

170.3 PROPOSED DRAFT AMENDMENT TO THE GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 1998 – LOTS 1 AND 5 DP 828373, 1 BOUNDARY ROAD, GUNNEDAH

Manager Development & Planning Report

POLICY	Nil
LEGAL	Environmental Planning & Assessment Act, 1979 Gunnedah Local Environmental Plan, 1998
FINANCIAL	Nil

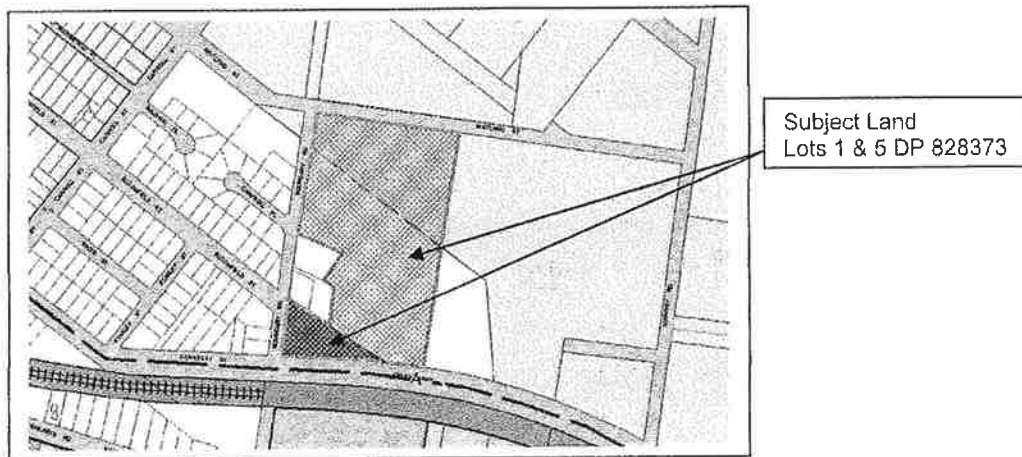
INTRODUCTION

Council resolved at the December Ordinary Meeting to defer consideration of this rezoning proposal pending a detailed analysis of the potential land use and zoning for Lots 1 and 5 DP 828373 (1 Boundary Road, Gunnedah).

BACKGROUND - PROPOSED REZONING

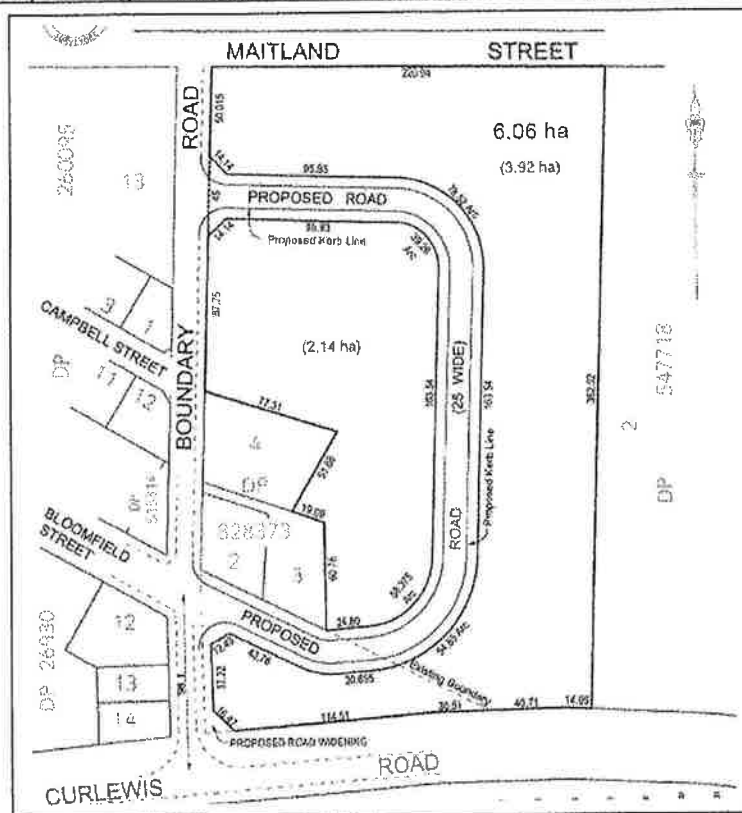
Context

The subject land adjoins land zoned 1(a) Rural (Agricultural Protection) and 2(a) Residential and is adjacent to Conadilly Street and the railway line. The site is currently vacant.



Proposal

The application is seeking the rezoning of the subject land from 1(a) Rural (Agricultural Protection), 2(a) Residential and 9(a) Proposed Road to 3(b) Business (General). The developer's ultimate objective is to establish a motor showroom and vehicle sales yard on the southern end of the site. Creating one internal road allows the residue of land to be subdivided to specifically cater for and accommodate businesses that require large allotments with special needs. Further correspondence also indicated that the proposed rezoning would allow for opportunities for the development of a fuel station, tyre dealership and bulky goods stores. This correspondence notes that 'these opportunities are not readily available or easily achieved at present in the land zoned for same and seemed to be a logical extension to the initial proposal'.



DISCUSSION

Discussions have been undertaken with the Department of Planning, with regard to the proposed rezoning. Based on the current strategic direction for commercial development within Gunnedah, it would difficult to justify the proposed rezoning as it is not consistent with Council's Commercial and Industrial Land Use Strategy, 2008. A robust justification would be required for the Department to support the rezoning proposal.

Therefore, for Council to give detailed analysis of the potential land use and zoning for the subject land and to support lodgement of a Gateway proposal to the Department of Planning, a Satellite Commercial Development Strategy is suggested.

It is suggested that an analysis of this nature is timely, given the potential economic development over the next 10 years. The suggested Strategy should analyse the commercial potential of land on all the three major arteries into Gunnedah – that is, Oxley Highway (east), Kamilaroi Highway (west) and Oxley Highway (west).

The cost of undertaking a Study and Strategy of this nature, by an appropriately qualified consultancy would be \$20,000.

OFFICERS RECOMMENDATION: That Council allocate \$20,000 for the preparation of the Satellite Commercial Development Strategy be considered in the 2010-11 Management Plan process and an approach be made to the Department of Planning for support funding.

Committee Deliberations

This item follows on from the report to the December 2010 meeting and is self explanatory.

The Director Planning & Environmental Services advised that Council may wish to proceed with a Satellite Commercial Development Strategy rather than do 'spot rezonings'. The Strategy would encompass both eastern and western areas on the perimeter of Gunnedah and set out the development options available.

MINUTES of the Ordinary Meeting of Gunnedah Shire Council held on Wednesday 16 February 2011

Councillor Griffen queried where funding for this Strategy would come from and was advised by the Director Planning and Environmental Services it would come from Council.

Councillor Mills commented that it was a good proposal and could still be considered part of the main street and consistent with the Commercial and Industrial Strategy.

The Director Planning and Environmental Services advised that it needs to be justified in a strategic planning sense and the implications closely studied as once it is zoned and developed cannot be undone.

Councillor Martin, whilst agreeing to the proposed Strategy felt a Gateway Proposal may not be desirable to many businesses. He felt the a Satellite Commercial Development Strategy would establish the desirable development for the area and a professional assessment should be made. Councillor Martin commented that the recommendation was a sound one.

Councillor Benham highlighted that the recommendation was contradictory to Council's current Commercial and Industrial Strategy.

Councillor Marshall agreed with Councillor Mills and stated the current strategy did not address the eastern end land and felt Council needed to put a strategy together to convince the Department of Planning to rezone.

Councillor Marshall queried if there was a timeframe involved for the rezoning application and was advised by Director Planning and Environmental Services that there was not.

COUNCIL RESOLUTION: That Council consider the allocation of \$20,000 for the preparation of the Satellite Commercial Development Strategy at the next quarterly review of the 2010-11 Management Plan and an approach be made to the Department of Planning for support funding.

Committee Recommendation

Moved Councillor K Martin, seconded Councillor A Marshall

Council Resolutions

Moved Councillor KJ Martin, seconded Councillor GA Griffen