

Shire of

Gunnedah

Land of Opportunity

Planning Proposal

- Amend the *Gunnedah Local Environmental Plan* (LEP) 2012 Land Zoning Map (LZN_004) to rezone certain land in the Gunnedah Shire Local Government Area from E3 *Environmental Management* to RU1 *Primary Production*.

Prepared by

Gunnedah Shire Council

02 November 2015

Contents

PART 1 – OBJECTIVES OR INTENDED OUTCOMES OF THE PROPOSED LEP	4
PART 2 – EXPLANATION OF PROVISIONS TO BE INCLUDED IN THE PROPOSED LEP	4
PART 3 – JUSTIFICATION	4
Section A – The need for the Planning Proposal	4
1. Is the Planning Proposal a result of any strategic study or report?	4
Section B – Relationship to strategic planning framework.	6
3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies?) 6	
4. Is the planning proposal consistent with Council's local strategy or other local strategic plans? ...	6
5. Is the planning proposal consistent with applicable State Environmental Planning Policies?	7
6. Is the planning proposal consistent with relevant Ministerial Directions (s.117 directions)?	7
Section C – Environmental, Social and economic impact	7
7. 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?	7
8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?	8
9. Has the planning proposal adequately addressed any social and economic effects?	8
Section D – State and Commonwealth Interest	8
10. Is there adequate infrastructure for the planning proposal?	8
11. What are the views of state and commonwealth public authorities consulted in accordance with the gateway determination?	9
PART 4 – MAPPING	9
PART 5 – COMMUNITY CONSULTATION	9
PART 6 – PROJECT TIMELINE	10
Appendix 1 – Consideration of applicable SEPPs relative to 'Glenbrae' Planning Proposal	11
Appendix 2 – Consideration of Section 117 Ministerial Directions – Assessment relative to 'Glenbrae' Planning Proposal	14
Appendix 3 – Maps	18
Appendix 3A – Subject land current land zoning map	18

Appendix 3B – Subject land proposed Land zoning map.....	19
Appendix 3C – Subject land contour map	20
Appendix 3D – Subject land aerial image	21
Appendix 3E – Nioka shooting range location in relation to subject land	22

PART 1 – OBJECTIVES OR INTENDED OUTCOMES OF THE PROPOSED LEP

The objectives or intended outcomes of the Planning Proposal are as follows:

The proposed LEP amendment aims to rezone the subject site from E3 *Environmental Management* to RU1 *Primary Production* under the *Gunnedah LEP 2012* (refer to appendix 3A & 3B), to enable the future lodgement of a proposed Development Application involving the construction of an intensive poultry bird operation on Lot 1 DP 825588. The proposed rezoning will also enable the subject site to contain a land zoning that greater suits its current use and state, while also creating a consistently zoned surrounding land area.

PART 2 – EXPLANATION OF PROVISIONS TO BE INCLUDED IN THE PROPOSED LEP

The objectives or intended outcomes of the Planning Proposal are to be achieved by the following:

- 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*.

PART 3 – JUSTIFICATION

Section A – The need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is not the result of any strategic study or report.

Gunnedah Shire Council resolved at its extraordinary meeting on Wednesday 2 September 2015 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. The proposed rezoning aims to allow for the future lodgement of a proposed Development Application, involving the construction and operation of an intensive poultry bird operation on Lot 1 DP 825588, of which is not a permissible land use within the current land zoning of the site.

The delineation of E3 *Environmental Management* and RU1 *Primary Production* zoning of the subject land was determined by topographic mapping conducted in 1983 (refer to appendix 3C), with land greater than 450 metres Australian Height Datum (AHD) in elevation being zoned E3 *Environmental Management*. The E3 *Environmental Management* zone generally contains land which has undulating topography and large areas of remnant vegetation, with the objective of this zone being to:

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

Lot 1 DP 825588 has a long history of agricultural use, and is primarily used for cattle and sheep grazing purposes. The site has most likely been progressively cleared overtime and now contains vacant grassland for the most part, with a number of planted tree corridors. The site does not appear to present qualities such as special ecological, scientific or aesthetic value, which are a feature of the E3 *Environmental Management* zone. Lot 1 DP 825588 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 (refer to appendix 3D). The land is fairly evenly graded with low relief over the site and is not dissimilar in character or land-use to other surrounding land which is zoned RU1 *Primary Production*.

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

It is believed an amendment to the *Gunnedah LEP* (2012) land zoning map (LZN_004) is the best method available to lawfully achieve the intended outcomes of the Planning Proposal.

Section B – Relationship to strategic planning framework.

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

The *New England – North West Regional Action Plan* (2012) identifies supporting sustainable economic growth of the region as a key direction, with priority actions identified to achieve this including;

- Fostering growth sectors such as value-adding industries, agriculture, agribusiness, food processing, and aviation and advanced technologies,
- Supporting primary production in the region and building on competitive advantage,
- Promoting the region to attract new residents and businesses,
- Continuing to build a skilled local workforce, and
- Providing support to primary industry to improve water efficiency ahead of the Murray Darling Basin Plan implementation.

Under the priority action to support primary industry in the region and build on competitive advantage the commitment includes providing technical advice to the Central North Poultry Innovation group to develop a regional strategy in 2013 for increased chicken meat production. The Central North Poultry Innovation group describes itself as a cluster of innovative, community minded and business focused farmers with the aim of growing the poultry industry in our region.

The Planning Proposal will enable a key objective of the *New England – North West Regional Action Plan* (2012) to be met through enabling the future lodgement of a Development Application involving the construction and operation of a 20,000 poultry bird operation on Lot 1 DP 825558, which will support primary production in the region and build on competitive advantage.

4. Is the planning proposal consistent with Council's local strategy or other local strategic plans?

Council's Community Strategic Plan 2012-2022 identifies the value of building the Shire's economy as one of the main priorities of the Shire. Agriculture is identified as a major contributor to the shires economy, comprising approximately 42.4% of businesses in the Shire (combined with forestry and fishing industries).

Section 2.1 of Council's *Community Strategic Plan 2012-2022* identifies strategies to diversify the Shire's economic and employment base, with clause 2.1.5 identifying supporting a diversified economy that is a balance of all current economic contributors and encouraging new industry to set up in the area as one strategy to achieve this.

Section 2.5 of Council's *Community Strategic Plan* 2012-2022 identifies strategies to enable entrepreneurs and developers to contribute to local economic growth, with clause 2.5.2 identifying the removal of unnecessary barriers to business establishment through the review of Council's Local Environmental Plan (LEP) and Development Control Plan (DCP) as a key strategy to enable this. Clause 2.5.5 identifies that growth should be encouraged in the boom times to ensure that we are sustainable in the event of a downturn in mining and economic activity as another strategy to enable entrepreneurs and developers to contribute to local economic growth

The Planning Proposal will enable the provision of additional land for agricultural use, namely the proposed lodgement of an intensive poultry bird operation Development Application, diversifying the economic contributor base to the local economy, and enabling greater economic resilience in the event of an economic or mining boom down turn. The Planning Proposal will also result in the removal of unnecessary barriers to the establishment of new businesses in the Shire.

In respect of this, the Planning Proposal is considered consistent with the relevant aims of Council's *Community Strategic Plan*.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is considered to be consistent with all applicable State Environmental Planning Policies (SEPPs), with the exception of SEPP 21 – *Caravan Parks*, SEPP 36 – *Manufactured Home Estates*, SEPP 44 – *Koala Habitat Protection*, SEPP 55 – *Remediation of Land*, and SEPP 64 – *Advertising and Signage*, (refer to appendix 1).

6. Is the planning proposal consistent with relevant Ministerial Directions (s.117 directions)?

The Planning Proposal is considered to be consistent with all the applicable s.117 Ministerial Directions, with the exception of 2.1 – *Environmental Protection Zones*, 2.3 – *Heritage Conservation*, 3.2 – *Caravan Parks and Manufactured Home Estates*, and 3.3 *Home Occupations*, (refer to appendix 2).

Section C – Environmental, Social and economic impact

7. 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?

The Planning Proposal notes no known threatened vegetation or ecological communities. If the Planning Proposal is to proceed, consultation will be undertaken with the *Office of Environment*

and Heritage (OEH) to identify any potential concerns or presence of any habitat or threatened species, populations or ecological communities that may be of significance. A full assessment of likely impacts would also be undertaken during the Development Application stage, which would include an assessment under SEPP 44 – *Koala Habitat Protection*.

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

It is highly unlikely the planning proposal will result in any likely environmental effects such as natural hazards, landslip, flooding or bushfire. The subject site is not identified on Council's flood planning or bushfire prone land maps as being subject to either hazard. The subject land contains a gentle increasing slope of approximately 1% from the south east corner to the north east corner of the subject land; therefore it is highly unlikely the subject land is likely to be susceptible to landslip. Should the Planning Proposal proceed, any likely environmental effects will be assessed at the Development Application stage.

9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is not likely to result in adverse social or economic impacts. The subject site is not identified as being of, or containing any items of European or Aboriginal cultural heritage, with provisions for the conservation and management of Aboriginal and European heritage already existing within the current instrument; hence having not been provided within the Planning Proposal. Should the Planning Proposal proceed, an assessment of any likely impacts on items of European or Aboriginal cultural heritage will be undertaken at the Development Application stage.

It is expected the Planning Proposal will result in positive social and economic outcomes through enabling the future lodgement of a proposed poultry bird farm Development Application, generating jobs during construction and operation, as well as stimulus to the local economy through its ongoing operation. The subject land is located in isolation from any significant urban population and is therefore highly unlikely to result in any adverse social effects.

Section D – State and Commonwealth Interest

10. Is there adequate infrastructure for the planning proposal?

The Planning Proposal is expected to have a similar impact on existing infrastructure as primary production development carried out under the current development standards. The Planning Proposal has identified that it is not likely to result in the need for upgrade of current infrastructure in the locality, with this infrastructure expected to be adequate for the Planning Proposal. If the

Planning Proposal is to proceed, an assessment of any infrastructure upgrade required would be undertaken at the Development Application stage.

11. What are the views of state and commonwealth public authorities consulted in accordance with the gateway determination?

If successful in receiving a Gateway Determination, it is proposed consultation should be undertaken with the following state and commonwealth public authorities, simultaneous with any authorities suggested by the Department of Planning and Environment (DoPE) NSW.

Office of Environment and Heritage (OEH) – Identify any potential environmental issues / concerns.

PART 4 – MAPPING

The Planning Proposal involves an amendment to following Gunnedah LEP 2012 mapping;

- Land Zoning Map: (LZN_004).

Preliminary maps have been attached to the Planning Proposal (*refer to appendix 3A – 3E*).

PART 5 – COMMUNITY CONSULTATION

It is proposed to exhibit the Planning Proposal on Council's website and Administration Centre for fourteen (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, and
- On Council's website, www.gunnedah.nsw.gov.au

PART 6 – PROJECT TIMELINE

The table below provides an indication of the timeline for the Planning Proposal.

Anticipated commencement date (date of Gateway determination)	December 2015 upon receipt of Gateway Determination.
Anticipated timeframe for the completion of technical information	Technical studies have not been identified as a component of the Planning Proposal. The DoPI may make prescriptions relating to technical information.
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	December 2015 - January 2016. Subject to requirements of Gateway Determination. Agency consultation is proposed to occur in conjunction with the public exhibition phase.
Commencement and completion dates for public exhibition period	Fourteen (14) days after Gateway Determination. January - February 2016.
Dates for public hearing (if required)	Not identified as being required.
Timeframe for consideration of submissions	Two (2) weeks
Timeframe for the consideration of a proposal post exhibition	Four weeks (partially in conjunction with considerations of submissions)
Date of submission to the Department of Parliamentary Counsel to finalise LEP	February - March 2016
Anticipated date RPA will make the plan (if delegated)	Wednesday 16 March 2016
Anticipated date RPA will forward to department for notification	Monday 21 March 2016

Appendix 1 – Consideration of applicable SEPPs relative to ‘Glenbrae’ Planning

Proposal

SEPP	Applicable	Consistent	Comments
No. 1 - Development Standards	No	N/A	
No. 14 - Coastal Wetlands	No	N/A	
No. 15 - Rural Land-sharing Communities	No	N/A	
No. 19 - Bushland in Urban Areas	No	N/A	
No. 21 - Caravan Parks	No	No	Caravan parks are not a permissible land use within the RU1 <i>Primary Production</i> zone. In respect of this, it is considered this inconsistency is of minor significance.
No. 26 - Littoral Rainforests	No	N/A	
No. 29 - Western Sydney Recreation Area	No	N/A	
No. 30 - Intensive Agriculture	No	N/A	This SEPP only applies to cattle feedlots and piggeries.
No. 32 - Urban Consolidation (Redevelopment of Urban Land)	No	N/A	This SEPP only applies to urban zoned land.
No. 33 - Hazardous and Offensive Development	No	N/A	The subject land has no known past use of hazardous industries identified in SEPP 33.
No. 36 - Manufactured Home Estates	Yes	No	Manufacture Home Estates are not a permissible land use within the RU1 <i>Primary Production</i> zone. In respect of this, it is considered this inconsistency is of minor significance.
No. 39 - Spit Island Bird Habitat	No	N/A	
No. 44 - Koala Habitat Protection	No	No	The planning proposal does not contain any provisions for the preservation/ protection of Koala habitat. Any future Development Application within the subject site will require an assessment under SEPP 44, with any likely impacts to Koala habitat to be assessed at the Development Application stage, in this respect it is considered this inconsistency is of minor significance.

No. 47 - Moore Park Showground	No	N/A	
No. 50 - Canal Estate Development	No	N/A	
No. 55 - Remediation of Land	Yes	No	The planning proposal does not contain any provisions for the management of contaminated land. A review of Council records and documents submitted with the Planning Proposal do not indicate any past uses of the site that may have resulted in significant land contamination. An assessment under SEPP 55 will be undertaken at the Development Application stage, should the Planning Proposal proceed. In respect of this, it is considered this inconsistency is of minor significance.
No. 59 - Central Western Sydney Regional Open Space and Residential	No	N/A	
No. 62 - Sustainable Aquaculture	No	N/A	
No. 64 - Advertising and Signage	Yes	No	The planning proposal does not contain any provisions for advertising and signage as these provisions already exist within Council's DCP. An assessment under SEPP 64 will be undertaken at the Development Application stage. In respect of this it is considered this inconsistency is of minor significance.
No. 65 - Design Quality of Residential Apartment Development	No	N/A	
No. 70 - Affordable Housing (Revised Schemes)	No	N/A	
No. 71 - Coastal Protection	No	N/A	
Affordable Rental Housing – 2009	No	N/A	
Building Sustainability Index: BASIX –2004	No	N/A	
Exempt and Complying Development Codes – 2008	No	N/A	
Housing for Seniors or People with a Disability – 2004	No	N/A	

Infrastructure – 2007	No	N/A	
Kosciuszko National Park—Alpine Resorts – 2007	No	N/A	
Kurnell Peninsula – 1989	No	N/A	
Major Development –2005	No	N/A	
Mining, Petroleum Production and Extractive Industries – 2007	No	N/A	
Miscellaneous Consent Provisions – 2007	No	N/A	
Penrith Lakes Scheme – 1989	No	N/A	
Rural Lands – 2008	Yes	Yes	The Planning Proposal aims to rezone the site for rural purposes. The Planning Proposal will not result in the fragmentation of rural lands.
SEPP 53 Transitional Provisions – 2011	No	N/A	
State and Regional Development – 2011	No	N/A	
Sydney Drinking Water Catchment – 2011	No	N/A	
Sydney Region Growth Centres – 2006	No	N/A	
Three Ports – 2013	No	N/A	
Urban Renewal – 2010	No	N/A	
Western Sydney Employment Area – 2009	No	N/A	
Western Sydney Parklands – 2009	No	N/A	

Appendix 2 – Consideration of Section 117 Ministerial Directions – Assessment
relative to ‘Glenbrae’ Planning Proposal

Direction	Applicable	Consistent	Comments
1. Employment and Resources			
1.1 Business and Industrial Zones	No	N/A	The Planning Proposal does not affect land located within a Business or Industrial zone. Therefore in accordance with Clause (3) of the Direction, the Direction is not applicable.
1.2 Rural Zones	Yes	Yes	Clause 4(a) of the Direction is applicable. The Planning Proposal does not aim to rezone rural land to a residential, business, industrial, village, or tourist zone. The Planning Proposal is consistent with this Direction.
1.3 Mining, Petroleum Production and Extractive Industries	No	N/A	In accordance with Clause 3 (a), (b) of the Direction, this Direction only applies when a planning authority prepares a Planning Proposal that would prohibit or restrict the mining of coal or other minerals. The Planning Proposal aims to rezone the subject land from a zoning of which extractive industries are currently prohibited, to a zoning of which extractive industries are permitted, under the <i>Gunnedah Local Environmental Plan 2012</i> . The Direction is therefore not applicable to the Planning Proposal; however the Planning Proposal is consistent with the Direction.
1.4 Oyster Aquaculture	No	N/A	In accordance with Clause 2 of the Direction, the Direction is not applicable to the Gunnedah Shire Council Local Government Area.
1.5 Rural Lands	Yes	Yes	The Planning Proposal is considered to be consistent with the Rural Planning Principles listed in SEPP (Rural Lands) 2008. The Planning Proposal is therefore considered consistent with this Direction.
2. Environment and Heritage			
2.1 Environment Protection Zones	Yes	No	The Planning Proposal does not contain provisions for the protection of environmentally sensitive areas as these provisions exist within the current instrument. The Planning Proposal will also not reduce environmental protection standards that currently apply to the subject land. as discussed previously throughout the report, the subject site has been previously highly modified and used for agricultural purposes, and does not appear to contain environmentally significant flora and fauna as a result. The delineation of E3 <i>Environmental Management</i> was due to the land being above 450m AHD. In this regard; it is considered this inconsistency is of minor significance.
2.2 Coastal Protection	No	N/A	In accordance with Clause 2 and 3 of the Direction, this Direction does not apply to the Gunnedah Shire Council Local Government Area.
2.3 Heritage Conservation	Yes	No	The Planning Proposal does not contain provisions for the conservation of heritage items as these provisions exist within the current instrument. In this regard, it is considered this inconsistency is of minor significance.

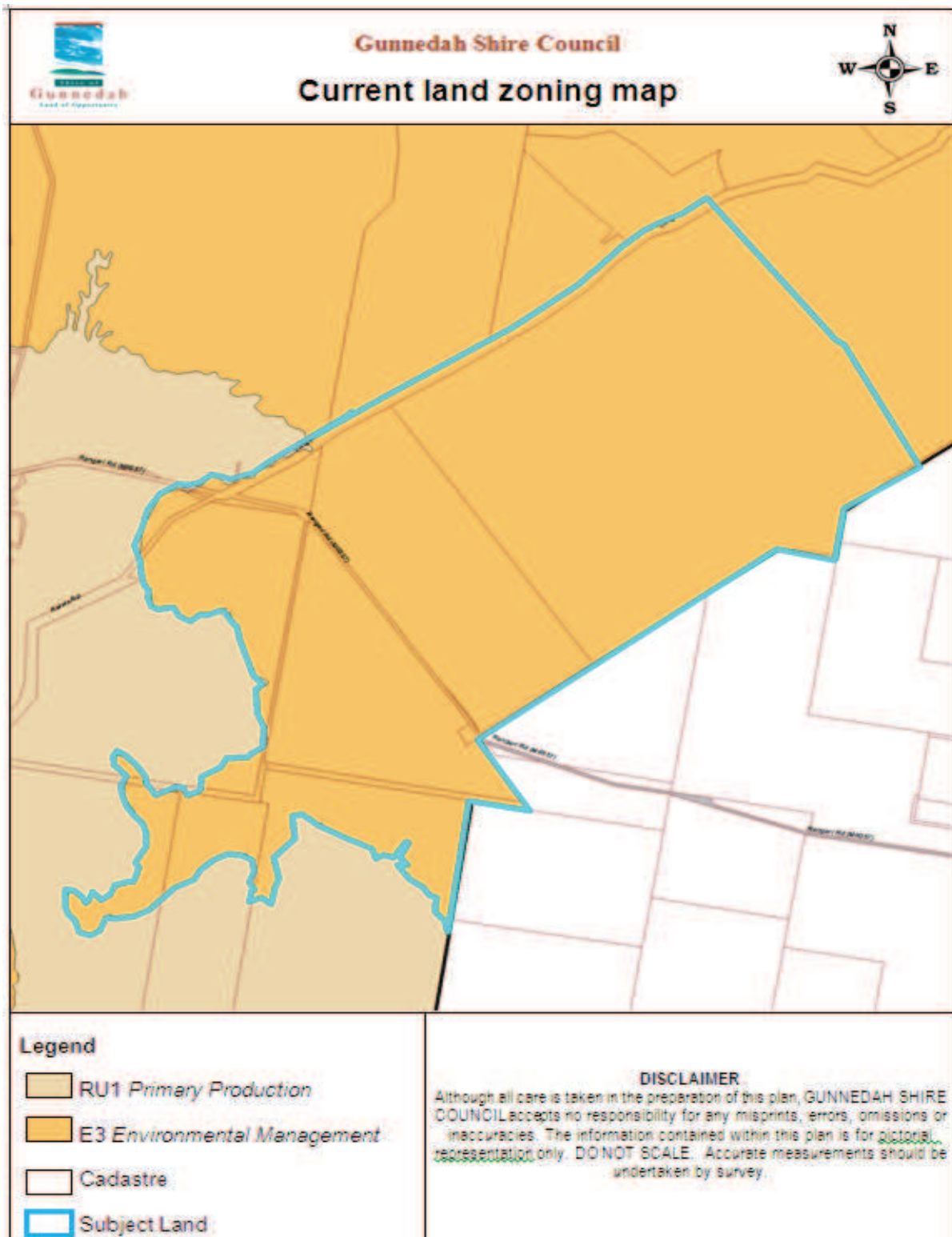
2.4 Recreation Vehicle Areas	Yes	Yes	The Planning Proposal does not enable land that is located within an environmental protection zone, or land that comprises a beach or dune adjacent to or adjoining a beach, to be developed for the purpose of a recreation vehicle area. The Planning Proposal is therefore consistent with this Direction.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	No	N/A	In accordance with Clause 3(a), (b) of the direction. The Direction only applies when a planning authority prepares a Planning Proposal that will affect land within an existing or proposed residential zone or any zone in which significant residential development is permitted. This Planning Proposal does not affect such land; therefore this Direction is not applicable.
3.2 Caravan Parks and Manufactured Home Estates	Yes	No	The Planning Proposal does not contain provisions for the location and operation of Caravan Parks and Manufactured Home Estates as these provisions exist within the current instrument. The Planning Proposal also does not aim to alter provisions that permit development for the purposes of a caravan park to be carried out on land. In this regard, it is considered this inconsistency is of minor significance.
3.3 Home Occupations	Yes	No	The Planning Proposal does not contain provisions for Home Occupations as these provisions exist within the current instrument and State Environmental Planning Policy (Exempt and Complying Development) 2008. In this regard, it is considered this inconsistency is of minor significance.
3.4 Integrating Land Use and Transport	No	N/A	In accordance with Clause 3 of the Direction, the Direction applies when a planning authority prepares a Planning Proposal that aims to create, alter, or remove a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. The Planning Proposal affects to Rural and Environmental Management zoned land; therefore this Direction is not applicable.
3.5 Development Near Licensed Aerodromes	No	N/A	In accordance with Clause 3 of the Direction, this Direction only applies when a relevant planning authority prepares a Planning Proposal that would create, alter or remove a zone or provision relating to land in the vicinity of a licenced aerodrome. The subject land is not located near a licensed aerodrome; therefore this Direction is not applicable.
3.6 Shooting Range	Yes	Yes	The Noika Shooting Range is located approximately 8km west of the subject land. The Nioka Shooting range is currently surrounded by land zoned RU1 <i>Primary Production</i> to the east, south, and west, with land located in Narrabri Shire Council Local Government Area bordering the site to the west. Given the Planning Proposal involves rezoning the subject land to a zoning that already borders 85% of the Nioka property boundary, and that the subject land is separated by 8km, it is considered the Planning Proposal will not result in the permitting of more intensive land uses or noise incompatible land uses surrounding the shooting range, than those already permitted under the current instrument. The

			Planning Proposal is considered consistent with this Direction.
4. Hazard and Risk			
4.1 Acid Sulfate Soils	No	N/A	In accordance with Clause 3 of the Direction, this Direction only applies when a relevant planning authority prepares a Planning Proposal that will apply to land having a probability of containing acid sulphate soils as shown on the on Acid Sulphate Soils Planning Maps held by the DoPI. The Gunnedah Shire Local Government Area is not identified on these maps; therefore this Direction is not applicable.
4.2 Mine Subsidence and Unstable Land	No	N/A	The subject land is not located in a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961, and has not been identified as unstable land. Therefore in accordance with Clause 2 of the Direction, the Direction is not applicable.
4.3 Flood Prone Land	No	N/A	The Planning Proposal does not affect land identified on Councils Flood Planning Map as being subject to flooding. This Direction is therefore not applicable in accordance with Clause 3 of the Direction.
4.4 Planning for Bushfire Protection	No	N/A	The Planning Proposal does not affect land identified on Councils Bushfire Prone Land Map as being subject to bushfire. This Direction is therefore not applicable in accordance with Clause 3 of the Direction.
5. Regional Planning			
5.1 Implementation of Regional Strategies	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.2 Sydney Drinking Water Catchments	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)			(Revoked 18 June 2010)
5.6 Sydney to Canberra Corridor			(Revoked 10 July 2008. See amended Direction 5.1)
5.7 Central Coast			(Revoked 10 July 2008. See amended Direction 5.1)
5.8 Second Sydney Airport:	No	N/A	The Gunnedah Shire Local Government Area is not located within the land identified in Clause 2 of the Direction. The

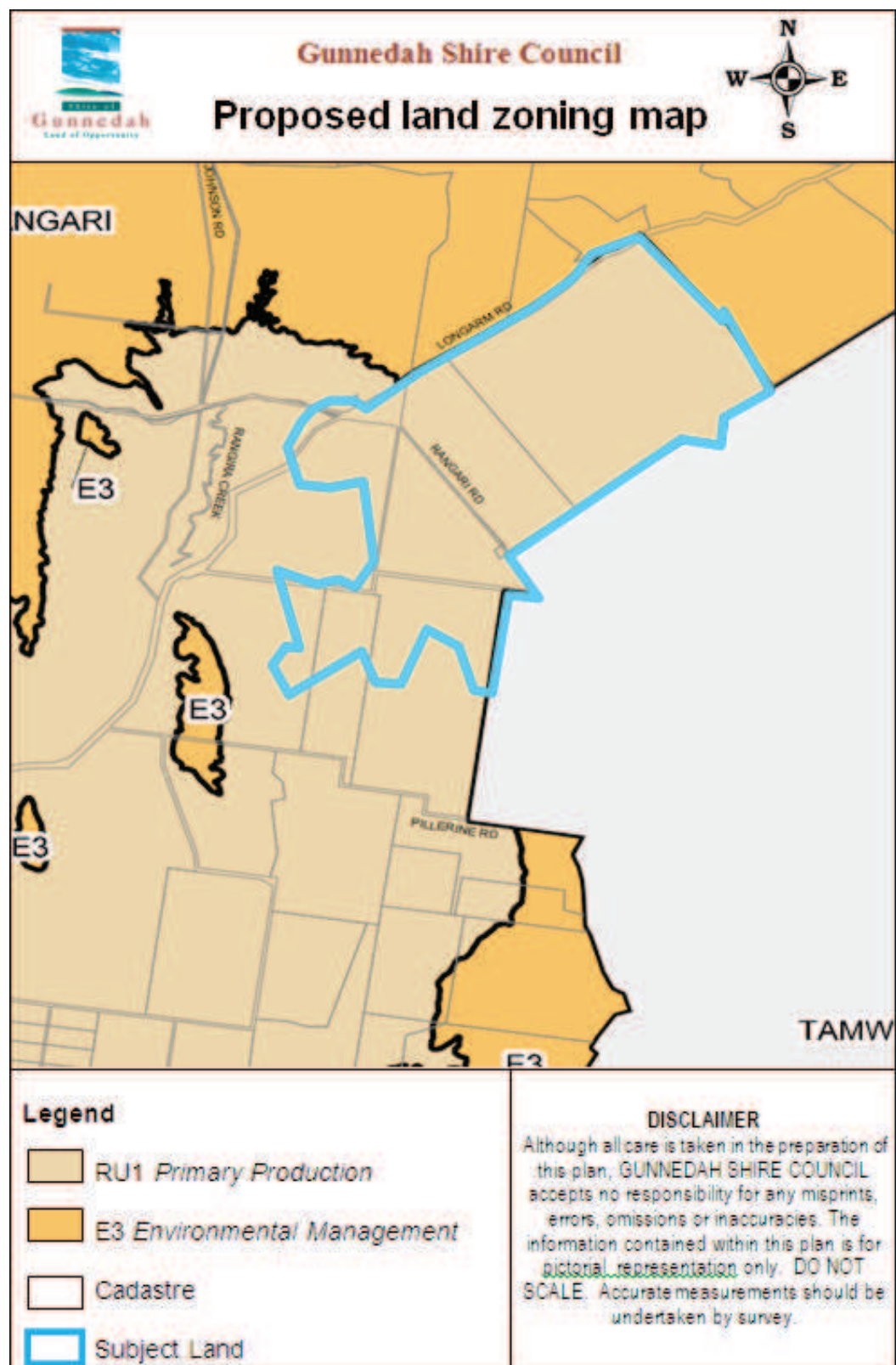
Badgerys Creek			Direction is therefore not applicable.
5.9 North West Rail Link Corridor Strategy	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
6. Local Plan Making			
6.1 Approval and Referral Requirements	No	N/A	The Planning Proposal does not include provisions that involve the concurrence, consultation or referral of Development Applications to the Minister, or identifies development as designated development. The Planning Proposal is therefore consistent with the Direction.
6.2 Reserving Land for Public Purposes	No	N/A	The Planning Proposal does not create, alter or reduce existing zonings or reservations of land for public purposes. The Planning Proposal is therefore consistent with this Direction.
6.3 Site Specific Provisions	Yes	Yes	The Planning Proposal allows the proposed development to be carried out within the proposed land use zone and on the subject land. The Planning Proposal involves rezoning the subject site to a land use zone that exists within the current instrument. The Planning Proposal does not involve imposing any development standards or requirements in addition to those already contained within the current instrument, on the particular land use zone or instrument. The Planning Proposal is considered consistent with this Direction.
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Plan for Sydney 2036	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.

Appendix 3 – Maps

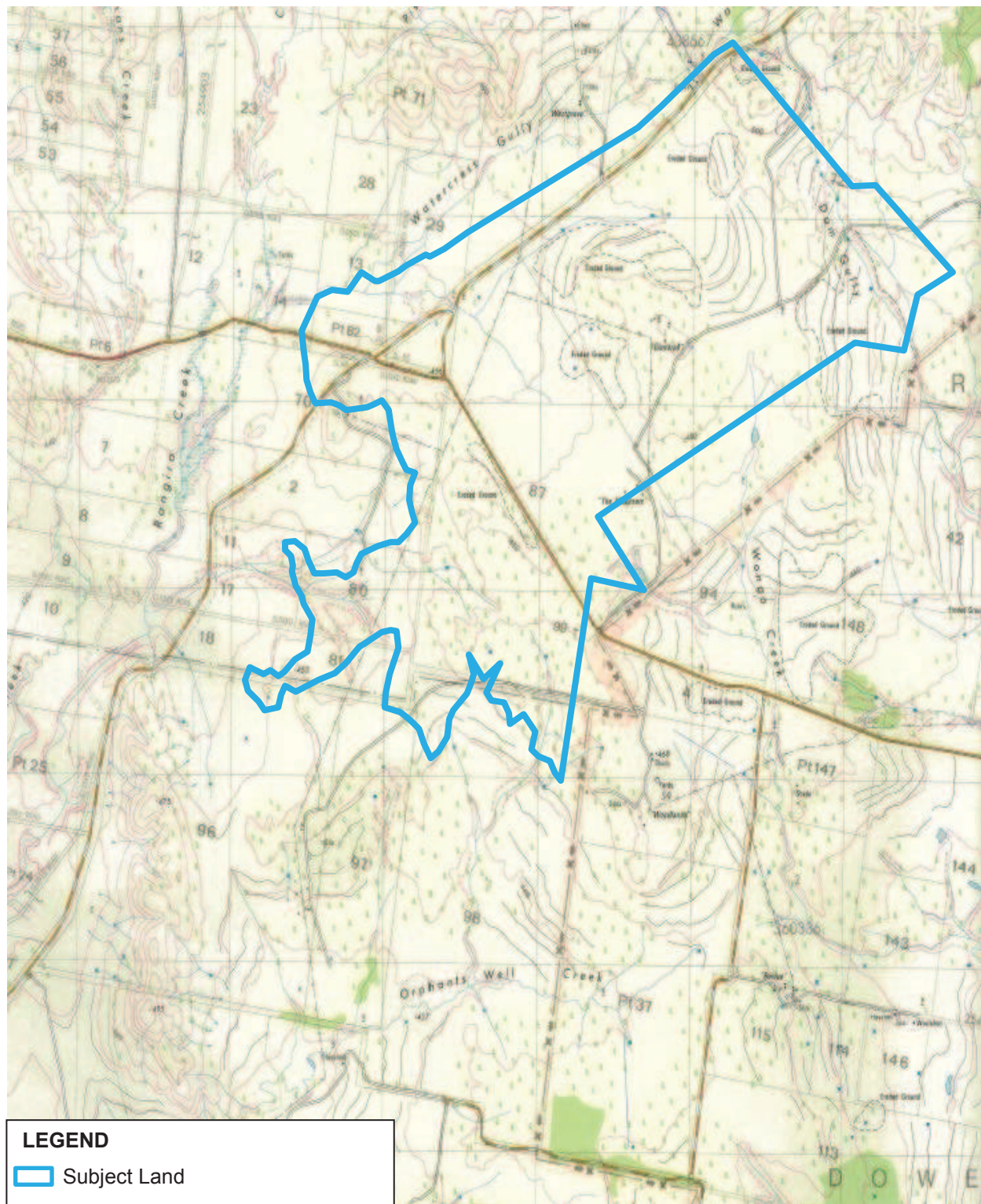
Appendix 3A – Subject land current land zoning map



Appendix 3B – Subject land proposed Land zoning map



Appendix 3C – Subject land contour map



Appendix 3D – Subject land aerial image



Appendix 3E – Nioka shooting range location in relation to subject land

