

248.2 PROPOSED DRAFT AMENDMENT TO THE GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 1998 – LOT 2 DP 815374, 71-77 KAMILAROI ROAD, GUNNEDAH

Councillor L Mills declared an interest, left the Chamber and took no part in consideration or discussion on this item.

Manager Development & Planning Report

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

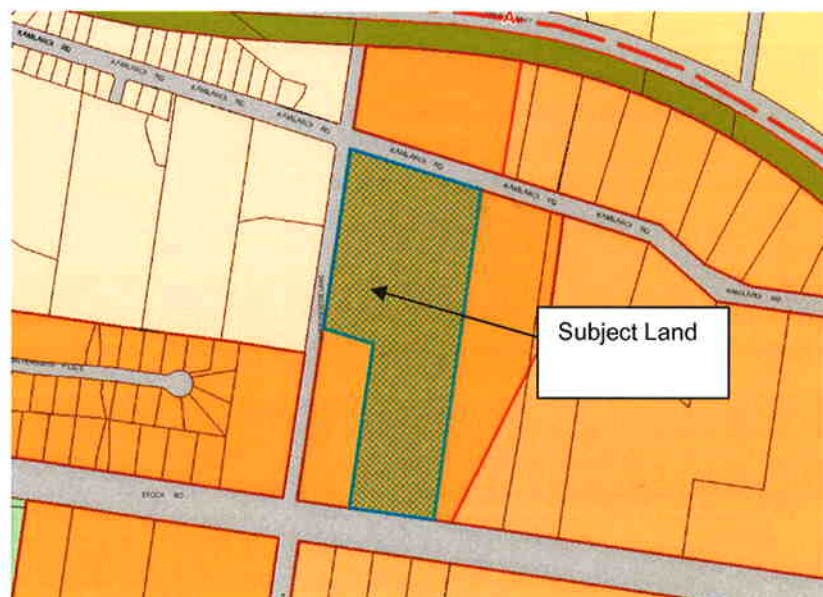
INTRODUCTION

Council has received a planning proposal for Lot 2 DP 815374 (71-77 Kamilaroi Road, Gunnedah) on the 10 March 2011. The site is currently zoned 1(d) Rural (Future Urban), under the provisions of the Gunnedah Local Environmental Plan, 1998. The applicant, Stewart Surveys Pty Ltd, is seeking to rezone the subject land to 2(a) Residential.

COMMENTARY

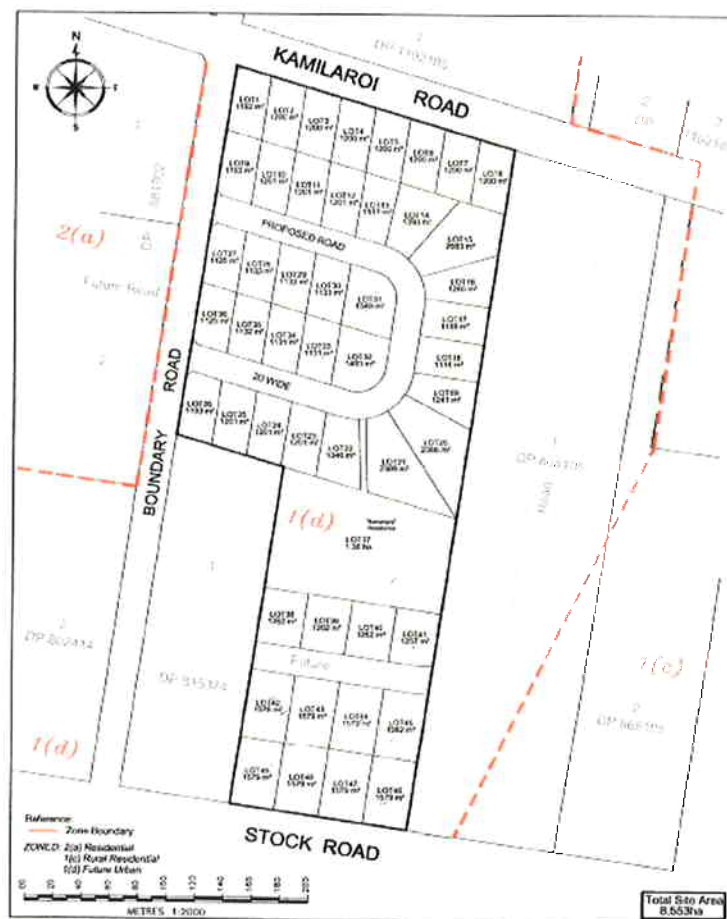
Context

The subject land adjoins land zoned 1(d) Rural (Future Urban) and is adjacent to Kamilaroi Road and the railway line. The site contains an existing dwelling and associated residential buildings.



Proposal

The application is seeking to rezone Lot 2 DP 815374 to 2(a) Residential. The developer is proposing a subdivision of the land for forty-nine (49) residential lots ranging in size from 1117m² to 2683m² with a residual of 1.38ha.



Justification for Proposal

The Planning Proposal aims to provide forty-nine (49) residential lots. The application outlines the proposal's consistency with the existing Residential 2(a) zone. The proposal suggests that the rezoning is consistent with Council's Development Control Plan and the strategic intent of the area.

Relationship to Strategic Planning Framework

The subject land is zoned Rural 1(d) (Future Investigation) under the Gunnedah Local Environmental Study, 1998. This land was identified in the Local Environmental Study 1982 for future residential development, being recommended in Stage 2 of the residential release plan.

The land is able to be serviced by Council's water and sewer services, through the extension of these services. With adjacent residential land on the southern side of Kamilaroi Road, the subject land would form the entrance to the residential precinct. Council Development Control Plan – Principles of Development illustrates the subdivision masterplan for East Gunnedah, including the subject land.

Examination of the proposal indicates that the road and subdivision is inconsistent with the Development Control Plan. As a consequence the proposed layout does not maximise the development potential of the land and isolates a section of land from subdivision development until adjoining areas are developed. The proposed layout provides for a large residential lot with subdivision potential to remain. This layout is unacceptable.

It should also be noted that the proposed layout with large allotments and effectively less lots than the land has the potential to vary undermines Council's Developer Contribution Plan relative to headworks charges which are lot generation related.

The total cost of headworks has been established on maximising subdivision, should less lots be created the unit charge per lot will need to be adjusted in the contributions plan. The proposed layout represents a 30% reduction in the lot generation potential of the land.



Future Residential Demands

As noted in the report for the Planning Proposal at 56-58 Kamilaroi Road, Gunnedah, housing demand within Gunnedah will become a major issue in the immediate future.

During the recent Resource Development Presentation by the Minister for Planning at the Gunnedah Town Hall, discussion proceeded with senior officers of the Department of Planning regarding options available to Council to address the imminent housing demands that Gunnedah will face should any of the major coal mining developments proceed.

The issue confronting Council is that, should the Shenhua Watermark Coal Mine commence operation in 2014, then potentially up to 600 additional persons will need to be accommodated. This will require considerable housing stock and innovative yet responsible planning to address this demand, particularly having regard to impacts on rents and housing prices. In this regard, the availability of land that can be fully serviced (water, sewer, electricity, etc) and is within the urban environment will be critical.

It is acknowledged that Gunnedah has a large area of land currently zoned 2(a) Residential, some of which has approval and has been developed, with a large area yet to be developed. However, development of additional residential land will be dependent largely on the imminent demand and cost of development.

CONCLUSION

Consideration has been given to the proposed rezoning of Lot 2 DP 815374 (71-77 Kamilaroi Road, Gunnedah) and Council's strategic development for the area. The planning proposal to rezone the land to 2(a) Residential is consistent with strategic direction outlined in the Gunnedah Local Environmental Strategy 1982. With the land being able to be serviced by Council's water and sewer services and identified for future residential development, it is therefore suggested that Council support a planning proposal to rezone the land to 2(a) Residential.

COUNCIL RESOLUTION: That Council approve a planning proposal to amend Gunnedah Local Environmental Plan 1998, to rezone Lot 2 DP 815374 (71-77 Kamilaroi Road, Gunnedah) to the subject land to 2(a) Residential subject to the development of the land being in accordance with Council's Development Control Plan..

COUNCILLORS FOR	COUNCILLORS AGAINST	COUNCILLORS ABSENT	COUNCILLORS DECLARING INTEREST
GA Griffen C Fuller S Benham T Duddy H Algayer SJ Smith KJ Martin AJ Marshall	Nil	Nil	L Mills

Council Resolution

Moved Councillor KJ Martin, seconded Councillor SJ Smith