

Shire of
Gunnedah
Land of Opportunity

Planning Proposal

Rezone Lot 2 DP 815374 to 2(a) Residential

Prepared by

Gunnedah Shire Council

15 June 2010

PART 1 – OBJECTIVES OR INTENDED OUTCOMES OF THE PROPOSED LEP

The objectives or intended outcome of the Planning Proposal are to rezone Lot 2 DP 815374 from Rural 1(d) (Future Urban) to 2 (a) Residential. The land is being rezoned to facilitate and accommodate the increased residential demand within Gunnedah. No specific use has been identified for the land identified in this planning proposal.

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

The objectives or intended outcome of the Planning Proposal are to be achieved by amending “the map” definition in clause 6 of the Gunnedah Local Environmental Plan 1998 (to include Gunnedah Local 1998 (Amendment No.21).

PART 3 – JUSTIFICATION

Section A. Need for the Planning Proposal

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

The Planning Proposal is not the direct result of a Strategic Study or Report. This site however, was first identified as a future residential area for Gunnedah in the Gunnedah Local Environmental Study 1982. This study recommended that the subject site be developed within Stage 2 of the urban release areas. The Gunnedah Local Environmental Study 2003 highlighted that it would be appropriate for Council to pursue ‘smart growth’ within the existing township rather than continue with further subdivision of agricultural lands. The site is located within the Gunnedah township area and is able to be serviced by Council’s water, sewer and stormwater infrastructure.

The owner of the subject land has submitted this proposal to ensure that any issues associated with the finalisation of the draft comprehensive LEP will not delay the assessment and gazettal of the proposed new land use framework for the subject land.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Gunnedah’s Local Environmental Plan has been under review since 2003. With the release date of the revised Plan being uncertain, it is considered that the Gateway Process is the most appropriate means of achieving the desired outcomes as the timeframe for the completion of the Comprehensive LEP is unknown.

This is an appropriate approach given the recent increase (and potential increase) in demand for residential land in Gunnedah.

Lot 2 DP 815374 is currently utilised for rural residential purposes adjacent to the existing Residential Zone. The land has three road frontages, being Kamilaroi Road, Boundary Road and Stock Road and slopes towards Kamilaroi Road.

Council's infrastructure is available to the subject land including sewer, storm water and reticulated water supply with connection to electricity supply and telecommunications cables also available.

The subject land is consistent with the adjacent land use and suitable for development as residential land.

3. Is there a net community benefit?

The Planning Proposal will result in an increase in residential development opportunity. As a result of the recent resource boom, Gunnedah is currently experiencing high growth in residential demand. This is likely to significantly increase in the near future, with the proposed significant increase in mining activity in the Gunnedah Basin.

To assist in accommodating the project population, the proposed rezoning of the subject land will ensure that the Gunnedah community will benefit from the increase in residential population.

Section B. Relationship to Strategic Planning Framework

1. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including exhibited draft strategies)?

The Namoi 2030 Regional Resource Strategy was prepared in 2010. The Strategy highlighted that Gunnedah, based on the resource development, could potentially need more land than is provided for in the current strategies. Hence, the Planning Proposal is consistent with the objectives and actions contained within this strategy.

2. Is the Planning Proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

This Planning Proposal is consistent with the strategic intent of the area. The LES identifies the site of this Planning Proposal as a future residential area (Stage 2). The subject land is located adjacent residential land, with infrastructure able to be connected to the development site.

3. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is considered to be consistent with applicable State Environmental Planning Policies (refer to Appendix 1).

4. Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is considered to be consistent with all the applicable S.117 Ministerial Directions, except for:

1.2 Rural Zones

This Planning Proposal is inconsistent with this Direction as it rezones rural land to residential. However, the inconsistency is considered of minor significance

due to the small size (8.553 ha). The land is currently utilised for rural residential purposes and is in close proximity to residential zoned land in the Gunnedah township. This Planning Proposal does not conflict with the objectives of this Direction due to the nature of the current land use and its proximity to agricultural land.

2.1 Environment Protection Zones

The Planning Proposal does not include provisions that facilitate the protection and conservation of environmentally sensitive areas due to these provisions already existing in the current instrument. In this respect the inconsistency is considered to be of minor significance.

2.3 Heritage Conservation

The Planning Proposal does not include heritage provisions due to these provisions already existing in the current instrument. In this respect the inconsistency is considered to be of minor significance.

3.1 Residential Zones

The Planning Proposal is inconsistent with this Direction as it does not include housing provisions. These provisions are contained within the current instrument and Council's Development Control Plan. The provisions include the requirement for connection to the necessary infrastructure. As the proposal does not conflict with the objectives of this Direction, the inconsistency is considered to be of minor significance.

Section C. Environmental, Social and Economic Impact

1. 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?

It is unlikely that critical habitat or threatened species, populations or ecological communities or their habitats, will be subject to any additional adverse impacts as a result of the Planning Proposal proceeding. The subject land is adjacent to existing residential land and clear of vegetation and any potential critical habitat, threatened species population or ecological communities.

2. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal will not have any other environmental impacts.

3. How has the Planning Proposal adequately addressed any social and economic effects?

A positive social and economic effect is expected as a result from the Planning Proposal, with additional residential allotments becoming available for development. The additional residential allotments will accommodate the increased residential demand within Gunnedah as a result of the resource development within the Gunnedah Basin.

Section D. State and Commonwealth Interests

1. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal is expected to have a similar impact on existing infrastructure as other residential subdivisions carried out under the current development standards. In terms of future subdivisions and associated need for new infrastructure, this would be required to be provided in similar manner and in accordance with Council's requirements.

2. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the Planning Proposal?

To be completed following consultation with the State and Commonwealth Public Authorities that may be identified in the Gateway Determination.

PART 4 – COMMUNITY CONSULTATION THAT IS TO BE UNDERTAKEN

It is proposed to exhibit the Planning Proposal for 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" newspaper, and
- on Council's web-site at www.infogunnedah.com.au

Appendix 1 Consideration of State Environmental Planning Policies

The following SEPP's apply to the Gunnedah local government area, as at 15 June 2011.

SEPP	Applicable to Proposal	Consistent
No. 1 Development Standards	Yes	Yes
No. 4 Development without Consent and Miscellaneous Exempt and Complying Development	No	Not applicable
No. 6 Number of Storeys in a Building	No	Not applicable
No. 21 Caravan Parks	No	Not applicable
No. 22 Shops and Commercial Premises	No	Not applicable
No. 30 Intensive Agriculture	No	Not applicable
No. 32 Urban Consolidation Re-development of Urban Land	No	Not applicable
No. 33 Hazardous and Offensive Development	No	Not applicable
No. 36 Manufactured Home Estates	No	Not applicable
No. 44 Koala Habitat Protection	Yes	Yes
No. 50 Canal Estate Development	No	Not applicable
No. 55 Remediation of Land	Yes	Yes
No. 62 Sustainable Agriculture	No	Not applicable
No. 64 Advertising and Signage	No	Not applicable
No. 65 Design Quality of Residential/Flat Development	No	Not applicable
Affordable Rental Housing 2009	No	Not applicable
Building Sustainability Index: BASIX 2004	No	Not applicable
Exempt and Complying Development Codes 2008	No	Not applicable
Housing for Seniors and People with a Disability 2004	No	Not applicable
Infrastructure 2007	No	Not applicable
Major Developments 2005	No	Not applicable
Mining, Petroleum Production and Extractive Industries 2007	No	Not applicable
Rural Lands 2008	No	Not applicable
Temporary Structures 2007	No	Not applicable