

Shire of

Gunnedah

Land of Opportunity

Planning Proposal

- Amend the *Gunnedah Local Environmental Plan (2012)* 'land zoning map' to rezone land in Curlewis from RU1 *Primary Production* to RU4 *Primary Production Small Lots*, SP2 *Infrastructure*, and RE1 *Public Recreation*,
- Amend the *Gunnedah Local Environmental Plan (2012)* 'lot size map' to apply a minimum lot size of 10ha to the land proposed to be rezoned as RU4 *Primary Production Small Lots*, and no minimum lot size to land proposed to be rezoned as SP2 *Infrastructure*, and RE1 *Public Recreation*,
- Revoke current 'dwelling opportunity maps' in the *Gunnedah Local Environmental Plan (2012)*, where 'dwelling opportunity' has expired due to the sunset provision (clause 4.2A(4)) of the *Gunnedah Local Environmental Plan (2012)*.
- Amend Clause 4.2A of the *Gunnedah Local Environmental Plan (2012)*, in order to revoke subclause (4),
- Insert a new 'dwelling opportunity map' in the *Gunnedah Local Environmental Plan (2012)* to provide certain allotments within the subject area 'dwelling entitlement'.

Prepared by

Gunnedah Shire Council

3 September 2015

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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 cater for the expected future growth of Curlewis and enable a variety of lifestyle choices to be met through the provision of additional rural residential land. The provision of this land also aims to create a 'transition area' between the existing RU5 *Village* zone and RU1 *Primary Production* zone, which retains the existing rural residential nature of the subject land.

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 *Gunnedah Local Environmental Plan (2012) 'Land Zoning Map'* to rezone the subject land from RU1 *Primary Production* to RU4 *Primary Production Small Lots*, SP2 *Infrastructure*, and RE1 *Public Recreation*, (appendix 3b & 3c),
- Amend the *Gunnedah Local Environmental Plan (2012) 'Lot Size Map'* to apply a minimum lot size of 10ha to the subject land proposed to be rezoned to RU4 *Primary Production Small Lots*, and apply no minimum lot size to the subject land proposed to be rezoned to SP2 *Infrastructure*, and RE1 *Public Recreation*, (appendix 3d & 3e),
- Amend Clause 4.2A of the *Gunnedah Local Environmental Plan (2012)* in order to repeal subclause (4), and also repeal existing '*Dwelling Opportunity Maps*' where the 'dwelling opportunity' has expired due to the sunset provision (Clause 4.2A(4)) of the *Gunnedah Local Environmental Plan 2012*),
- Insert a new '*Dwelling Opportunity Map*' to provide dwelling entitlement to certain allotments within the subject land, pursuant to the provisions of Clause 4.2A(3)(d) of the *Gunnedah Local Environmental Plan (2012)*, (appendix 3f & 3g).

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 the result of an addendum to the Gunnedah Shire Rural Strategy.

The Gunnedah Shire Rural Strategy explores, inter alia, land suitable for future residential development. With regard to Curlewis, the Rural Strategy noted that there are a number of allotments that are vacant, or have the potential to be subdivided without the need to expand the residential area of the township immediately. However, upon gazettal of the LEP 2012, the “existing holding” provision was removed and as a result, the development potential of the smaller agricultural allotments surrounding the village of Curlewis (which do not contain a dwelling) has significantly reduced.

The Gunnedah Rural Strategy was adopted in 2007 and an addendum was subsequently prepared and adopted by Gunnedah Shire Council in 2008 (hereafter referred to as the ‘Rural Strategy’). The addendum to the Rural Strategy and provides a strategic analysis of the rural area surrounding Curlewis as well as land zoned RE1 *Public Recreation* adjacent to the residential area of the village (‘the subject land’).

The catalyst for this strategic investigation was receipt of a Development Application by Gunnedah Shire Council, proposing the construction of a dwelling house on a lot adjacent to the village of Curlewis. This DA sought an exception to the minimum lot size development standard pursuant to Clause 4.6 of the LEP. Although the application has been subsequently withdrawn, Council resolved to review the rural area immediately surrounding the village of Curlewis, with particular regard to the land zoning and minimum lot size.

Gunnedah has experienced an increase in the demand for large lot rural residential development, particularly on the fringe of the existing township. With recent approval for resource development to the south of Gunnedah and Curlewis, it is anticipated that the demand for large lot rural residential type development will also occur in Curlewis. The subject land comprises a number of competitive advantages as a result of its proximity to Gunnedah, existing community infrastructure (school, hall, general store and playing fields) as well as the potential for future development to be serviced by suitable road access and reticulated water and sewer infrastructure.

The subject land proposed to be rezoned to RE1 *Public Recreation* is required to locate the Curlewis Golf Club within a land use zone that better suits its use. The land proposed to be rezoned to SP2 *Infrastructure* is required to locate the existing Curlewis Cemetery within a land use zone that better suits its use.

Clause 4.2A(3)(d) and 4.2A(4) of the *Gunnedah LEP 2012* contain provisions that allow for allotments which had 'dwelling entitlement' under the *Gunnedah LEP 1998*, to retain their 'dwelling entitlement' for a period of up to two years post gazettal of the *Gunnedah LEP 2012*. The two year period lapsed on 29th June 2014, consequently it is considered appropriate that clause 4.2A(4) and also any existing 'dwelling opportunity' maps of the *Gunnedah LEP 2012* be repealed. Approximately 39 allotments were identified on the existing 'dwelling opportunity' map, with approximately 16 land owners taking up the opportunity to construct a dwelling on their allotment. Land owners affected by the 'dwelling opportunity' were personally notified of the 'dwelling opportunity' map and the sunset clause 4.2A(4) of the *Gunnedah LEP 2012*, both before the *Gunnedah LEP 2012* was gazetted and before the 'dwelling opportunity' period expired. *Draft Gunnedah LEP 2012* was also advertised and notified via an advertisement in the local newspaper, with exhibition copies available for residents at Councils administration building, town hall and on Council's website for a period of six weeks, from 19 October to 30 November 2011. Public community meetings were also held at five separate locations and times within the Gunnedah Shire during the six week exhibition period.

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', 'lot size', and 'dwelling opportunity' maps, *and* revoking of clause 4.2(4), is the best method of achieving the intended outcomes of the Planning Proposal.

Alternate options such as the implementation of a minimum lot size map as opposed to a dwelling opportunity map was considered, however the resultant 'lot size map' identified seven varying allotment sizes within the subject land, resulting in a clustered and unclear map.

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 Namoi 2030 Regional Resource Strategy is a joint initiative between Councils in the Namoi catchment for the purpose of producing a regional land use management strategy with a focus on sustainable growth. The report refers to the current and projected growth of the Gunnedah region, in particular the anticipated growth in resource development and the potential impact this will have on supporting industries.

The Planning Proposal aims to cater for the expected growth in the Gunnedah region by enabling future residential development of Curlewis to occur in a strategic manner, which is complimentary to the existing character of the area, will result in minimal fragmentation of rural lands, and enable development potential on land that is able to be serviced by essential utilities.

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

Council's Community Strategic Plan identifies the value of building the Shire's economy, and in particular, the potential impacts of mining. The *addendum to the Gunnedah Shire Rural Strategy* provides a strategic analysis of the rural area surrounding Curlewis as well as area zoned as RE1 *Public Recreation* adjacent to the residential area. The strategy identifies there is an existing shortage of land with rural residential development potential in the Curlewis area, and provides recommendations in order to optimise development opportunities within the statutory and planning policy framework, which has guided the preparation of this Planning Proposal.

The Planning Proposal is consistent with the aims of both *Council's Community Strategic Plan* and the *addendum to the Gunnedah Shire Rural Strategy*.

- 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, with the exception of SEPP 44 – *Koala Habitat Protection* and SEPP 55 – *Remediation of Land* (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*, and 4.4 *Planning for Bushfire Protection* (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 will 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, flooding or landslip. A portion of the 'subject land' is identified as being bushfire prone land, as identified in the included bushfire prone land map (*appendix 3H & 3I*). The 'subject site' is relatively flat, thus highly unlikely to be susceptible to landslip. Council records indicate that it is unknown whether or not the 'subject site' is susceptible to flooding. However, Council's flood prone land map has been prepared to represent a flood level equivalent to the annual recurrence interval (ARI) of a 1 in 100 year flood (*appendix 3J*). The extent of flooding demonstrated by this map indicates that the 'subject land' is highly unlikely to be susceptible to flooding. 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?

It is expected the Planning Proposal will result in positive social and economic outcomes through enabling a diverse range of lifestyle choices for future residents of Curlewis. Provisions for the conservation and management of Aboriginal and European heritage already exist within the current instrument; hence have not been provided within this Planning Proposal. Should the Planning Proposal proceed, an assessment of any likely impacts will be undertaken at the Development Application stage.

Section D – State and Commonwealth Interest

10. Is there adequate infrastructure for the planning proposal?

The Planning Proposal is expected to have a moderate impact on existing infrastructure in Curlewis. With the exception of four (4) properties, all allotments within the 'subject site' are able to be serviced by Council's existing water service. However all allotments within the 'subject site' contain adequate site area for the provision of water storage tanks.

There may be potential for some allotments within the 'subject site' to connect to Council's sewer service. Regardless of this, all allotments within the 'subject site' contain adequate site area to support the installation of an onsite sewerage management system.

A majority of allotments within the 'subject site' contain access to existing public roads, with some potentially requiring augmentation. Some allotments within the 'subject site' may require the construction of a new access road.

The Planning Proposal is expected to result in a similar impact on existing infrastructure as existing rural residential development carried out under the current development standards. New infrastructure required as a result of future site development will be required to be provided in a similar manner to existing infrastructure and in accordance with Council requirements.

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 NSW.

Roads and Maritime Services (RMS) – Identify any potential issues / potential need for augmentation of existing road network.

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

Australian Rail Track Corporation (ARTC) – Identify any issues / concerns of the ARTC.

NSW Rural Fire Service (NSWRFS) – Identify any issues / concerns in relation to any future development of the subject site and Planning for Bushfire Protection.

PART 4 – MAPPING

The planning proposal involves an amendment to following Gunnedah LEP 2012 mapping;

- Land Zoning Map: (LZN_005 and LZN_005B),
- Lot Size Map: (LSZ_005 and LSZ_005B), and
- Dwelling Opportunity Map: (DWE_001, DWE_002, DWE_003, and DWE_004)

Preliminary maps have been attached to the Planning Proposal (*appendix 3A-3F*)

PART 5 – COMMUNITY CONSULTATION

It is proposed to exhibit the Planning Proposal on Council's website and Administration Centre for twenty eight (28) 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)	October 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 Department of Planning and Infrastructure may make prescriptions relating to technical information.
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Monday 19 October 2015 to Monday 23 November 2015. 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	Monday 19 October 2015 to Monday 23 November 2015.
Dates for public hearing (if required)	Not identified as being required.
Timeframe for consideration of submissions	Five (5) weeks
Timeframe for the consideration of a proposal post exhibition	Two weeks (partially in conjunction with considerations of submissions)
Date of submission to the Department of Parliamentary Counsel to finalise LEP	Friday 27 November 2015
Anticipated date RPA will make the plan (if delegated)	Wednesday 16 December 2015
Anticipated date RPA will forward to department for notification	December 2015

**Appendix 1 – Consideration of applicable SEPPs relative to Draft Gunnedah LEP
2012 (Amendment No. 8)**

SEPP	Applicable	Consistent	Comments
No. 1 - Development Standards	N/A		
No. 14 - Coastal Wetlands	N/A		
No. 15 - Rural Land-sharing Communities	N/A		
No. 19 - Bushland in Urban Areas	N/A		
No. 21 - Caravan Parks	N/A		
No. 26 - Littoral Rainforests	N/A		
No. 29 - Western Sydney Recreation Area	N/A		
No. 30 - Intensive Agriculture	N/A		
No. 32 - Urban Consolidation (Redevelopment of Urban Land)	N/A		
No. 33 - Hazardous and Offensive Development	N/A		
No. 36 - Manufactured Home Estates	N/A		
No. 39 - Spit Island Bird Habitat	N/A		
No. 44 - Koala Habitat Protection	Yes	Inconsistent	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, due to all allotments being greater than 1ha. Any likely impacts to Koala habitat will be assessed at the development application stage, for this reason it is considered this inconsistency is of minor significance.
No. 47 - Moore Park Showground	N/A		
No. 50 - Canal Estate Development	N/A		
No. 55 - Remediation of Land	Yes	Inconsistent	The planning proposal does not contain any provisions for the management of contaminated land. No allotments within the subject site are identified as contaminated land on Council's records or the NSW EPA contaminated land register. Regardless, any future development application will require an assessment under SEPP 55. Any likely contamination impacts will be assessed at the development application stage. For this reason it is considered this inconsistency is of minor significance.

No. 59 - Central Western Sydney Regional Open Space and Residential	N/A		
No. 62 - Sustainable Aquaculture	N/A		
No. 64 - Advertising and Signage	N/A		
No. 65 - Design Quality of Residential Apartment Development	N/A		
No. 70 - Affordable Housing (Revised Schemes)	N/A		
No. 71 - Coastal Protection	N/A		
No. 55 - Remediation of Land	N/A		
No. 59 - Central Western Sydney Regional Open Space and Residential	N/A		
No. 62 - Sustainable Aquaculture	N/A		
No. 64 - Advertising and Signage	N/A		
No. 65 - Design Quality of Residential Apartment Development	N/A		
No. 70 - Affordable Housing (Revised Schemes)	N/A		
No. 71 - Coastal Protection	N/A		
No. 55 - Remediation of Land	N/A		
No. 59 - Central Western Sydney Regional Open Space and Residential	N/A		
Affordable Rental Housing – 2009	N/A		
Building Sustainability Index: BASIX –2004	N/A		
Exempt and Complying Development Codes – 2008	N/A		
Housing for Seniors or People with a Disability – 2004	N/A		
Infrastructure – 2007	Yes	Consistent	Preliminary consultation has been undertaken with Council's Infrastructure and Planning and Environmental Services departments to ascertain the viability of this planning proposal prior to submission. The planning proposal is not expected to create unreasonable demand on existing Council services. It is proposed to undertake consultation with the NSW Roads and Maritime Services (RMS), the Australian Rail Track Corporation (ARTC), and other suggested authorities, during the public exhibition stage.
Kosciuszko National Park—Alpine Resorts – 2007	N/A		
Kurnell Peninsula – 1989	N/A		
Major Development –2005	N/A		
Mining, Petroleum Production and Extractive Industries – 2007	N/A		

Miscellaneous Consent Provisions – 2007	N/A		
Penrith Lakes Scheme – 1989	N/A		
Rural Lands – 2008	Yes	Consistent	The planning proposal and <i>addendum to Gunnedah Shire Rural Strategy</i> have been prepared commensurate with the current pattern of development and existing land uses of the subject site and surrounding area. The proposed rezoning of the subject site to RU4 <i>Primary Production Small Lot</i> will result in a minimum lot size requirement of 10ha; allowing for only one (1) allotment within the subject site to contain future subdivision potential, being Lot 7009 DP 1053561, 31 Voca Road, Curlewis. Under the current land zoning of the subject site, no allotment contains subdivision or dwelling opportunity potential. The introduction of a dwelling opportunity map will allow for residential development to occur within the subject site that will minimise fragmentation of rural land, allow for a variety of lifestyle needs to be met, occur in a manner that is within keeping of the surrounding area, and result in minimal environmental impact.
SEPP 53 Transitional Provisions – 2011	N/A		
State and Regional Development – 2011	N/A		
Sydney Drinking Water Catchment – 2011	N/A		
Sydney Region Growth Centres – 2006	N/A		
Three Ports – 2013	N/A		
Urban Renewal – 2010	N/A		
Western Sydney Employment Area – 2009	N/A		
Western Sydney Parklands – 2009	N/A		

**Appendix 2 – Consideration of Section 117 Ministerial Directions – Assessment
relative to Gunnedah LEP 2012 (Amendment No. 8)**

Direction	Applicable	Consistent	Comments
1. Employment and Resources			
1.1 Business and Industrial Zones	N/A		
1.2 Rural Zones	Yes	Consistent	The Planning Proposal involves rezoning the subject site from RU1 <i>Primary Production</i> to RU4 <i>Primary Production Small Lots</i> . Identification of appropriate land use zones and corresponding minimum lot sizes (where applicable) for the subject land is provided in this Planning Proposal, which considers the agricultural production value of the area. Gunnedah Shire Council Local Government Area is not subject to clause 4(b) of this Direction, as specified by clause 2(b) of this Direction.
1.3 Mining, Petroleum Production and Extractive Industries	N/A		
1.4 Oyster Aquaculture	N/A		
1.5 Rural Lands	Yes	Consistent	The Planning Proposal has been prepared in accordance with both the Rural Planning Principles and Rural Subdivision Principles of <i>State Environmental Planning Policy (Rural Lands) 2008</i> . (See Rural Lands (2008) in Appendix (1).
2. Environment and Heritage			
2.1 Environment Protection Zones	Yes	Inconsistent	The Planning Proposal does not contain specific provisions for the protection of environmentally sensitive areas as these provisions already exist within the current instrument. The Planning Proposal however, has been prepared to facilitate the development of the subject land in an environmentally sensitive manner, which enables future development to occur in a manner that will result in minimal environmental impact, is in keeping with the existing character and surrounding development, and enables the protection and conservation of the environment. An assessment of any future likely environmental impacts will be undertaken at the Development Application stage, should the Planning Proposal proceed. In this respect it is considered this inconsistency is of minor significance.

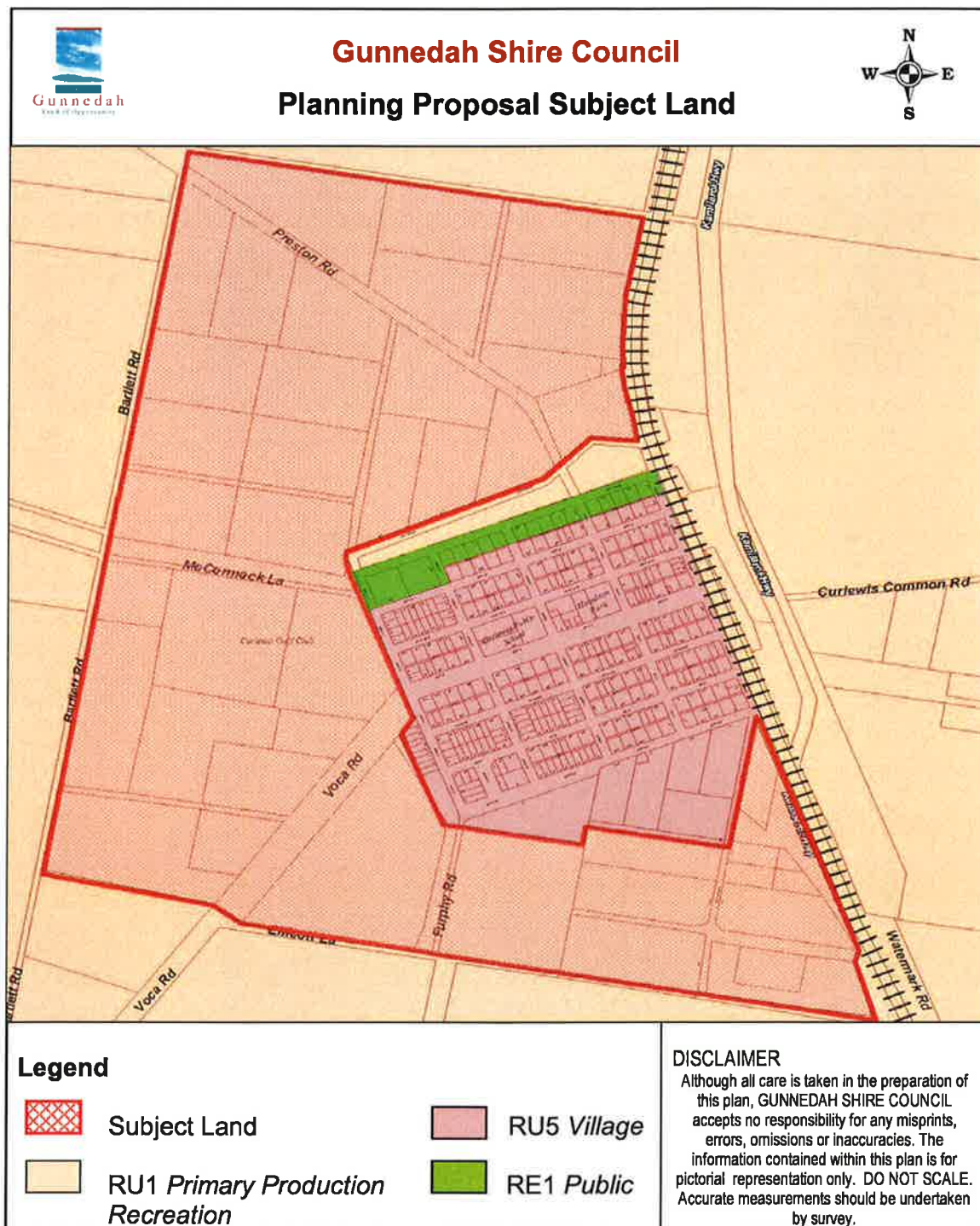
2.2 Coastal Protection	N/A		
2.3 Heritage Conservation	Yes	Inconsistent	The Planning Proposal does not contain specific provisions to facilitate the conservation of items of environmental, historical, cultural, social, or aboriginal significance as these provisions already exist within the current instrument. For this reason it is considered this inconsistency is of minor significance.
2.4 Recreation Vehicle Areas	N/A		
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Yes	Consistent	The Planning Proposal aims to facilitate a variety of housing types within Curlewis to provide for existing and future housing needs, while minimising the impact of residential development on the environment and resource lands. Consideration of the level of servicing available, as well as acceptable solutions for new development is also detailed.
3.2 Caravan Parks and Manufactured Home Estates	N/A		
3.3 Home Occupations	N/A		
3.4 Integrating Land Use and Transport	Yes	Consistent	Where possible, the Planning Proposal considers the objectives of <i>Improving Transport Choice – Guidelines for planning and development</i> and <i>The Right Place for Business and Services – Planning Policy</i> , which aim to reduce growth in the number and length of private car journeys and make walking, cycling and public transport use more attractive.
3.5 Development Near Licensed Aerodromes	N/A		
4. Hazard and Risk			
4.1 Acid Sulfate Soils	N/A		
4.2 Mine Subsidence and Unstable Land	N/A		
4.3 Flood Prone Land	N/A		
4.4 Planning for Bushfire Protection	Yes	Inconsistent	Part of the subject land is bushfire prone (<i>Appendix 3H & 3I</i>). The Planning Proposal does not contain specific provisions for Planning for Bushfire Protection, as these provisions already exist within the current instrument and the Gunnedah Development Control Plan. Regardless, any future development application will be assessed in accordance with <i>Planning for Bushfire Protection</i> (2006). Consultation with the Commissioner of the NSW Rural Fire

			Service will be undertaken as part of the consultation process, should the Planning Proposal proceed. In this instance it is considered this inconsistency is of minor significance.
5. Regional Planning			
5.1 Implementation of Regional Strategies	N/A		
5.2 Sydney Drinking Water Catchments	N/A		
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A		
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	N/A		
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	N/A		
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	N/A		
5.8 Second Sydney Airport: Badgerys Creek	N/A		
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Consistent	The Planning Proposal will not be classified as designated development. However, as detailed above, a portion of the subject land is identified as bushfire prone land. As such, the planning proposal will require referral to the NSW Rural Fire Service in satisfaction of section 57 of the <i>Environmental Planning and Assessment Act (1979)</i>. The township of Curlewis derives its principal access from the Kamilaroi Highway, with a number of the allotments within the subject land located in proximity to the railway. In this regard, it is recommended that targeted consultation be undertaken with NSW Roads and Maritime Services (NSW RMS) and the Australian Rail Track Corporation (ARTC). The subject land is not identified on Council records as being of environmental

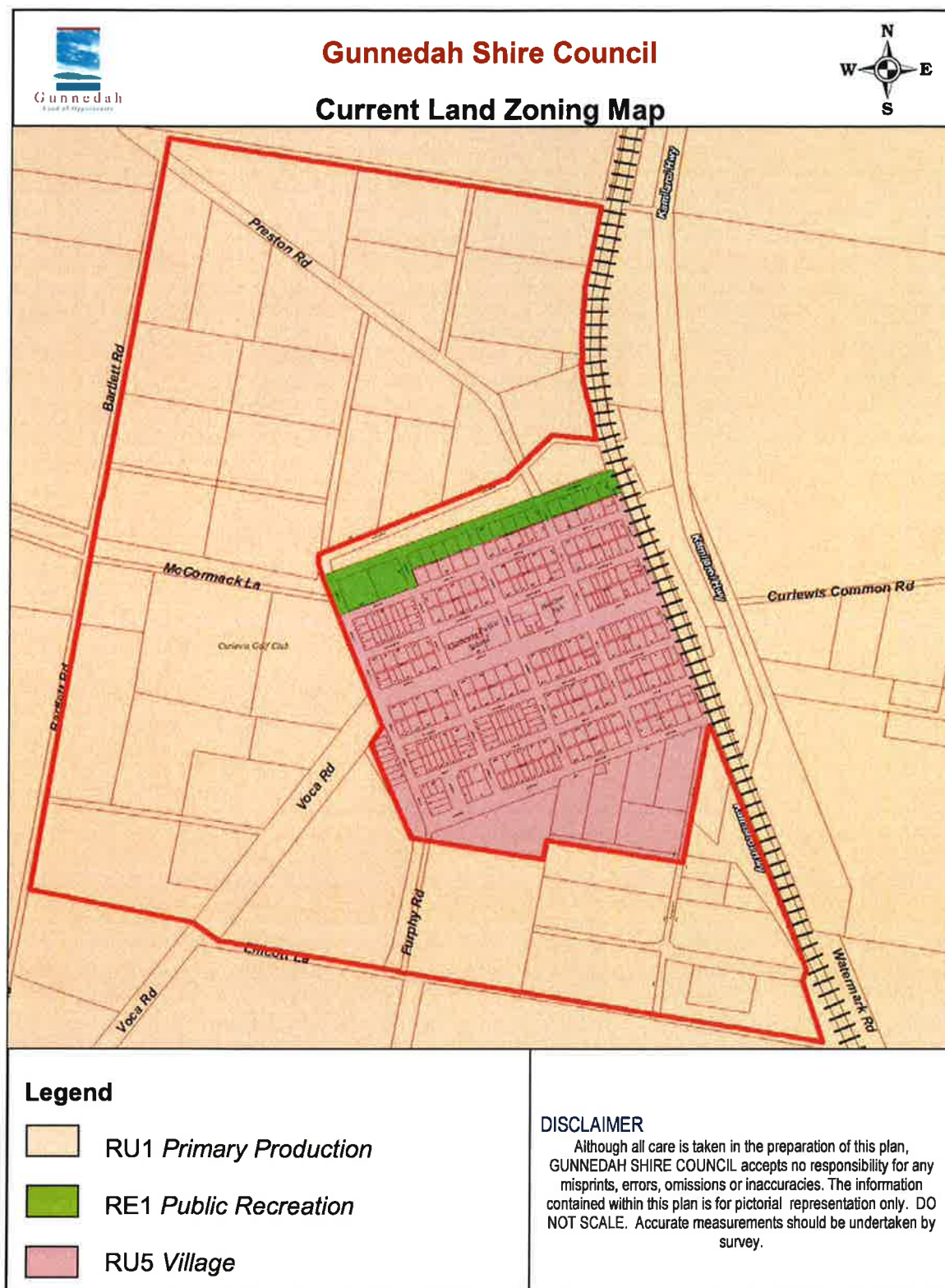
			or heritage significance. However, as a majority of allotments within the subject land are greater than the minimum 1ha required for an assessment under SEPP 44 – <i>Koala Habitat Protection</i>, it is proposed to undertake consultation with the OEH. The Planning Proposal is considered to be substantially consistent with the terms of this Direction.
6.2 Reserving Land for Public Purposes	Yes	Consistent	In accordance with the objectives of this Direction, the Planning Proposal has been prepared to facilitate the provision of public services and facilities by reserving land for public purposes.
6.3 Site Specific Provisions	N/A		

Appendix 3 – Maps

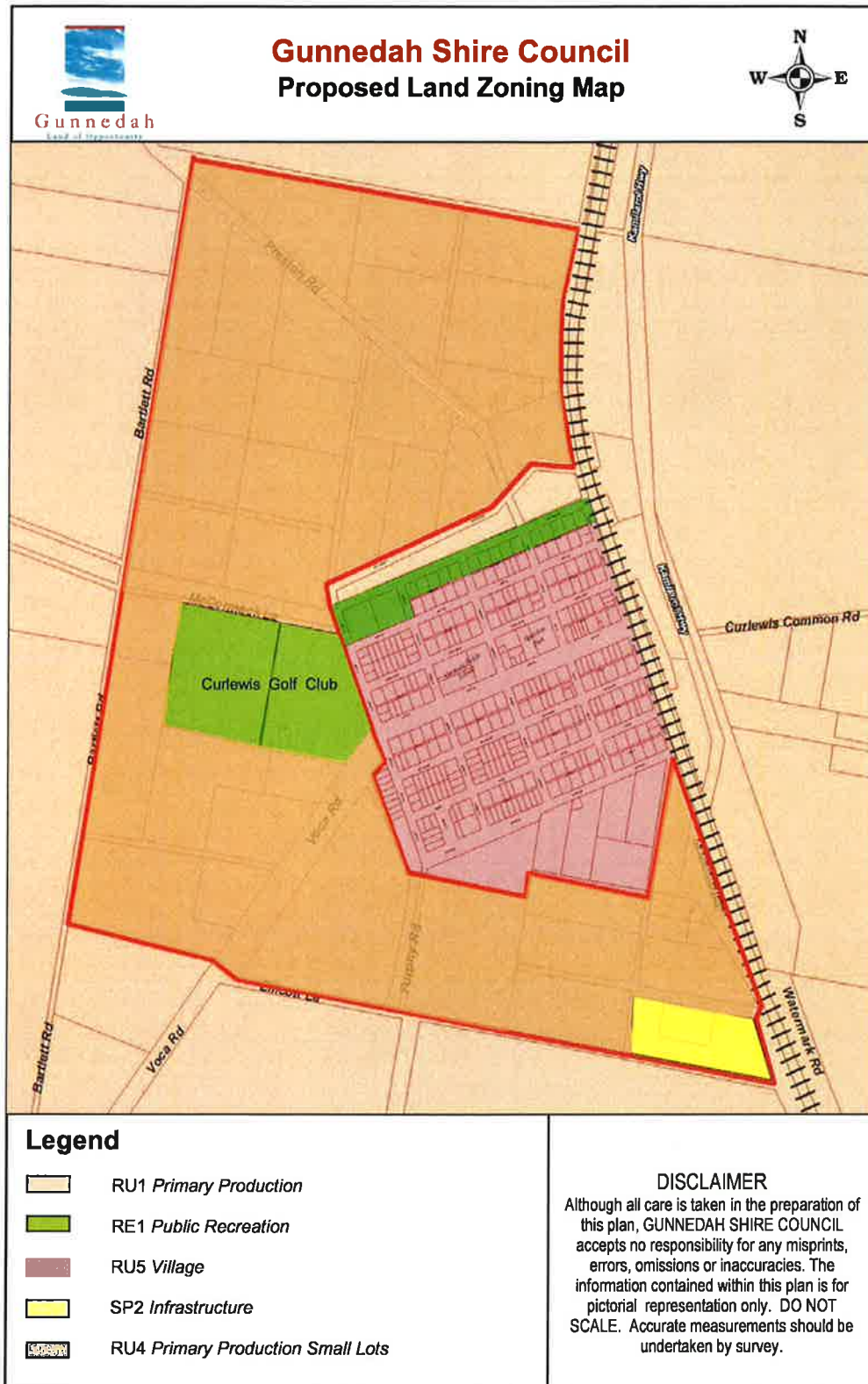
Appendix 3A – Planning Proposal Subject Land



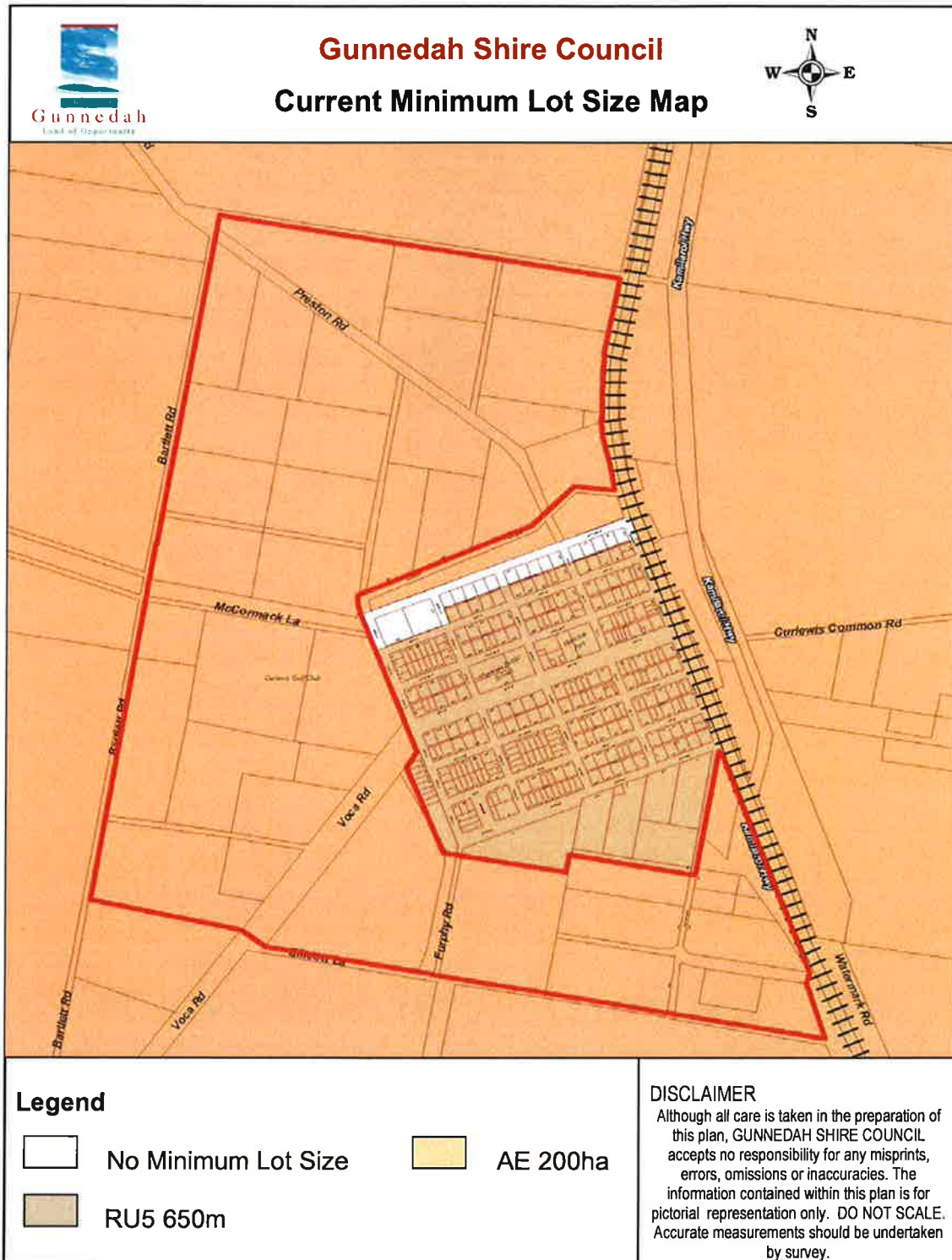
Appendix 3B – Current Land Zoning Map



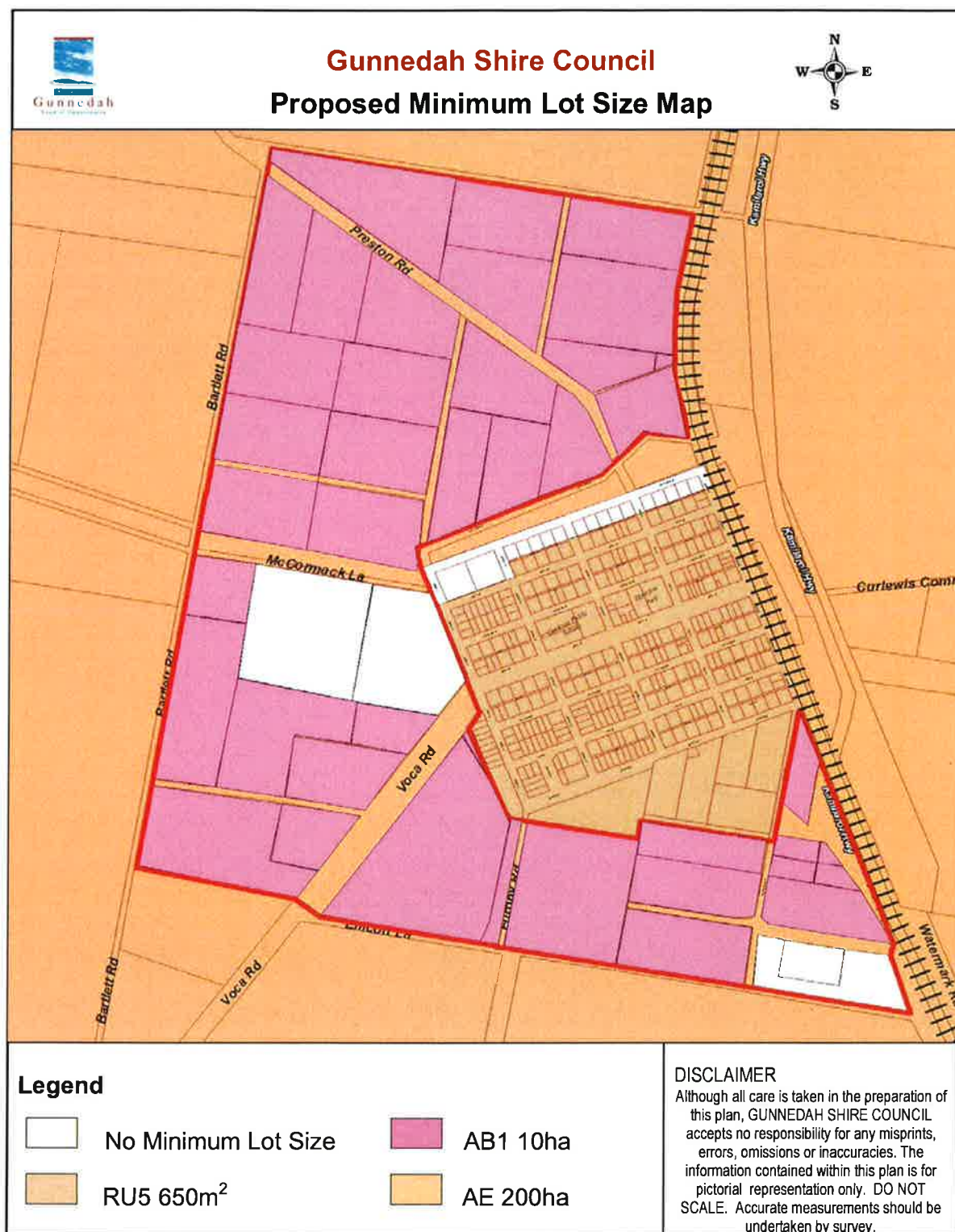
Appendix 3C – Proposed Land Zoning Map



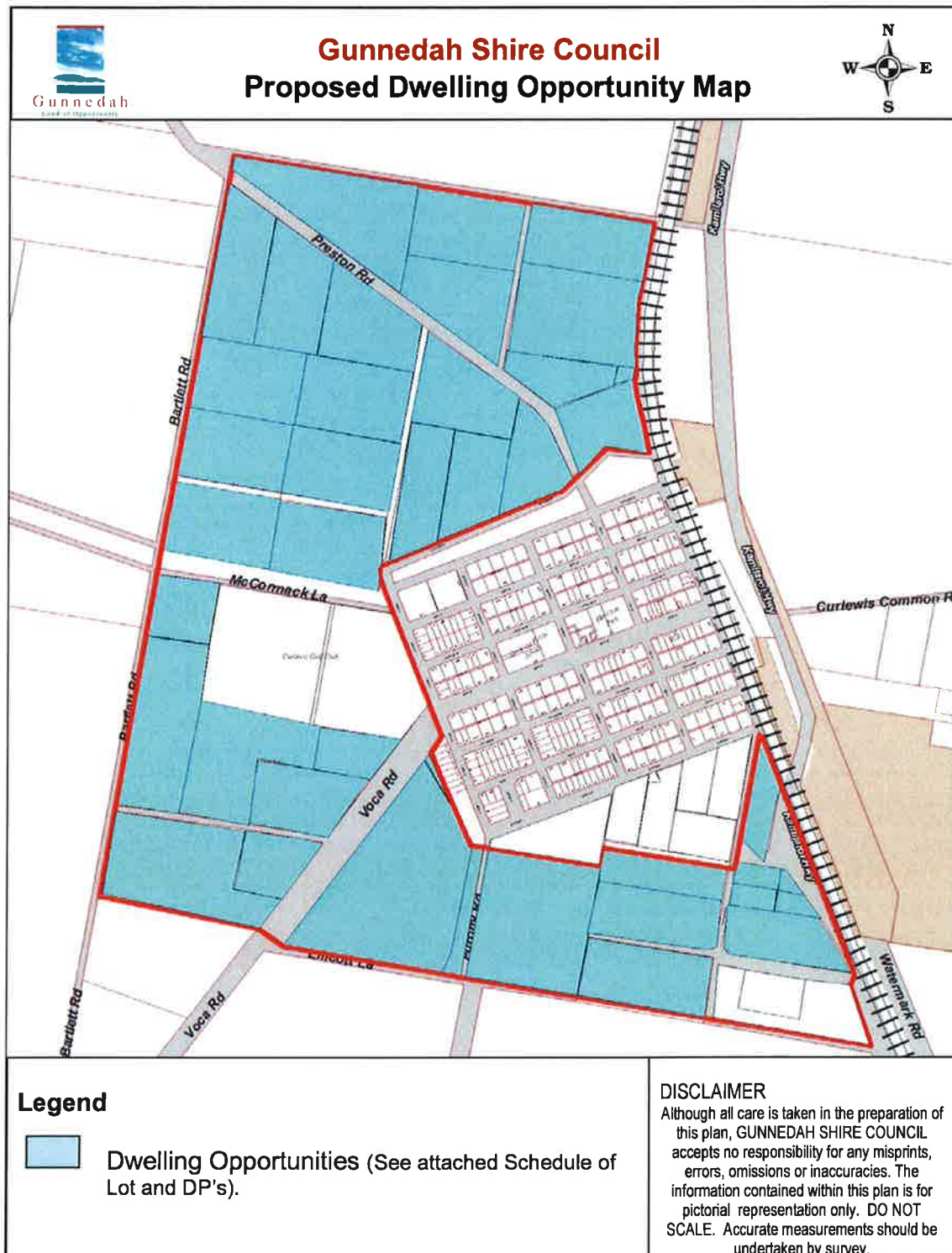
Appendix 3D – Current Minimum Lot Size Map



Appendix 3E – Proposed Minimum Lot Size Map



Appendix 3F – Proposed Dwelling Opportunity Map

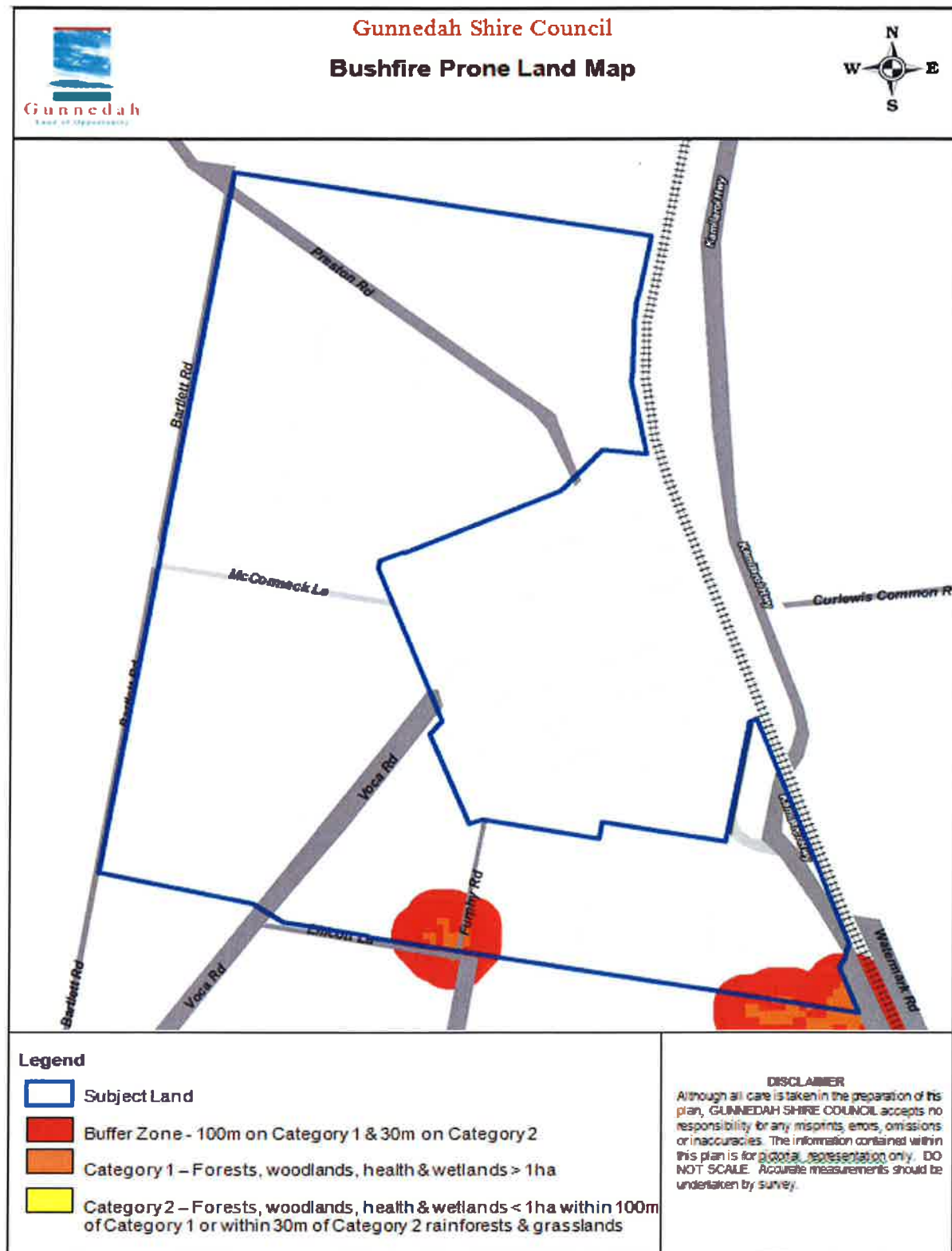


Appendix 3G – Schedule of Proposed Dwelling Opportunity Lot & DP's

Allotments to be identified on the dwelling opportunity map are as follows:

- Lot 208 DP 755490 – 135 Bartlett Road, Curlewis;
- Lot 248 DP 755490 – 135 Bartlett Road, Curlewis;
- Lot 7304 DP 1144804 – 0 Furphy Road, Curlewis;
- Lot 226 DP 755490 – 62-80 Hawthorne Street, Curlewis;
- Lot 227 DP 755490 – 44-60 Hawthorne Street, Curlewis;
- Lot 257 DP 257334 – 22-42 Hawthorne Street, Curlewis;
- Lot 161 DP 755490 – 30-50 Old Cemetery Lane, Curlewis;
- Lot 163 DP 755490 – 15-27 Old Cemetery Lane, Curlewis;
- Lot 230 DP 755490 – 1-13 Old Cemetery Lane, Curlewis;
- Lot 232 DP 755490 – 1-13 Old Cemetery Lane, Curlewis;
- Lot 233 DP 755490 – 1-13 Old Cemetery Lane, Curlewis;
- Lot 1 DP 1008541 – 16 Old Cemetery Lane, Curlewis
- Lot 146 DP 755490 – 61 Poole Street, Curlewis;
- Lot 147 DP 755490 – 61 Poole Street, Curlewis;
- Lot 148 DP 755490 – 61 Poole Street, Curlewis;
- Lot 149 DP 755490 – 61 Poole Street, Curlewis;
- Lot 150 DP 755490 – 61 Poole Street, Curlewis;
- Lot 151 DP 755490 – 61 Poole Street, Curlewis;
- Lot 152 DP 755490 – 61 Poole Street, Curlewis;
- Lot 153 DP 755490 – 61 Poole Street, Curlewis;
- Lot 225 DP 755490 – 61 Poole Street, Curlewis;
- Lot 165 DP 755490 – 61 Poole Street, Curlewis; ;
- Lot 344 DP 755490 – 51-75 Railway Street, Curlewis;
- Lot 256 DP 755490 – 77-79 Railway Street, Curlewis;
- Lot 24 DP 818733 – 77-79 Railway Street, Curlewis;
- Lot 219 DP 755490 – 81-109 Railway Street, Curlewis;
- Lot 220 DP 755490 – 81-109 Railway Street, Curlewis;
- Lot 221 DP 755490 – 81-109 Railway Street, Curlewis;
- Lot 222 DP 755490 – 81-109 Railway Street, Curlewis;
- Lot 23 DP 818733 – 81-109 Railway Street, Curlewis;
- Lot 162 DP 755490 – 1-31 Seachs Way, Curlewis
- Lot 159 DP 755490 – 30-42 Seachs Way, Curlewis;
- Lot 216 DP 755490 – 20 Voca Road, Curlewis;
- Lot 246 DP 755490 – 30 Voca Road, Curlewis;
- Lot 247 DP 755490 – 30 Voca Road, Curlewis;
- Lot 7009 DP 1000502 – 31 Voca Road, Curlewis
- Lot 1 DP 609530 – 92 Voca Road, Curlewis; and
- Lot 7315 DP 1164914.

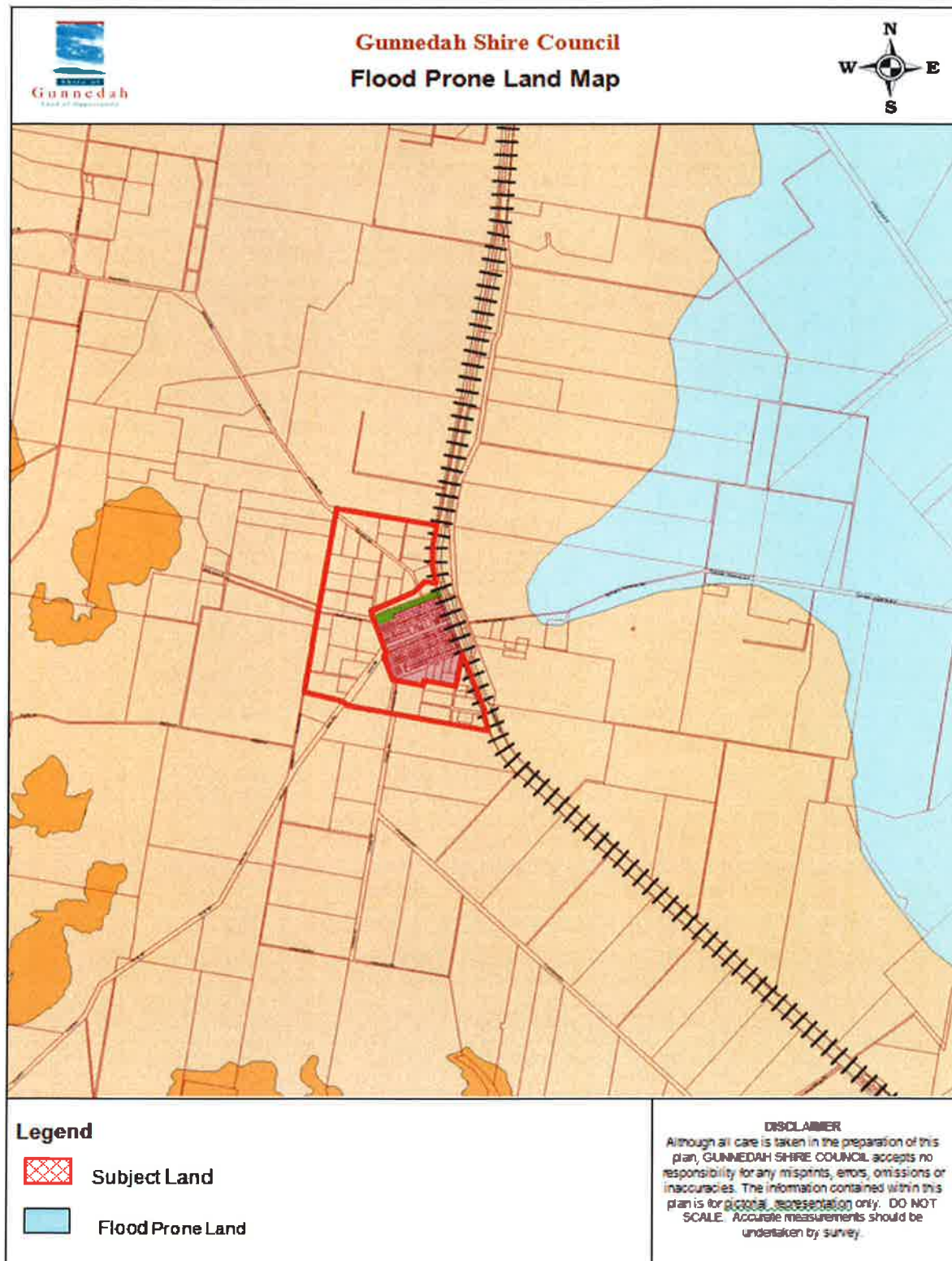
Appendix 3H – Bushfire Prone Land Map



Appendix 3I – Case Study area – Aerial Image



Appendix 3J – Case Study area Flood Prone Land Map



Appendix 4 – Addendum to Gunnedah Shire Rural Strategy Document