

## 13.5 PLANNING PROPOSAL - RESIDENTIAL REZONING AT FREDERICKTON

**Officer** Bruce Potts, Senior Strategic Planner  
**File No** KLEP2013-AM-23  
**Attachments** 1. Planning Proposal [13.5.1]

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### PURPOSE

To consider the following planning proposal for progression to the next stage of the local plan making process.

**Proposal:** Rezone land from RU1-Primary Production, RU2-Rural Landscape and RU5-Village to R1-General Residential  
**Location:** Vicinity of Great North Road and Yarrabandini Road, Frederickton  
**Proponent:** Council  
**Status:** Planning proposal prepared

The next stage is to forward the planning proposal to the Minister for Planning for Gateway consideration. The Minister (or delegate) will consider if there is sufficient justification to proceed with the planning proposal and make a Gateway determination.

### 2018.155 RESOLVED

*Moved: Cl. Shields*  
*Seconded: Cl. Saul*

- 1 That the planning proposal which seeks to rezone land from RU1-Primary Production, RU2-Rural Landscape and RU5-Village to R1-General Residential in the vicinity of Great North Road and Yarrabandini, Frederickton, be submitted to the Minister for Planning for Gateway consideration pursuant to section 3.34 of the Environmental Planning and Assessment Act 1979.
- 2 That the Secretary of the Department of Planning and Environment be requested to issue Council with written authorisation to exercise plan making delegations in relation to this proposal.
- 3 Subject to the Gateway determination, community consultation for the planning proposal be undertaken.

Campbell	F	Hauville	A	McGinn	F	Morris	F
Patterson	F	Saul	F	Shields	F	Williams	F

### ISSUES

The *Kempsey Bypass Strategy 2011* included an action to review the land use strategy for Frederickton. In response, Council initiated a review of the adequacy of the land zonings within the Frederickton area and investigated the feasibility of amending the Kempsey Local Environment Plan (KLEP) 2013 to better reflect the current community needs.

The *Frederickton Planning Review 2015* concluded that the future of Frederickton would be best served by expanding the village to maximise the improved residential amenity of the village following the Kempsey Bypass and any decision to rezone land should be made

following completion of relevant investigations, which have now been undertaken. The results of these investigations demonstrated that unconstrained land suitable for new general residential development, approximately 18 hectares in area, is available bordering Great North Road and extending north, following the boundary with Frederickton Cemetery and along Yarrabandini Road.

A planning proposal was subsequently prepared and can be viewed in the attachment (Planning Proposal).

It is timely that the planning proposal now be considered in light of renewed interest in the development of new residential land in the vicinity of the Pacific Highway interchange and the opportunities to provide affordable residential housing blocks in close proximity to the Kempsey town centre, Frederickton village and the Pacific Highway.

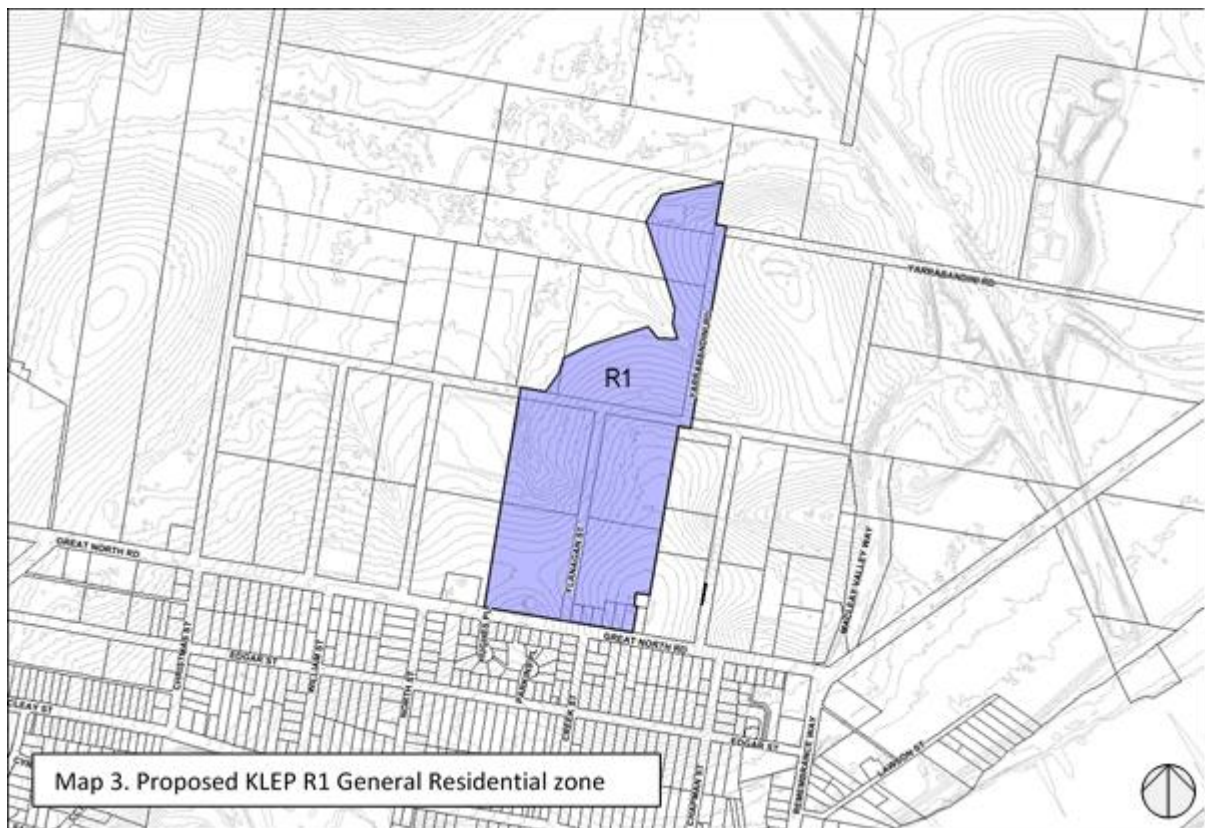
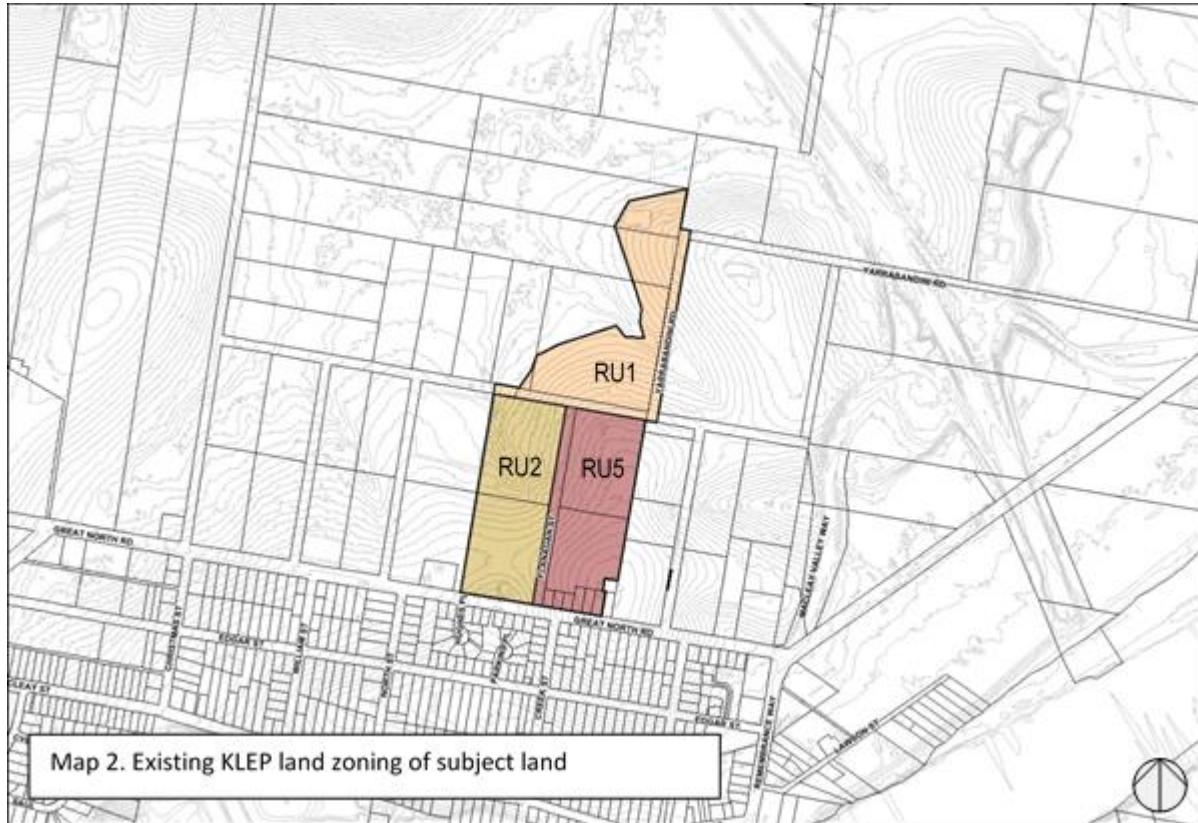
## BACKGROUND

### Subject Land

The area subject to this planning proposal is indicated at Map 1 and comprises land in both private and public ownership.



Landscape and RU5-Village (see Map 2) to R1-General Residential (see Map 3).

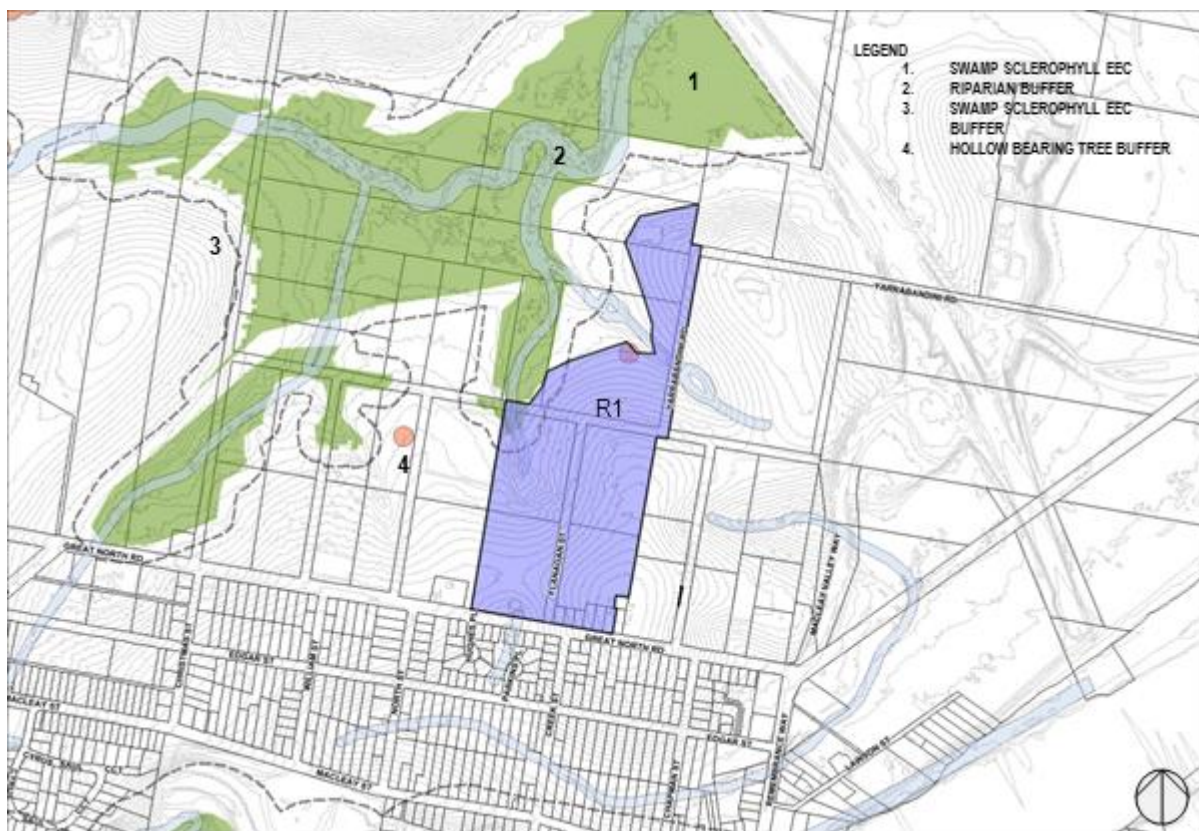


This will also involve amendments to the Minimum Lot Size Map, the Height of Buildings Map, and Floor Space Ratio Map to correspond with the R1 General Residential zone.

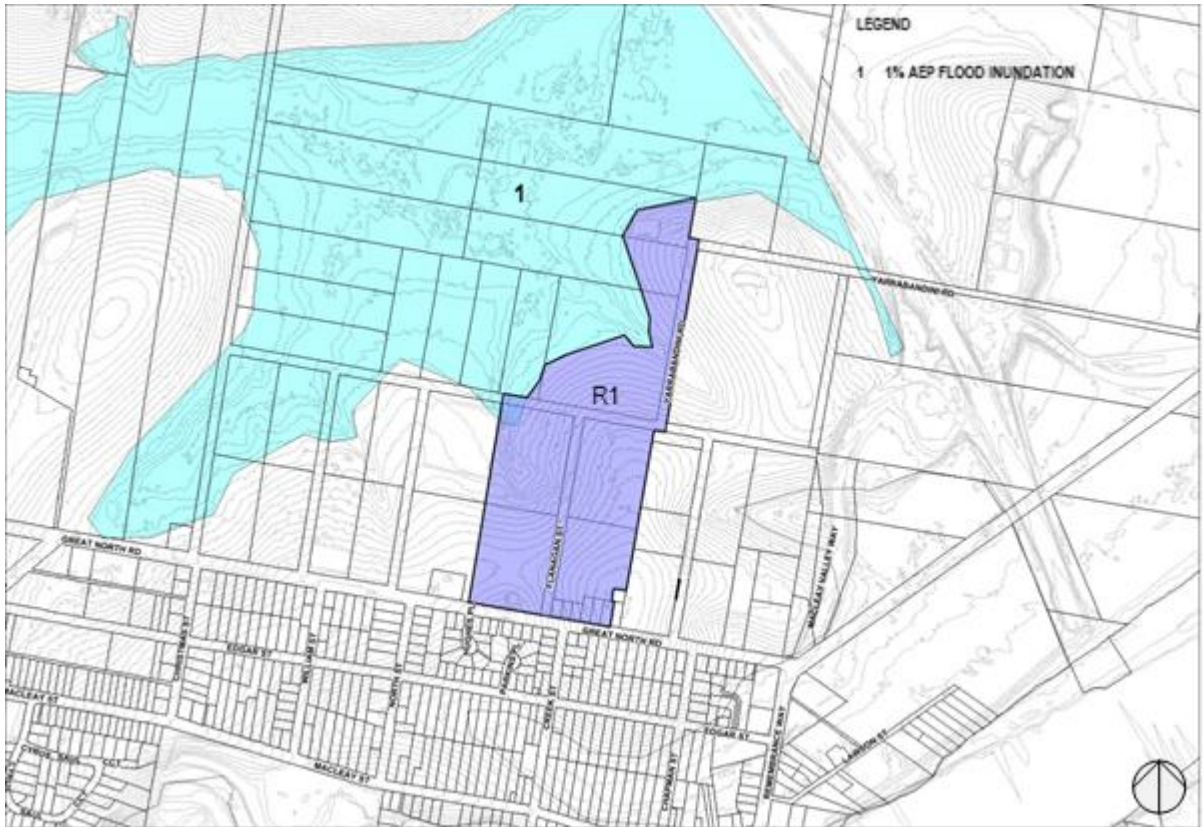
## Justification for the Planning Proposal

The proposed rezoning is consistent with the *North Coast Regional Plan 2036*, which identified part of the site as an urban land investigation area. It is also consistent with the *Kempsey Local Growth Management Strategy - Residential Land Component (2010)*, which also earmarked part of the land as a new residential release area.

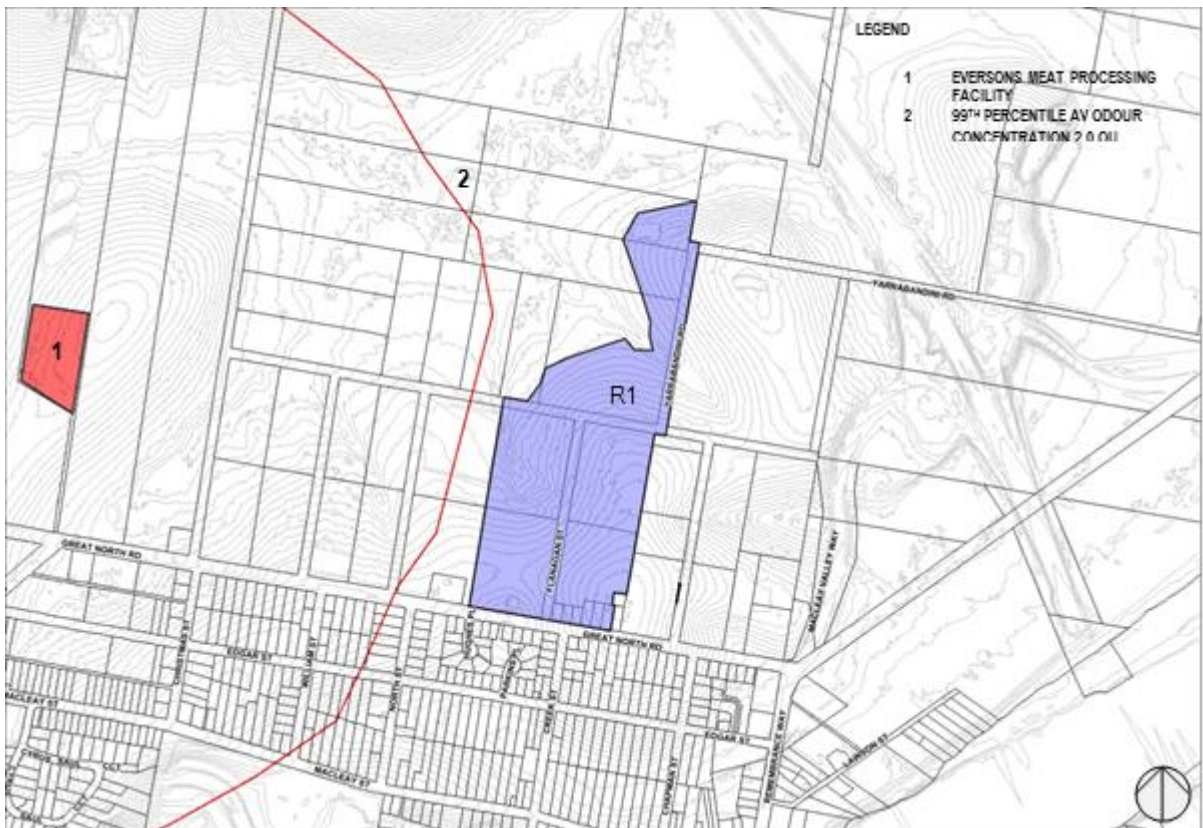
The proposed residential area has been determined following a number of investigations pertaining to the various site constraints. This included flora and fauna, flooding, odour and noise. The area proposed to be rezoned to residential has largely been determined by these environmental constraints as illustrated in the following maps.



Map 4: Endangered Ecological Community (EEC) including buffer and riparian buffer in relation to planning proposal area.



Map 5: Extent of 1% AEP flood inundation



Map 6: Everson Meat Processing Facility Frederickton – 99th Percentile (1 Second) Average Odour Concentration with respect to the proposed residential area (Criterion: 2.0 OU)

The proposal satisfies the relevant legislation, planning instruments, strategies, SEPPs and section 117 Directions. The relevant SEPPs and section 117 Directions are assessed in detail in the attachment (Planning Proposal).

### **Community Consultation**

Should the Minister for Planning issue a favourable Gateway determination, the next step will include undertaking community consultation in accordance with the conditions of the Gateway determination and Council's Rezoning Policy and Procedure 1.1.9. Part of this process will be to consult with the relevant Government authorities.

Once community consultation is complete, the matter will be reported back to Council to consider any submissions received and whether to proceed to the making of the amending local environmental plan.