

10. PLANNING AND ENVIRONMENTAL SERVICES

10.3 PLANNING PROPOSAL – LOTS 1 AND 5 DP828373, 1 BOUNDARY ROAD, GUNNEDAH

AUTHOR Manager Development and Planning

Council Resolution

Moved Councillor RG SWAIN

Seconded Councillor C FULLER

16.03/14 COUNCIL RESOLUTIONS:

That Council:

- i) 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:
 - a. rezone part of Lot 5 DP 828373, Boundary Road Gunnedah from RU1 Primary Production to R2 Low Density Residential;
 - b. amend the minimum lot size map for Lots 1 and 5 DP 828373, Boundary Road Gunnedah, to 6,000m² for the lots identified as proposed Lots 1-3 on the Concept Sketch No. 7 (prepared by Bath Stewart & Associates) and 650m² for the lot identified as proposed Lot 5 on the Concept Sketch No. 7 (prepared by Bath Stewart & Associates);
 - c. include in Schedule 1 - the permitted land uses on the lots identified as proposed Lots 1-3 on the Concept Sketch No. 7 (prepared by Bath Stewart & Associates) as
 - i. Vehicle sales or hire premises
 - ii. Vehicle repair stations
 - iii. Warehouse or distribution centre
 - iv. Wholesale supplies
 - v. Highway service centre
 - vi. Function centre
 - vii. Landscaping material supplies
 - viii. Garden centre
- ii) 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;
- iii) 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.

COUNCIL RESOLUTIONS				
COUNCILLOR	COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING AN INTEREST
OC Hasler	X			
RG Swain	X			
H Allgayer	X			
T Duddy	X			
C Fuller	X			
GA Griffen	X			
D Quince	X			
R Ryan	X			
SJ Smith	X			

ITEM 3	Planning Proposal – Lots 1 and 5 DP828373, 1 Boundary Road, Gunnedah
MEETING	Ordinary Meeting -19 March 2014
DIRECTORATE	Planning and Environmental Services
AUTHOR	Manager Development and Planning
POLICY	Nil
LEGAL	Gunnedah Local Environmental Plan 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 2.5.4 Review Local Environmental Plan 2.5.5 Review Local Environmental Plan
ATTACHMENTS	Nil

OFFICER'S RECOMMENDATIONS:

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PURPOSE

Introduction

This report is seeking Council's determination of a planning proposal to rezone part of Lot 5 DP 828373, 1 Boundary Road, Gunnedah, to amend the minimum lot size and permit additional land uses on Lots 1 and 5 DP 828373, 1 Boundary Road, Gunnedah.

BACKGROUND

Council received a Planning Proposal for the Lots 1 and 5 DP 828373 (1 Boundary Road, Gunnedah) on 18 November 2010. Consideration of the proposal was deferred at the December 2010 Council meeting, where it was further discussed at the 2011 February Council meeting. Council resolved to prepare a Satellite Commercial Development Strategy having regard to this and other potential commercial development proposals on entrances to Gunnedah.

The Gunnedah Satellite Development Strategy was noted by Council at the December 2011 Ordinary Meeting.

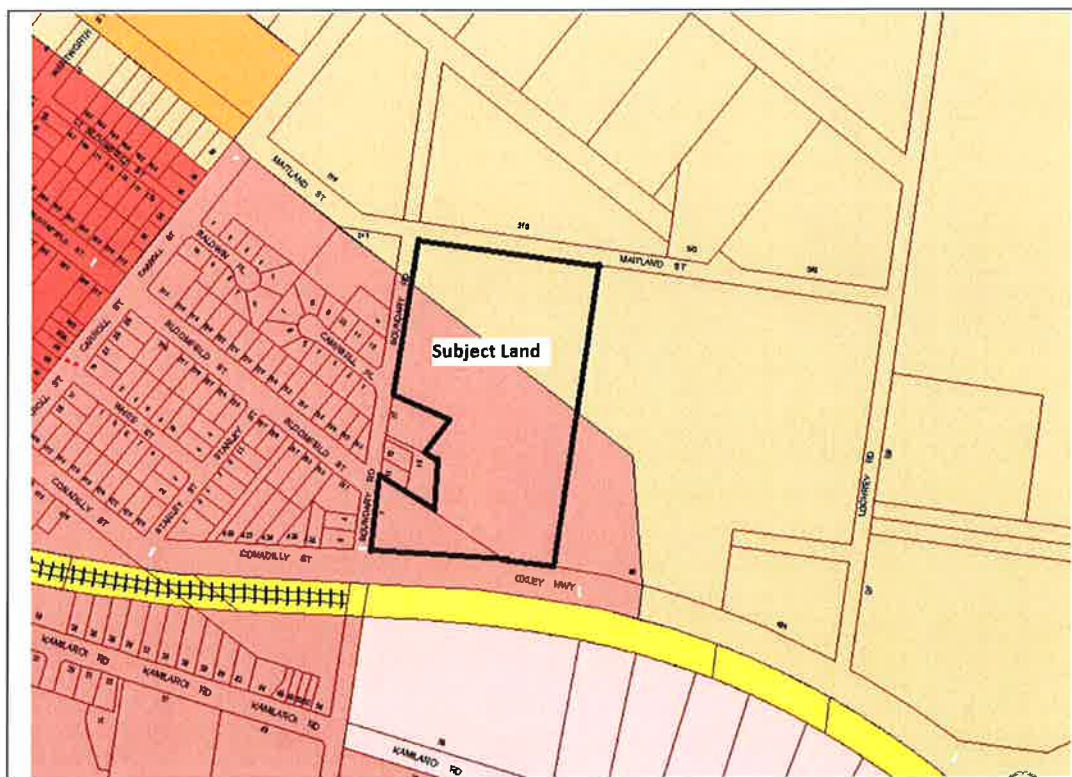
The Gunnedah Satellite Development Strategy did not support significant commercial activity on the periphery of Gunnedah given the potential negative impact on the Gunnedah CBD and west end business zones.

COMMENTARY

An amended planning proposal was received by Council on 21 November 2013.

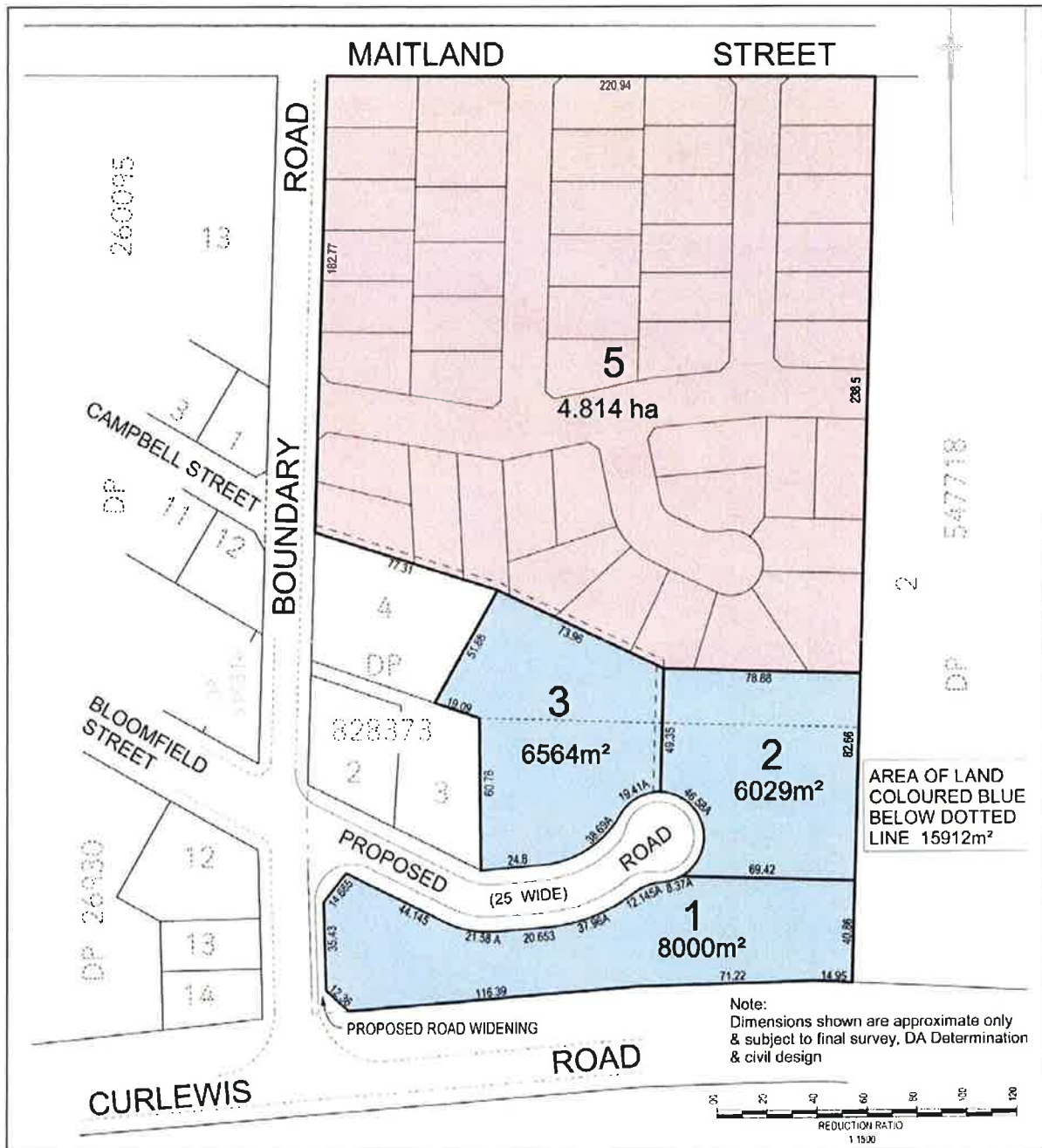
Context

The subject land is currently zoned RU1 Primary Production and R2 Low Density Residential, with a minimum lot size of 200ha for land zoned RU1 and 650m² for land zoned R2. The site adjoins land zoned RU1 Primary Production and R2 Low Density 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 RU1 Primary Production to R2 Low Density Residential, to amend the minimum lot size of the subject land, and to identify a number of land uses being permissible on the proposed Lots 1-3.



The developer's ultimate objective is to establish a motor showroom and vehicle sales yard on the southern end of the site and enable the possible subdivision of the remaining land for residential purposes. The anticipated yield of three large lots have been identified for specific low impact commercial type development and would be permissible in the zone. The anticipated yield from the rezoning of the remaining land may be up to 46 residual lots.

Creating one internal road allows the residue of land to be subdivided to specifically cater for and accommodate commercial type premises that require large allotments with special needs. Further advice from the proponent indicates that proposed Lot 1 would be utilised for a motor showroom and vehicle sales yard, with limited detail regarding the proposed uses of the other two commercial lots (other than retail/business development). 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'*.

Assessment

The proposed extension of the R2 residential zoning will require use of a pump system to enable sewerage to be augmented to the site. This does also improve the serviceability of the adjoining land (Lot 2 DP547718) to the east.

This extended residential land use will ultimately result in the construction of Maitland Street. The northern boundary of the site is the extremity of the 1% AEP flood (1:100) as such it is possible that a floor height restriction will be required at subdivision development stage on the lots fronting Maitland Street.

Other services are available to the property although a full evaluation of stormwater management will be required at development stage.

The Gunnedah Satellite Development Strategy investigated the subject development site, with regard to provision of infrastructure and impact on the existing land currently zoned for commercial development. The Strategy considered the site is not appropriate for general commercial/retail purposes. When selecting suitable locations for commercial development, a balanced, holistic and strategic view of a range of issues should be considered. *"Developments that provide concentrated employment opportunities or generate significant community patronage should be located within the commercial centres. Out-of-centre development is inconsistent with this intent. It can diminish town vitality and detract from economic growth by diluting public and private investment in centre related activities, facilities and infrastructure."*

With the recommendations of the Strategy in mind, it is suggested that the proposed Lots 1 to 3 identified on the above plan, maintain the residential zoning, with additional low impact commercial type development being permitted on these lots. Council staff undertook discussions with the Department of Planning and Infrastructure and investigated similar situations in other regional centres, where the land use is restricted to certain types of development. This has been enabled in their local environmental plans (LEP). .

Conclusion

Based on the recommendations of the Gunnedah Development Satellite Strategy, the proposed rezoning of the land, currently zoned RU1 Primary Production, be supported, with the minimum lot sizes established. The inclusion of permitted land uses on the proposed Lots 1 to 3 is also recommended.