

12. PLANNING ENVIRONMENT AND DEVELOPMENT COMMITTEE

Council Resolution

Moved Councillor H ALLGAYER

Seconded Councillor T DUDDY

12.2 PLANNING PROPOSAL – LOT 662 DP39633 AND LOT 680 DP723481, 299 KAMILAROI ROAD, GUNNEDAH

AUTHOR **Manager Development and Planning**

Council Resolution

Moved Councillor H ALLGAYER

Seconded Councillor T DUDDY

24.06/14 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 662 DP39633 and part of Lot 680 DP723481, 299 Kamilaroi Road Gunnedah from E3 Environmental Management to R5 Large Lot Residential;**
 - b. **amend the minimum lot size map part of Lot 662 DP 39633 and part of Lot 680 DP723481, 299 Kamilaroi Road Gunnedah from AB2 (40ha) to Y (1.2ha);**
- 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.**

ITEM 2	Planning Proposal – Lot 662 DP39633 and Lot 680 DP723481, 299 Kamilaroi Road, Gunnedah
MEETING	Planning, Environment and Development – 4 June 2013
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

COMMITTEE RECOMMENDATIONS:

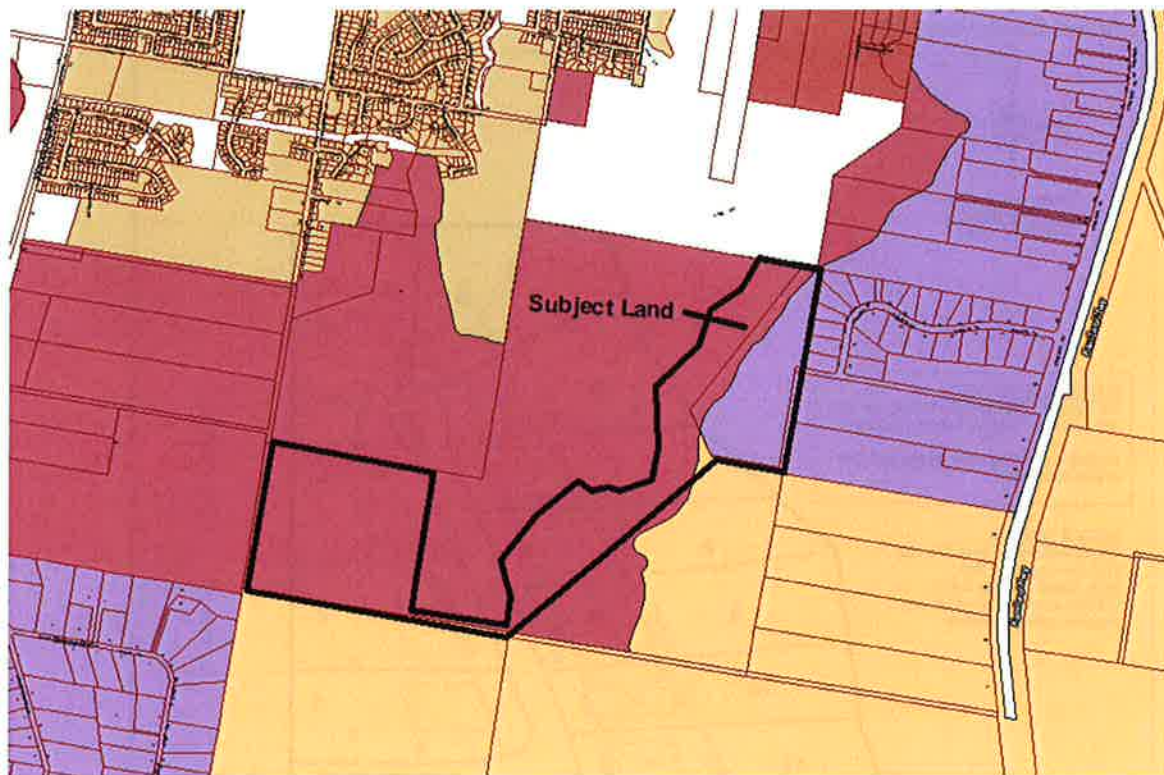
That Council:

- 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 662 DP 39633 and part of Lot 680 DP 723481, 299 Kamilaroi Road Gunnedah from E3 Environmental Management to R5 Large Lot Residential;
 - b. amend the minimum lot size map part of Lot 662 DP 39633 and part of Lot 680 DP 723481, 299 Kamilaroi Road Gunnedah from AB2 (40ha) to Y (1.2ha);
- 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.

Committee Recommendation
Moved Councillor OC HASLER
Seconded Councillor C FULLER

COUNCILLOR	COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING AN INTEREST	COUNCILLORS NOT VOTING
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				

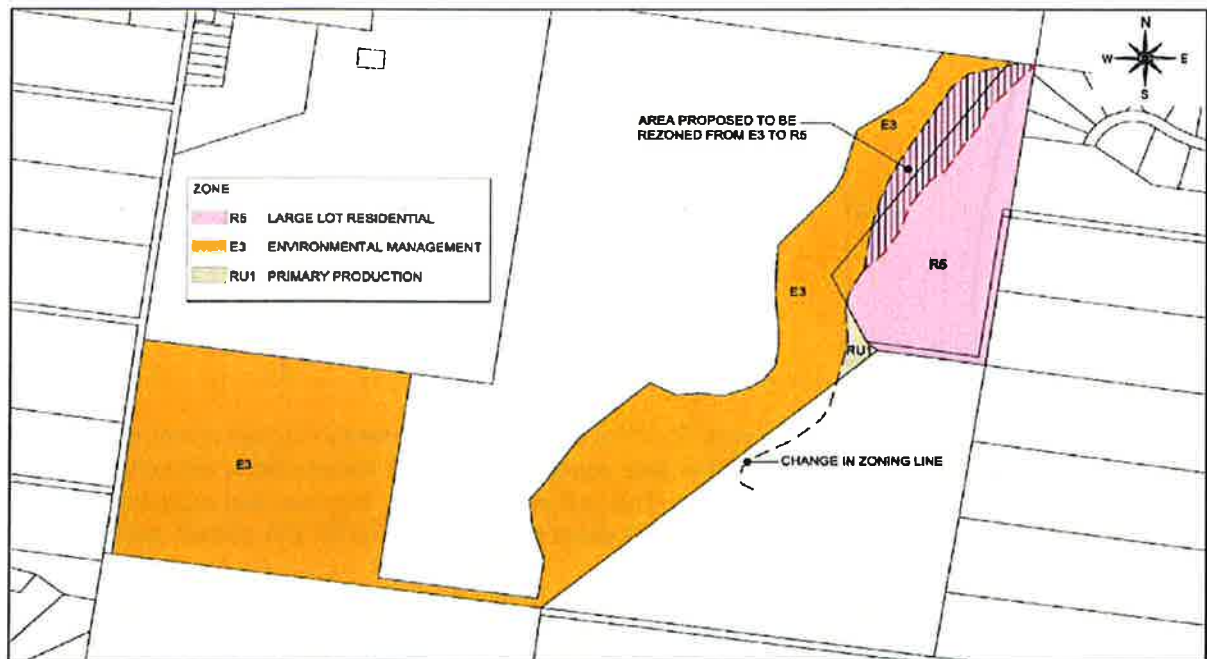
PURPOSE



Proposal

The application is seeking to amend the minimum lot size of part of the subject land to 1.2 hectares and rezone part of the subject land from E3 Environmental Management to R5 Large Lot Residential. The area proposed to be rezoned would be located behind the proposed building envelopes as illustrated below, with the remainder of the land maintaining the E3 Environmental Management and RU1 Primary Production zones:

Proposed Rezoning Plan



Assessment

The planning proposal does not form part of any strategic report or study. However, the Namoi 2030 Regional Resource Strategy identified the current and projected growth of the Gunnedah region, in particular the anticipated growth in mining and the impact this will have on local housing stocks. Council has seen significant development growth within the R5 Large Lot Residential zone.

The subject land has been identified as bushfire prone land, with each proposed lot being able to be serviced by Council's water service. Building envelopes are nominated to restrict future house sites to the lower and mid areas of the site, allowing the retention of the natural environment in the E3 zoning area. The creation of the building envelopes will ensure that the objectives of the E3 zoning can be maintained on the site, whilst enabling the development of the site for rural residential purposes.

Conclusion

The subject planning proposal enables the development of land which adjoins large lot residential development and can be serviced by Council's water service. The proposal is considered to be consistent with the Namoi 2030 Regional Resource Strategy and Council's Community Strategy Plan. Consequently, the planning proposal is supported.