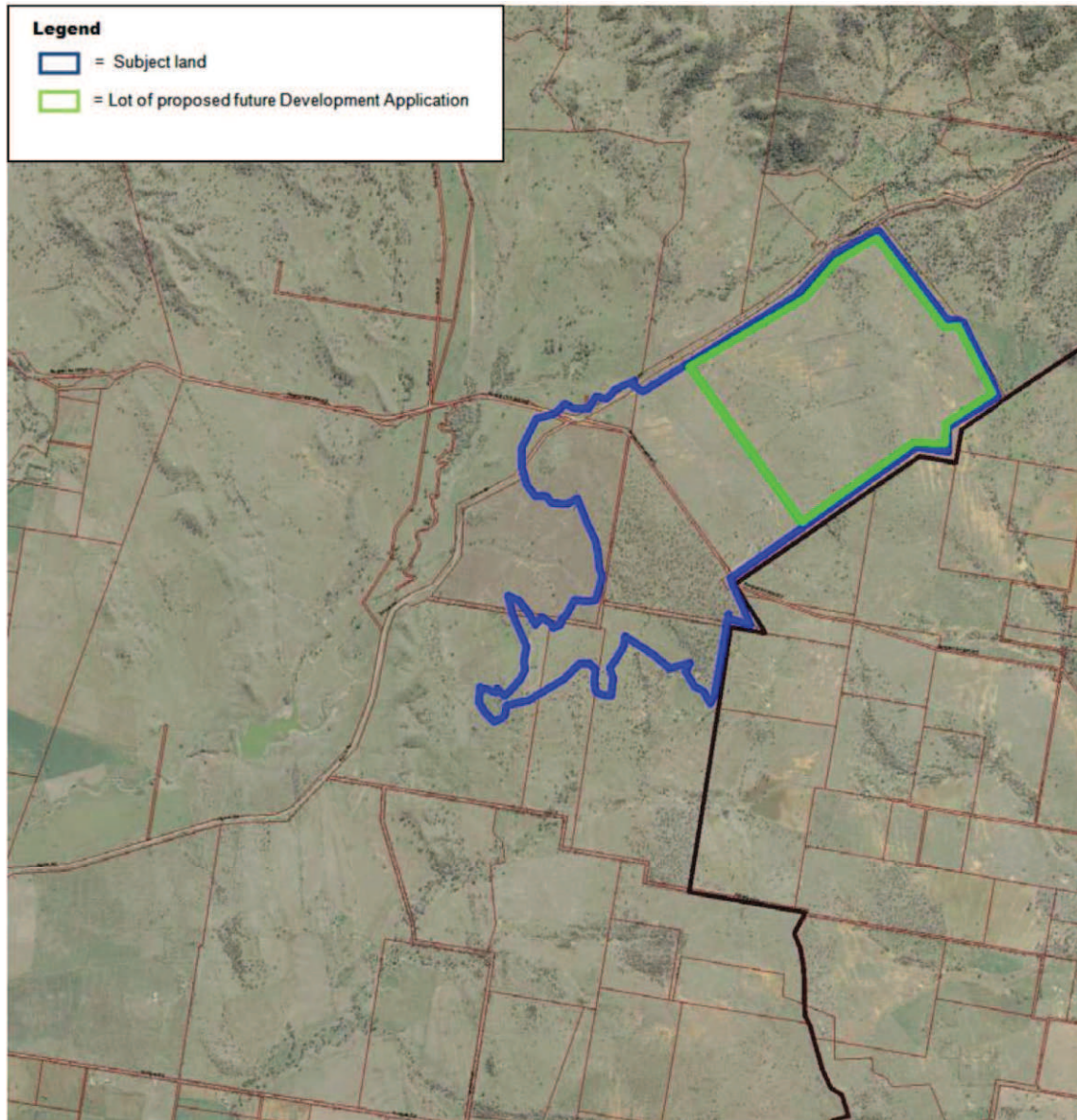


Figure 3. Aerial photo of subject land



Current Zoning

The subject land is currently zoned E3 *Environmental Management* under the provisions of the *Gunnedah LEP* (2012). The delineation of E3 *Environmental Management* and RU1 *Primary Production* zones was determined by topographic mapping, with land greater than 450 metres Australian Height Datum (AHD) in elevation being zoned E3 *Environmental Management*. The environmental management zone generally contains land which has undulating topography and large areas of remnant vegetation. The objective of this zone is to:

- *Protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *Provide for a limited range of development that does not have an adverse effect on those values.*

Planning Proposal

The planning proposal aims to rezone the subject land from E3 *Environmental Management* to RU1 *Primary Production* under the *Gunnedah LEP* (2012). The purpose of the rezoning is to enable future development of the site for an '*intensive livestock agriculture*' operation. '*Intensive livestock agriculture*' operations are prohibited within the E3 *Environmental Management* zone, but are a permitted use within the RU1 *Primary Production* zone.

The subject land has a long history of agricultural use and has been extensively cleared for agricultural use. It does not present qualities such as special ecological, scientific or aesthetic value, which are a feature of the E3 *Environmental Management* zone. It was identified in the 1983 topographic mapping as having large areas of eroded ground. However, much of this eroded ground has improved with the installation of contour banks and tree planting to manage runoff. The land is

fairly evenly graded with low relief over the site. The land is not dissimilar in character or land-use to other surrounding land which is zoned RU1 *Primary Production*.

As noted in the report to the August Planning, Environment and Development Committee, that adjacent land should also be included in the proposed rezoning to ensure that there is not an isolated parcel of RU1 *Primary Production* land within the E3 *Environmental Management* zone. The identified land is also consistent with the characteristics of the subject site. Consequently, it is recommended that the following land (as illustrated in Figure 2) also be included in the planning proposal as:

- part of Lot 2 DP 178083, “Fourways”, 4000 Kelvin Road, Rangari;
- Lot 87 DP 754946, “The Meadows”, 2670 Rangari Road, Rangari;
- part of Lots 96-98 DP 754955, Lots 9 & 11 DP 114885, Lot 1 DP 1089276 and Lot 18 DP 114885, Kelvin Road, Rangari;
- part of Lot 1 DP 190411, “Rangari”, 3103 Kelvin Road, Rangari;
- Lot 99 DP 1140224, Rangari Road, Rangari;
- Lots 7001 & 7002 DP 1073061,
- Lot 2 DP 1172836

Conclusion

It is recommended that the Planning Proposal to amend the *Gunnedah LEP 2012* ‘Land Zoning Map’ for the identified lands from E3 *Environmental Management* to RU1 *Primary Production* under the *Gunnedah Local Environmental Plan (2012)*, be supported.