



Department of Planning and Environment
PO Box 550
TAMWORTH NSW 2380

jonstone@planning.nsw.gov.au

1 August 2018

Dear Sir

Re: Planning Proposal to amend Gunnedah Local Environmental Plan 2012 – South Street and Wandobah Road rezoning and Land Use Table Review

I refer to Council's correspondence and initial request to amend the Gunnedah Local Environmental Plan, dated 17 November 2017.

At its Ordinary meeting on Wednesday 20 September 2017, Gunnedah Shire Council resolved:

That Council resolve to:

1. *Prepare a draft planning proposal, pursuant to Section 55 of the Environmental Planning and Assessment Act 1979 for an amendment to the Gunnedah Local Environmental Plan 2012 to:*
 - a) *Amend the following Land Zoning Map(s):*
 - i) *Land Zoning Map (LZN_005AA) to:*
 - a) *Rezone Lot 1 DP 840712 and Lot 2 DP 555359 – 2 South Street, Gunnedah, from SP2 Infrastructure and RE1 Public Recreation to B6 Enterprise Corridor;*
 - b) *Rezone Lot 1 DP 591153, Lot 1 DP 736948, and Lot 1 DP 606235 – 4, 6 and 8 South Street, Gunnedah, respectively, from SP2 Infrastructure to R2 General Residential;*
 - c) *Rezone part of Lot 1 DP 1202465, Lot 2 DP 1202465, and Lot 1 DP 1202466, from R5 Large Lot Residential to RE1 Public Recreation;*
 - d) *Rezone part of Lot 4 DP 1202465 – 81 Wandobah Road, Gunnedah, from RE1 Public Recreation to R5 Large Lot Residential; and*
 - b) *Amend the following Floor Space Ratio Map(s):*
 - i) *Floor Space Ratio Map (FSR_005AA) to:*
 - a) *Apply a floor space ratio of 1.5:1 to Lot 1 DP 840712 and Lot 2 DP 555359 – 2 South Street, Gunnedah; and*
 - c) *Amend the following Lot Size Map(s):*
 - i) *Lot Size Map (LSZ_005AA) to:*

Gunnedah Shire Council
63 Elgin Street, PO Box 63 GUNNEDAH NSW 2380
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- a) Apply a minimum lot size of 650m² to Lot 1 DP 591153, Lot 1 DP 736948, and Lot 1 DP 606235 – 4, 6 and 8 South Street, Gunnedah, respectively;
 - b) Apply a minimum lot size of 40ha to the rezoned part of Lot 4 DP 1202465 – 81 Wandobah Road, Gunnedah;
 - c) Apply no minimum lot size to the rezoned part of Lot 1 DP 1202465, Lot 2 DP 1202465, and Lot 1 DP 1202466;**
 - d) Remove the words 'no minimum' from the map legend; and
- ii) Lot Size Maps (LSZ_005), (LSZ_005A), (LSZ_005AA), and (LSZ_005B) to:
- a) Identify the map legend to state AB2 40ha; and
- d) Amend the following sections of the Land Use Table:
- i) Zone IN1 General Industrial to:
 - a) Identify 'landscaping material supplies' in section 3 permitted with consent; and
 - ii) Zone E3 Environmental Management to
 - a) Identify 'farm buildings' in section 3 permitted with consent; and
 - iii) Insert a new land use zone – B6 Enterprise Corridor.
2. Forward the draft planning proposal to the Department of Planning and Environment for a Gateway Determination, and exhibit the proposal in accordance with that determination, pursuant to Sections 56-58 of the Environmental Planning and Assessment Act 1979; and
3. Request that the Director General of the Department of Planning and Environment issue a Written Authorisation to Council to Exercise Delegation of the plan making functions under Section 59 of the Environmental Planning and Assessment Act 1979 in respect of the planning proposal.

(** It is advised that this has not been included in the Planning Proposal as the map includes land with no minimum lot size).

Council requests that the Minister for Planning provide a Gateway Determination on the Planning Proposal, in accordance with Section 3.36 of the Act. Council also requests 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 3.36 of the Act.

Please find enclosed Council report and Planning Proposal include the Council resolution and evaluation criteria for the delegation of plan making functions, outlining the mechanism by which this planning proposal was reached.

If you have any questions regarding this matter, please contact Council's Manager Development & Planning, Carolyn Hunt on (02) 6740 2100.

Yours faithfully



Carolyn Hunt
MANAGER DEVELOPMENT & PLANNING

Contact: 02 6740 2100
Reference: 1092590
Ch:vg

encl: Planning Proposal, Council Report