


# G u n n e d a h

Land of Opportunity



## P l a n n i n g P r o p o s a l

### PROPOSED AMENDMENT TO THE GUNNEDAH LOCAL ENVIRONMENTAL PLAN 2012 (GLEP 2012)

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Proposed Amendment to Flood Planning Map - Sheet FLD\_005AA for  
Land impacted by Blackjack Creek, GUNNEDAH NSW

**Prepared for Gunnedah Shire Council**

**12 July 2019**

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## INTRODUCTION

This document relates to a Planning Proposal to amend the environmental planning instrument being the *Gunnedah Local Environmental Plan 2012* (GLEP 2012).

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and the associated guidelines 'A Guide to Preparing Planning Proposals' prepared by the NSW Department of Planning and Environment, which require the following matters to be addressed:

- Part 1 - Objectives or intended outcomes;
- Part 2 - Explanation of provisions;
- Part 3 - Justification;
- Part 4 - Mapping;
- Part 5 - Community consultation; and
- Part 6 - Project timeline.

## BACKGROUND

The purpose of this report is to amend the area identified on the Flood Planning Map as flood prone land and recognise the works that have been completed under the Blackjack Creek Riparian Corridor Reconstruction program.

The subject area comprises the urbanised portion of the Blackjack Creek floodplain extending on the eastern and western floodplain from McCalls Road to the Oxley Highway, a distance of approximately 2 kilometres along Blackjack Creek. Gunnedah Shire Council has recently completed the realignment and reconstruction of the Blackjack Creek channel by widening and deepening it. As a result, water in a 1 in 100 year flood event and a 500 mm planning level is contained within the channel banks and does not inundate the residential area along Wandobah Road.

When a property is sold, Council issue a Planning Certificate (Section 10.7) to the new owner. According to the current Council Flood Mapping Database, the respective Section 10.7 *Planning certificates* will continue to state the property is flood affected until the amendment is made. Consequently, flood-related development controls and planning provisions that are imposed on properties are inaccurate as the flood risk has been removed.

## PART 1 - OBJECTIVES OR INTENDED OUTCOMES OF THE PROPOSED LEP

The objective of this proposal is to amend the *Gunnedah Local Environmental Plan 2012* (GLEP 2012) for the subject lands identified in **Attachment 1**, in residential land, South Gunnedah, which are no longer at flood risk. The proposal will amend the Gunnedah Local Environmental Plan 2012 (GLEP 2012) Flood Planning Map - Sheet FLD\_005AA. The existing and proposed Flood Planning Map provisions are indicated in **Attachments 2** and **3** respectively.

The proposed amendment is consistent with the objectives, actions and priorities outlined within the *Gunnedah Economic Development Strategy 2018* (GEDS 2018) and *Gunnedah Local Environmental Plan 2012* in respect to all land affected by the Flood Planning Map - Sheet FLD\_005AA. Council is supportive of the proposed amendment in relation to the subject site.

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

The proposed outcome will be achieved via an amendment to the Flood Planning Map - Sheet FLD\_005AA, following Council's completion of the Blackjack Creek Riparian Corridor & Channel Reconstruction Flood Mitigation Project.

## PART 3 – JUSTIFICATION

### Section A - The need for the Planning Proposal

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

This planning proposal is the result of a report to Council on the 17 April 2019 relating to the request for an amendment to the Flood Planning Map (Sheet FLD\_005AA), in which Resolution 6.04/19 was made (Refer **Attachment 4**). It was resolved that Council:

- “1. Prepare a draft planning proposal, pursuant to Section 3.33 of the Environmental Planning and Assessment Act 1979 for an amendment to the Gunnedah Local Environmental Plan 2012 to:
    - a) Amend Flood Planning Map LZN\_005AA to remove the flood planning area from the properties located on the eastern side of the project site, excluding the riparian corridor and constructed channel area;.*
- 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 3.34-3.35 and Clause 4 of Schedule 1 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 3.36 of the Environmental Planning and Assessment Act 1979 in respect of the planning proposal.”*

The Planning Proposal also results from Blackjack Creek Flood Mitigation Project. The project has removed all risk of flooding on the eastern side of Blackjack Creek along Wandobah Road. Although the properties along Wandobah Road are no longer at risk of flooding, when issuing a Planning Certificate in accordance with Section 10.7 *Planning certificates of the EP&A Act 1979*, the flooding information provided is inaccurate. This amendment would allow the Council to immediately update the flood mapping database and Planning Certificate attributes, which would give the landowners confidence that they are receiving accurate, up-to-date information.

The areas identified as flood liable on the mapping has an impact on property sales and insurance costs. The insurance companies charge a higher premium when the properties are at risk of flooding; however, in this case, they are no longer at risk of flooding. The insurance companies decide the premium based on the Section 10.7 *Planning Certificates*. If the Certificate states that the particular property is at risk of flooding, despite the completion of the Blackjack Creek Flood Mitigation Project, the insurer places a higher premium. Therefore, this has also become a barrier to meet housing targets within Gunnedah Shire Council. The proposed amendment will rectify the inconsistencies associated with the current Flood Planning Map FLD\_005AA.

The above flood studies and Council endorsed Floodplain Management Plans includes multiple documents and can be accessed from the Council's website following the below link:

<http://www.gunnedah.nsw.gov.au/index.php/development/landuse-planning/floodplain-management>

The proposal is also in accordance with the *Gunnedah Economic Development Strategy 2018* (GEDS 2018) which has a priority to protect the local environment and wellbeing of the community.

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

The planning proposal is required in order to comply with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979). Amending the *Gunnedah Local Environmental Plan 2012* (GLEP 2012) is the only avenue available to legally change the Flood Planning Map, identifying the subject lands as no longer flood affected.

The Planning Proposal is the best means of achieving the objective of the proposed amendment. The proposal will remove the Flood Planning Map for the subject lands identified in **Attachment 1** which are no longer at flood risk. Therefore, an amendment to Flood Planning Map Sheet FLD\_005AA is the only way to prevent incorrect information when issuing a Planning Certificate.

Council is seeking Delegated Authority to make this LEP (refer to attached delegated plan making reporting template and evaluation criteria for the delegation of plan making functions in **Attachment 5**).

**3. Is there a net community benefit?**

There is a net community benefit associated with the proposed amendment to the GLEP 2012. It is considered that the resultant community benefit outweighs the administrative cost of implementing the proposal. Refer to **Attachment 6** for the analysis of the net community benefit.

**Section B - Relationship to strategic planning framework.**

The Proposal is consistent with the *Gunnedah Economic Development Strategy 2018* (GEDS 2018). The provisions of the GEDS 2018 are not impacted upon by the subject lands which are either administrative amendments or are amendments to facilitate the provisions of Section 10.7 *Planning Certificates* (EP&A Act 1979) by removing references relating to flooding on the land.

**4. Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies?)**

***New England North West Regional Plan 2036***

Gunnedah Shire Council is also subject to a regional strategy. This strategy is identified as the New England North West Regional Plan 2036 and the proposal is consistent with this strategy.

The primary purpose of this Planning Proposal is to immediately update the Flood Mapping Database and Section 10.7 *Planning Certificates*, which would provide land owners with confidence that they are receiving accurate up-to-date information. Also the subject site is no longer at risk of flooding; hence the property sales would increase while the insurance premiums go down. Therefore, this Planning Proposal is consistent with *Directions 12 - Adapt to natural hazards and climate change* as it will aid to review and update Floodplain Mapping to manage risk. Furthermore, the proposal is also supported by the *Direction 18 - Provide great places to live*, as it removes any constraints to supply of residential land to meet projected housing needs.

**5. Is the Planning Proposal consistent with Council's local strategy or other local strategic plans?**

The Planning Proposal is not inconsistent with the strategic planning direction outlined in the GEDS 2018 as noted above.

The Gunnedah Shire Council *Community Strategic Plan 2013-2023* (CSP 2013-2023) identifies a number of long-term aspirations of the Shire's community. Some of these include providing a range of accommodation to retain the Shire's residents and attract new residents regardless of their income levels and executing plans for the management of waterways.

The Plan is proposing to assess the impact of flooding to the community on a regular basis and proposing to remove any impediments to improve and encourage the supply of affordable housing. The Planning Proposal is considered to be consistent with the above mentioned outcomes and strategies of the CSP 2013-2023.

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

This Planning Proposal is consistent with all applicable State Environmental Planning Policies (SEPPs). For a complete checklist of SEPPs, refer to **Attachment 7**.

**7. Is the Planning Proposal consistent with relevant Ministerial Directions (s.9.1 Directions)?**

This section addresses consistency with applicable Section 9.1 Directions. **Attachment 8** contains a complete list of all 9.1 Ministerial Directions applicable in relation to the Planning Proposal.

**Section C - Environmental, Social and economic impact**

**8. 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 is very minor in nature seeking only to remove the flood maps from the GLEP 2012. The proposal poses no impact to critical habitats or threatened species, populations or ecological communities as a result. The Proposal will retain the current provisions of the *R2 Low Density Residential* and *R5 Large Lot Residential* zones. In addition, the current land uses will continue to be the same and be assessed according to the relevant GLEP 2012 zoning regulations should the proposed amendment be supported.

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

Gunnedah Shire Council has prepared a Floodplain Risk Management Plan (FRMP) and reconstructed the Blackjack Creek Channel by widening and deepening it. This has eliminated the flood risk along the eastern side of Blackjack Creek along Wandobah Road from McCalls Road to the Oxley Highway. In addition, there are no likely environmental effects as a result of the Proposal. Should any Development Application (DA) proceed in the future, it will be assessed according to Council's Flood Risk Management Strategies and in accordance with the EP&A Act 1979, GLEP 2012 and other applicable legislations.

**10. Has the Planning Proposal adequately addressed any social and economic effects?**

The Planning Proposal is not likely to result in unsustainable social and economic costs to the community. The Planning Proposal simply seeks to remove a 'doubled-up' mechanism which incorrectly identifies the flood planning areas within the GLEP 2012 which is seen as a positive to both social and economic considerations. Support for the Proposal will allow current *R2 Low Density Residential* and *R5 Large Lot Residential* zoning regulations meet their objectives.

The proposed amendment would provide housing in close proximity to existing social and physical infrastructure networks. The subject site is within 1 km of the Gunnedah CBD and has access to urban services such as water, sewer, electricity, telecommunications, retail shopping, banking, and recreational land. The site is well served by the local bus routes, located in close proximity to the Gunnedah Train Station, the Gunnedah Local Airport, schools, and the Gunnedah Hospital. The Gunnedah Shire Council long-term Strategic Plan has also proposed to install solar street lighting and CCTV cameras along View Street as a social security measurement. Furthermore, Council is undertaking improvements to View Street Skate Park to improve recreational facilities around the area.

Therefore, the Proposal will contribute to the growth of the residential area that will, in turn, support the function and capacity of the existing movement systems and public infrastructure, and will provide zoning that supports a range of housing types close to public transport and other services while minimising vehicle dependence.

In addition to above mentioned socio-economic benefits, the proposed amendment also meets the objectives of the *R2 Low-Density Residential* and *R5 Large Lot Residential* zone, while maximising existing opportunities and providing more efficient use of the disused land. Refer to community benefit established at **Attachment 6**.

**Section D - State and Commonwealth Interests**

**11. Is there adequate infrastructure for the Planning Proposal?**

It is not anticipated that the proposal will significantly influence the existing levels of service and capacity of the local road network. The site is located in a residential area that has the infrastructure in place to support any future development. The Planning Proposal requires no public infrastructure to be implemented nor will it have any impact on the delivery or use of public assets. The proposal will facilitate the more efficient use of public infrastructure constructed and planned for the subject land.

**12. What are the views of state and commonwealth public authorities consulted in accordance with the gateway determination?**

Consultation with State and Commonwealth public authorities has not yet been undertaken. The level of consultation will be determined by the NSW Department of Planning and Infrastructure should the Gateway Determination be received. The only Government agencies identified for consultation with regard to this Planning Proposal is NSW Department of Planning and Environment and Water NSW (flood operations and mitigation).

**PART 4 - MAPPING**

The proposed amendment will update the existing Gunnedah Local Environmental Plan 2012 Flood Planning Map (Sheet FLD\_005AA). The proposed revised map is shown at **Attachment 3**.

## PART 5 - COMMUNITY CONSULTATION

There has been no previous public consultation regarding this Planning Proposal. Council, in accordance with the requirements of a Gateway determination and the NSW Department of Planning's Guidelines to Preparing LEP's, will formally notify adjoining landholders and government stakeholders of the proposal and extend an invitation to make comment.

It is proposed to exhibit the Planning Proposal for a period of not less than 28 days. Public exhibition following a Gateway determination can be expected to include advertising in local newspapers (Namoi Valley Independent), publication of public exhibition material on Council's website, [www.gunnedah.nsw.gov.au](http://www.gunnedah.nsw.gov.au), and in writing to affected and adjacent landowners. Information relating to the Planning Proposal will also be on display at Gunnedah Shire Administrative Building at 63, Elgin Street, Gunnedah, NSW, 2380.

Public exhibition and consultation will be undertaken in accordance with the requirements of a Gateway Determination.

## PART 6 - PROJECT TIMELINE

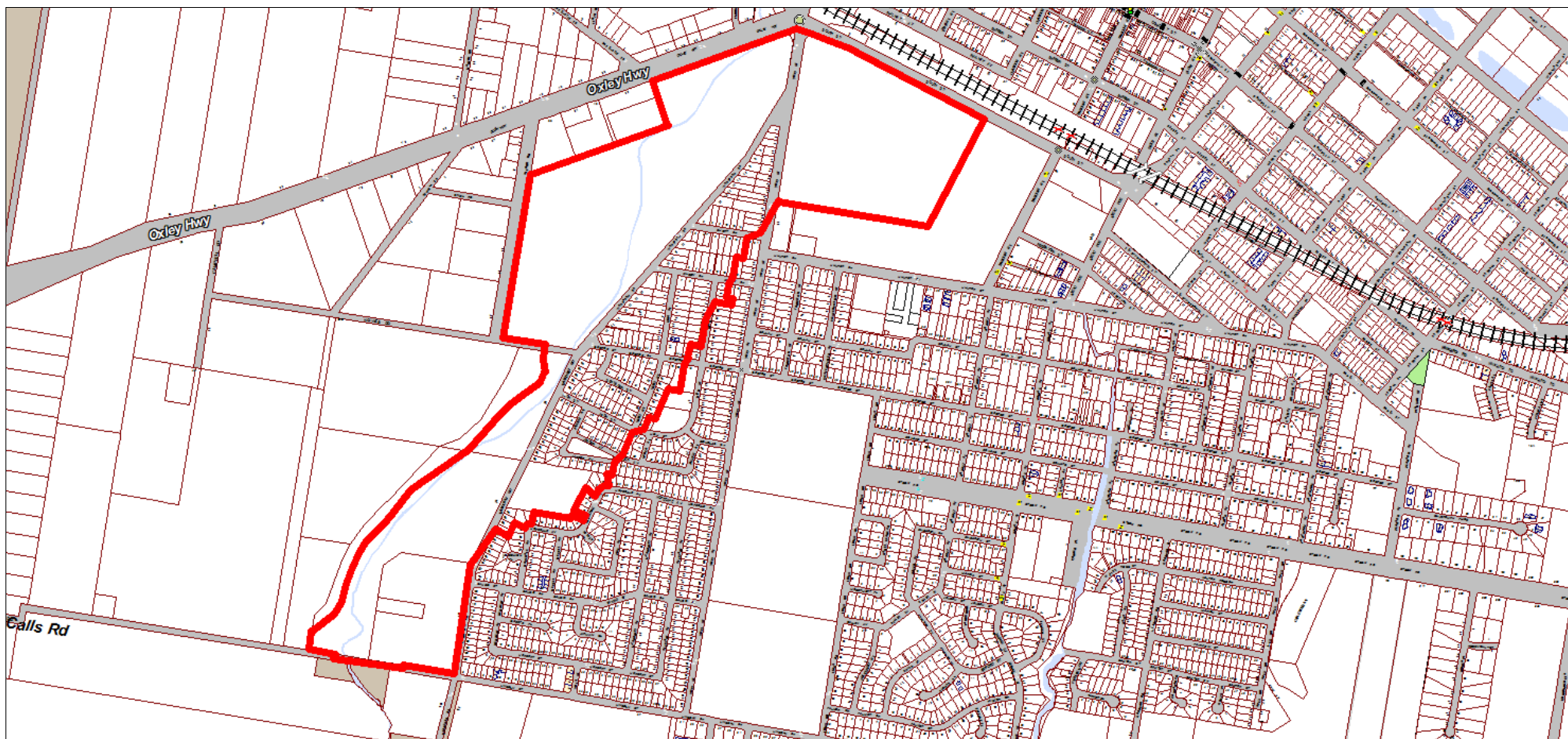
The following table shows the approximate timeline for the Planning Proposal and indicative only and is subject to change. It is estimated that the expected total timeframe for this Planning Proposal (should it be approved) is six to eight months.

Table 1. Project Timeline

Item	Estimated Time Frame	Responsibility
Anticipated commencement date (date of Gateway determination)	July/August 2019	Department of Planning and Environment
Revisions/Additional Studies (if required)	N/A subject to Gateway Determination	Council
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	August/September 2019	Agencies
Commencement and completion dates for public exhibition period	TBA	Council
Dates for public hearing (if required)	During exhibition period	Council
Timeframe for consideration of submissions	2 weeks following completion of public exhibition	Council
Timeframe for the consideration of a proposal post exhibition	2 weeks	Council
Date of submission to the Department of Parliamentary Counsel to finalise LEP	Early October 2019	Council
Anticipated date RPA will make the plan (if delegated)	November 2019	Council (if under delegation)
Anticipated date RPA will forward to department for notification	November 2019	Council



## **Attachment 1 - Subject Land Map**



## **Attachment 2: Existing Flood Planning Map**



**Gunnedah Local  
Environmental  
Plan 2012**

Flood Planning Map -  
Sheet FLD\_005AA

## Flood Planning Area

 Flood Planning Area

**Cadastre**

☐ Base data 26/3/2012 ©  
Land and Property Management (LPI)

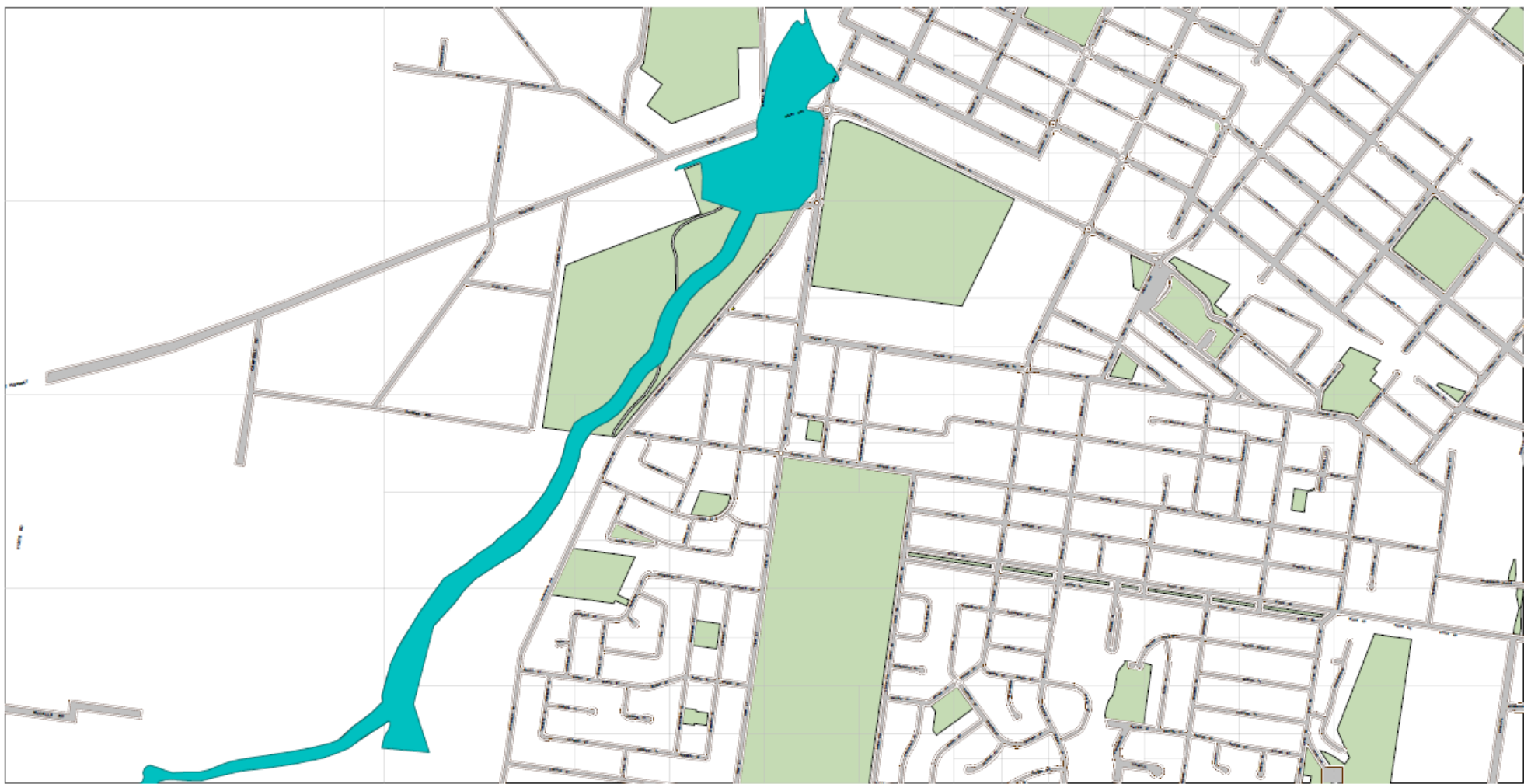


Projection: GDA 1994  
Zone 56

Map Identification Number:  
3550\_COM\_FLD\_005AA\_020\_20120420

# **Attachment 3: Proposed Amendment to Flood Planning Map**





## **Attachment 4: Council Report and Resolution**

**11.2**      **PLANNING PROPOSAL TO AMEND THE GUNNEDAH LOCAL ENVIRONMENTAL PLAN (LEP) 2012 – FLOOD PLANNING MAP (FLD\_005AA)**

**AUTHOR**      **Manager Development and Planning**

**MOTION**      *Moved Councillor C FULLER*  
                     *Seconded Councillor RG SWAIN*

**6.04/19**      **COUNCIL RESOLUTIONS:**

**That Council resolve to:**

1.      **Prepare a draft proposal, pursuant to Section 3.33 of the *Environmental Planning and Assessment Act 1979* for an amendment to the Gunnedah Local Environmental Plan 2012 to:**
  - a)      **Amend the Flood Planning Map (FLD\_005AA) to remove the flood planning area from the properties located on the eastern side of the project site, excluding the riparian corridor and constructed channel area.**
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 3.34-3.35 and Clause 4 of Schedule 1 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 3.36 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal.**

*Councillor RG Swain left the Meeting, the time being 5:33pm.*



<b>ITEM 2</b>	<b>Planning Proposal to amend the Gunnedah Local Environmental Plan (LEP) 2012 – Flood Planning Map (FLD_005AA)</b>
<b>MEETING</b>	Ordinary Meeting – 17 April 2019
<b>DIRECTORATE</b>	Planning and Environmental Services
<b>AUTHOR</b>	Manager Development and Planning
<b>POLICY</b>	Nil
<b>LEGAL</b>	Environmental Planning and Assessment Act 1979
<b>FINANCIAL</b>	Nil
<b>STRATEGIC LINK</b>	Community Strategic Plan
	3.4.5 Enforcement of compliance with acts, regulations, building codes and standards such as those related to planning, building, health, parking, animal control, illegal dumping and vegetation.
	4.1.4 Lobby for planning controls that balance the needs for mining, agriculture and protection of the environment which reflects tin the long term future of the environment.
	4.1.5 Reduce the impact of flooding on the community.
	Operational Plan
	3.4.5.1 Efficient assessment, processing, inspection and enforcement of applications and certificates in accordance with current legislation, standards and regulations related to swimming pools, building, construction, fire, excess vegetation, abandoned vehicles, illegal dumping and other compliance matters.
<b>ATTACHMENTS</b>	Nil

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#### OFFICER’S RECOMMENDATIONS:

That Council resolve to:

1. Prepare a draft planning proposal, pursuant to Section 3.33 of the *Environmental Planning and Assessment Act 1979* for an amendment to the *Gunnedah Local Environmental Plan 2012* to:
    - a) Amend the Flood Planning Map (FLD\_005AA) to remove the flood planning area from the properties located on the eastern side of the project site, excluding the riparian corridor and constructed channel area.
  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 3.34-3.35 and Clause 4 of Schedule 1 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 3.36 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal.
- 

#### PURPOSE

The purpose of this report is to seek Council’s endorsement for the preparation of a planning proposal to amend the *Gunnedah Local Environmental Plan (GLEP) 2012*.

## BACKGROUND

Council has completed the construction works on the Blackjack Creek Riparian Corridor and Channel Reconstruction project. The following report outlines the proposed Planning Proposal regarding the flood planning map within the Gunnedah Local Environmental Plan, 2012.

A Notice of Motion was moved by Council at the September 2018 Ordinary Meeting as follows:

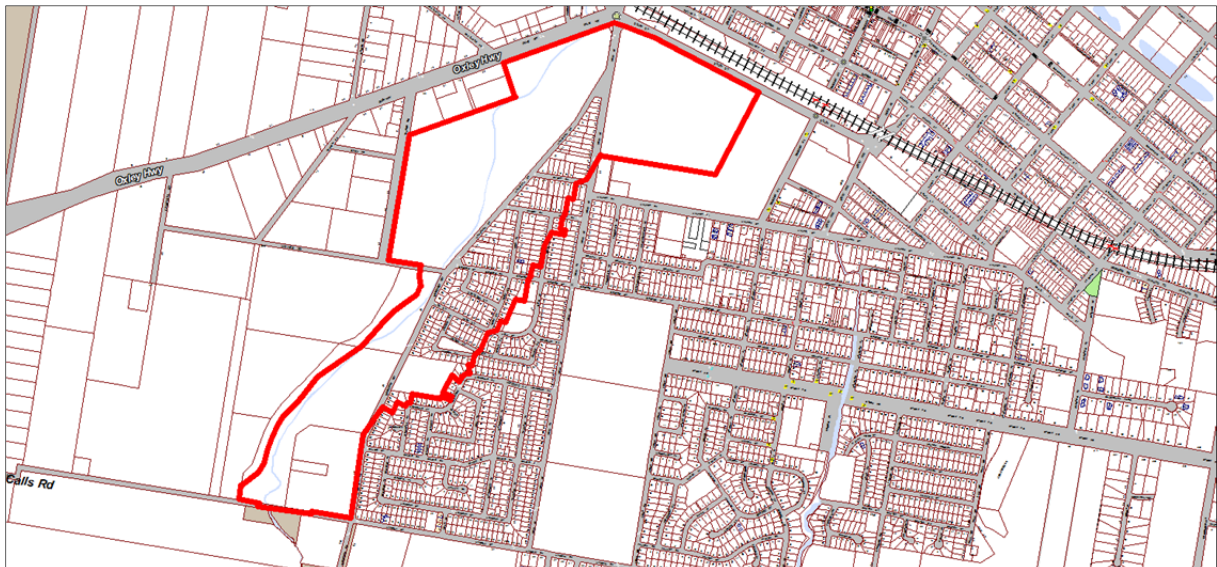
*“That Council review the LEP and modify the same to reflect changes in flood modelling as a result of the flood mitigation works done at Blackjack Creek.”*

## COMMENTARY

### Proposal

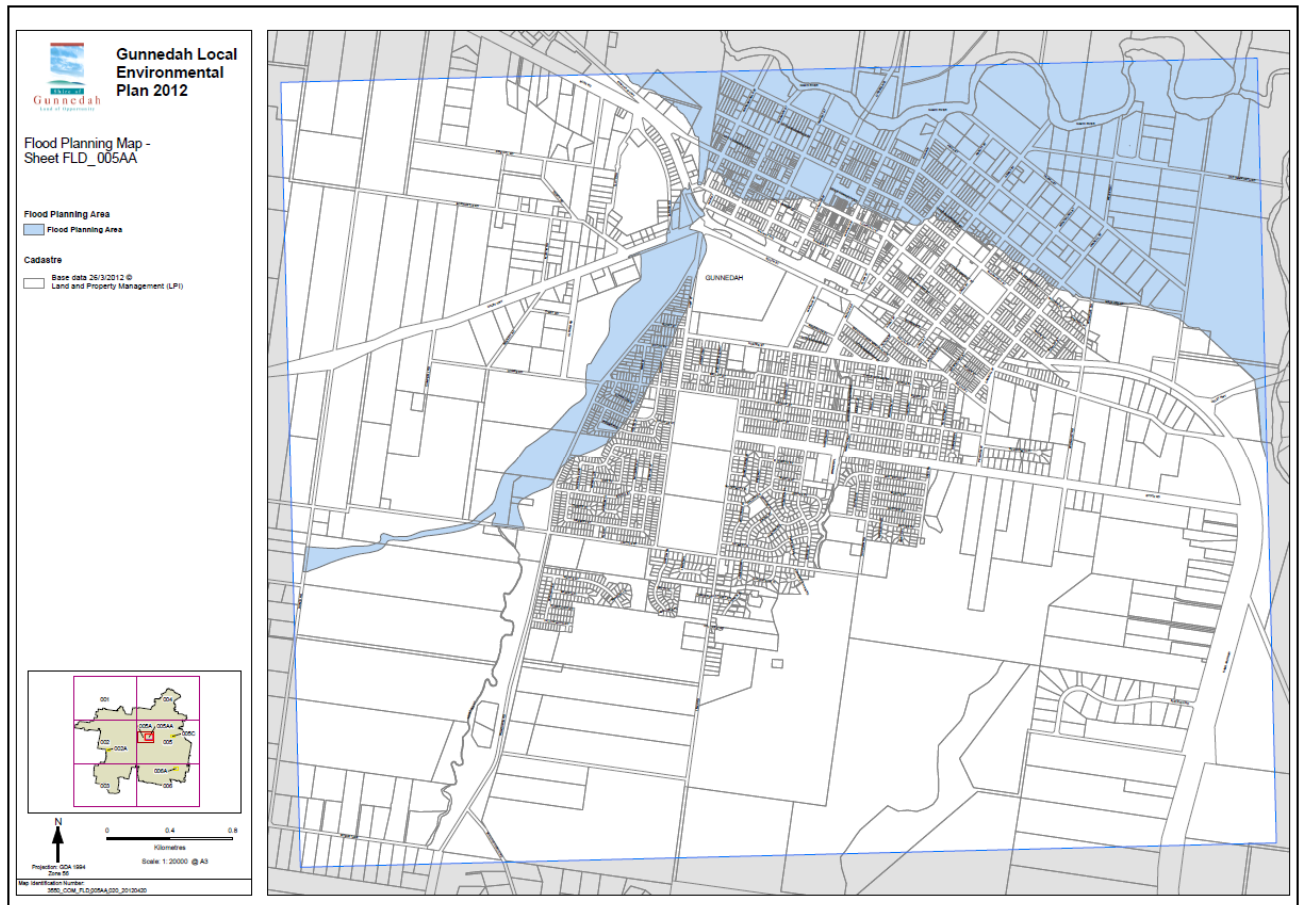
The planning proposal aims to amend the Flood Planning Map (FLD\_005AA) to remove the flood planning area from the properties located along Wandobah Road, that are identified as being no longer subject to flooding as a result of the completed flood mitigation works.

*Figure 1 - Subject Land*



The subject land is located primarily along Wandobah Road, from the commencement of the channel construction off McCall's Road, to the end of the construction works, just south of the Oxley Highway. The subject land adjoins the constructed Blackjack Creek Riparian Corridor on the western boundary and residential land on the eastern boundary.

Figure 2 - Current Flood Planning Map



The land is currently identified as the Flood Planning Area on the map. The land is predominantly privately owned land and contains dwellings and associated residential infrastructure. The non-residential land is utilised for recreation.

#### *Proposed Flood Planning Map*

The planning proposal is recommending that the land currently identified in the flood planning area, which is now protected from flooding through the channel reconstruction works, be no longer identified within the flood planning area. The Works as Executed plans will be utilised to identify which land is now protected by the channel works.

#### **Relation to applicable local and regional plans and strategies**

The planning proposal is consistent with the aims and objectives of the applicable local and regional plans and strategies.

#### *New England North West Strategic Regional Land Use Plan 2012*

The *New England North West Strategic Regional Land Use Plan 2012* identifies healthy environments with pristine waterways as a key objective. Action “12.2 – Minimise the risk from natural hazards and the projected effects of climate change by identifying hazards, managing risks and avoiding vulnerable areas, particularly when considering new urban release areas” and “12.3 – Review and update floodplain and bushfire mapping to manage risk, particularly where urban growth is being investigated”, of the plan supports this objective. The planning proposal is consistent with both the actions and objective of the *New England North West Strategic Regional Land Use Plan 2012* as it is in response to the completed flood mitigation measures and the updating of mapping.

#### *Gunnedah Community Strategic Plan 2017-2027*

The *Gunnedah Community Strategic Plan 2017-2027* identifies protecting and enjoying our beautiful surrounds. The plan further identifies the reduction of the impact of flooding on the community as a key strategy. The planning proposal is consistent with this aim of the *Gunnedah Community Strategic Plan 2017-2027* as the proposal is the result of the completion of flood mitigation works, which protect the community from the impact of flooding.

#### **CONCLUSION**

Given the planning proposal's consistency with the *New England North West Strategic Regional Land Use Plan 2012* and the *Gunnedah Community Strategic Plan 2017-2027*, it is recommended the planning proposal to amend the *Gunnedah Local Environmental Plan 2012* be supported.

## **Attachment 5: Delegated Plan Making Reporting Template**

## Attachment 5 – Delegated plan making reporting template

### Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

**Table 1 – To be completed by the department**

Stage	Date/Details
Planning Proposal Number	
Date Sent to department under s3.33	
Date considered at LEP Review Panel	
Gateway determination date	

**Table 2 – To be completed by the RPA**

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DP&E requesting notification		

**Table 3 – To be completed by the department**

Stage	Date/Details
Notification Date and details	

### Additional Relevant Information:

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## **Attachment 6: Analysis of Net Community Benefit**



**Attachment 6: Analysis of Net Community Benefit Criteria**  
*Planning Proposal for Blackjack Creek, Gunnedah*

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
Will the LEP be compatible with agreed State and Regional strategic direction for development in the area?  <b>YES</b>	The proposal is compatible with the <i>New England North West Regional Plan 2036</i> prepared by the Department of Planning and Environment and the <i>Gunnedah Economic Development Strategy 2018</i> which support the amendments in this Planning Proposal. The land subject to the Planning Proposal is currently restricted by the Flood Planning Provisions,	The proposed amendment will facilitate development consistent within <i>R2 Low Density Residential</i> and <i>R5 Large Lot Residential</i> zoned land that would otherwise be restricted by flooding provisions.	The community will <b>benefit</b> as a result of the proposed amendments to the GLEP 2012 Flood Planning Map. These amendments will facilitate development consistent within <i>R2 Low Density Residential</i> and <i>R5 Large Lot Residential</i> zoned land that would otherwise be restricted by flooding provisions.
Is the planning proposal located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or another regional/sub-regional strategy?  <b>YES</b>	The proposal is compatible with the <i>New England North West Regional Plan 2036</i> prepared by the Department of Planning and Environment and the <i>Gunnedah Economic Development Strategy 2018</i> .	The proposed changes to the lands are supported by the goals identified by the <i>New England North West Regional Plan 2036</i> .	The <i>New England North West Regional Plan 2036</i> supports the Planning Proposal. A community <b>benefit</b> is identified as a result of the proposed changes.
Is the proposal likely to create a precedent or create or change the expectations of the landowner or other landholders?  <b>YES</b>	The subject site is currently zoned <i>R2 Low Density Residential</i> , <i>RE1 Public Recreation</i> and <i>R5 Large Lot Residential</i> and consists of vacant and developed land. The land is currently affected by flooding according to the Flood Planning Map.	The proposal will remove flooding identification information on the Flood Planning Map for the subject lands identified in Attachment 1. The land is no longer at risk due to the flood mitigation works undertaken and completed in 2018.	<p>The community will benefit from the proposed amendment. Amendments of the floods planning provisions will change the expectations of the subject land. The Planning Proposal will allow Council to immediately update its flood mapping database and Planning Certificate attributes, which would give the landowners confidence that they are receiving accurate, up-to-date planning information.</p> <p>The Proposal will also allow current <i>R2 Low Density Residential</i> and <i>R5 Large Lot Residential</i> zoning regulations to meet their objectives.</p> <p>This is considered to be a <b>benefit</b> based on this criterion.</p>

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?  <b>N/A</b>	Not applicable. There have not been other spot rezoning's affected in the locality.	Not applicable	Not applicable
Will the planning proposal facilitate a permanent employment generating activity?  <b>NO</b>	The subject site is currently zoned <i>R2 Low Density Residential, RE1 Public Recreation</i> and <i>R5 Large Lot Residential</i> and consists of vacant and developed land. The land is currently affected by flooding according to the Flood Planning Map.	The proposal will amend the <i>Gunnedah Local Environmental Plan 2012</i> (GLEP 2012) Flood Planning Map - Sheet FLD_005AA.  The proposal will amend flood-related development controls and planning provisions that are imposed on properties as they are inaccurate as the flood risk has been removed on the subject land.	No permanent employment generating activities will occur on any of the lands as a result of the Planning Proposal.
Will the planning proposal impact upon the supply of residential land and therefore housing supply and affordability?  <b>YES</b>	The subject site is currently zoned <i>R2 Low Density Residential, RE1 Public Recreation</i> and <i>R5 Large Lot Residential</i> and consists of vacant and developed land. The land is currently affected by flooding according to the Flood Planning Map.	The proposal will amend the <i>Gunnedah Local Environmental Plan 2012</i> (GLEP 2012) Flood Planning Map - Sheet FLD_005AA which affects residential land. The land is no longer at risk due to the flood mitigation works completed in 2018. The provisions of the amendments will facilitate development potential.	An amendment to Flood Planning Map Sheet FLD_005AA is the only way to prevent incorrect information when issuing a Planning Certificate. Furthermore, removing the inaccurate information will allow land, which would otherwise have flooding restrictions, be developed to their potential.  This is considered to be a <b>benefit</b> based on this criterion.

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site?  <b>YES</b>	The subject site is currently serviced by Wandobah Road and Oxley Highway.  The subject site is also currently serviced by sewer, telecommunications, electricity and water infrastructure.	Once part of the land is rezoned the development application process will determine the most appropriate access to the site. Facilities including water, electricity etc. will be extended to service future development on the land.	Facilities including water, sewer, telecommunications, electricity etc. can be easily extended to existing vacant land. This will provide an opportunity for future development of the land  This will enable a better future public and community service. This is considered to be a <b>benefit</b> based on this criterion.
Is public transport currently available or is there infrastructure capacity to support future public transport?  <b>YES</b>	A public bus service is currently available to services all land parcels within the subject site.	There is infrastructure capacity to support future public transport.  The subject site is within 1 km of the Gunnedah CBD. The site is well served by the local bus routes, located in close proximity to the Gunnedah Train Station, the Gunnedah Local Airport, schools, and the Gunnedah Hospital.	The existing Wandobah Road, Oxley Highway and sub-streets are capable of providing adequate road widths to support access to the subject site should development of vacant land occur in the future.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers?  If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?  <b>NO</b>	The subject site is located in close proximity to the town centre of Gunnedah. Some parts of the land are currently vacant due to the flooding restrictions imposed.	The proposed amendment to the Flood Planning Map will not affect the car distances travelled by cars, buses, employees and suppliers. The subject site is located in an area where there is existing vehicle movement.  The subject site is located in close proximity to the town centre of Gunnedah. As this location is central in the town of Gunnedah community members travel a small distance to access the site. This will not change as a result of the planning proposal.	The Planning Proposal will not affect any travelling distances or compromise services within this location.  Road safety measures will be implemented throughout any stage of development on the relevant subject land.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal?  If so, what is the expected impact?  <b>NO</b>	The subject site is not located in an area that contains significant Government investments in infrastructure or services.	Not applicable.	Not applicable.

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors?  <b>NO</b>	The subject site is not constrained by environmental impacts or factors.	Not applicable.	Not applicable.
Will the LEP be compatible or complementary with surrounding land uses? What is the impact on amenity in the location and wider community?  Will the public domain improve?  <b>YES</b>	The subject site is currently zoned <i>R2 Low Density Residential</i> , <i>RE1 Public Recreation</i> and <i>R5 Large Lot Residential</i> and consists of vacant and developed land. The land is currently affected by flooding according to the Flood Planning Map.	The amendment to the Flood Planning Map (Sheet FLD_005AA) will be compatible with the existing surrounding land uses and the impact of any future development of the site will be negligible.	The public domain will benefit as a result of corrections to the GLEP 2012. The rezoning of the land will also facilitate residential development in the locality.  This is considered to be a <b>benefit</b> based on this criterion.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?  <b>NO</b>	The subject land is currently zoned <i>R2 Low Density Residential</i> , <i>RE1 Public Recreation</i> and <i>R5 Large Lot Residential</i> . Some of the land zoned under each of these precincts is currently identified as being affected by flooding under the GLEP 2012.	The Planning Proposal will remove the flooding information for these areas and increase the availability of permissible uses for those areas in the <i>R2 Low Density Residential</i> and <i>R5 Large Lot Residential</i> zone.	The removal of the Flood Planning Mapping for the subject land will provide the opportunity for additional residential development. A net community <b>benefit</b> will be gained due to the provision of permissible activities on residential land that would otherwise be prohibited.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?  <b>N/A</b>	The subject site is currently zoned <i>R2 Low Density Residential</i> , <i>RE1 Public Recreation</i> and <i>R5 Large Lot Residential</i> and consists of vacant and developed land. The land is currently affected by flooding according to the Flood Planning Map.	The proposed amendment is essentially to update and correct the Flood Planning Map by removing flooding identification information on the subject land.	The Planning Proposal will remove flooding information from the Flood Planning Map. A desirable outcome of the Planning Proposal will be the availability of permissible uses on residential land. This is considered to be a <b>benefit</b> based on this criterion.

EVALUATION CRITERIA (YES/NO RESPONSE as applicable)	COMMUNITY COSTS AND BENEFITS		
	BASE CASE – CURRENT SITUATION (or COMMENT)	PLANNING PROPOSAL	COMMUNITY BENEFIT PER CRITERIA
<p>What are the public interest reasons for preparing the draft plan?</p> <p>What are the implications of not proceeding at that time?</p>	<p>The subject land is currently zoned <i>R2 Low Density Residential, RE1 Public Recreation</i> and <i>R5 Large Lot Residential</i>. Some of the land zoned under each of these precincts is currently identified as being affected by flooding under the GLEP 2012.</p>	<p>The Planning Proposal will update and rectify the Flood Planning Map to coincide with the flood mitigation works undertaken in 2018.</p> <p>Not proceeding with the proposed changes will result in incorrect information distributed to the public via planning related advice and documentation (i.e. planning instrument, Planning certificates etc.).</p>	<p>The community will <b>benefit</b> as a result of corrections to the GLEP 2012. The rezoning of the land will also facilitate residential development.</p>
Summary	<p><b>Net Community Benefit =</b>    <b>9 of the 12</b> applicable criteria above identify a clear <b>community benefit</b>.  <b>3 of the 12</b> applicable criteria are assessed as being <b>potentially benefit/cost neutral</b>.  <b>0 or the 12 applicable criteria identify a significant cost to the community</b>. Overall, a notable net community benefit is identified in relation to this Planning Proposal.</p>		

## **Attachment 7: SEPPs relative to Planning Proposal**

## Attachment 7 – Consideration of applicable SEPPs relative to the Blackjack Creek Planning Proposal

*The following SEPP's apply to the Gunnedah Shire Council Local Government Area, as at April 2019.*

State Environmental Planning Policy (SEPP)	Applicable to GSC?	Consistent/ Inconsistent	Reason for inconsistency or comment
No. 1 - Development Standards	No	N/A	The Planning proposal has no implications in terms of SEPP No. 1
No. 15 - Rural Land sharing Communities	Yes	N/A	Not applicable to Planning Proposal.
No. 19 - Bushland in Urban Areas	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 21 - Caravan Parks	No	N/A	Not applicable to Planning Proposal.
No. 30 - Intensive Agriculture	No	N/A	Intensive livestock agriculture is not a permissible use in the R2 and R5 zone. The provisions of the SEPP are additional to those in GLEP 2012.
No. 32 - Urban Land Consolidation (Redevelopment of Urban Land)	Yes	N/A	Not applicable to the lands
No. 33 - Hazardous and Offensive Development	No	N/A	Not applicable to the lands
No. 36 - Manufactured Home Estates	No	N/A	Not applicable to Planning Proposal.
No. 44 - Koala Habitat Protection	No	N/A	Not applicable to Planning Proposal.
No. 47 - Moore Park Showground	No	N/A	Not applicable to Gunnedah Local Government Area.
No. 50 - Canal Estate Development	No	N/A	Not applicable to Planning Proposal.
No. 52 - Farm Dams and other works in Land and Water Management Plan Area	No	N/A	Not applicable to Planning Proposal.
No. 55 - Remediation of Land	Yes	N/A	Not applicable to Planning Proposal.
No. 62 - Sustainable Aquaculture	Yes	N/A	Not applicable to Planning Proposal.
No. 64 - Advertising and Signage	Yes	N/A	Not applicable to Planning Proposal.
No. 65 - Design Quality of Residential Apartment Development	Yes	N/A	Not applicable to Planning Proposal.
No. 70 - Affordable Housing (Revised Schemes)	Yes	N/A	Not applicable to Planning Proposal.
No. 71 – Coastal Protection	No	N/A	Not applicable to Gunnedah Local Government Area.
Affordable Rental Housing – 2009	Yes	Yes	The proposal accelerates and facilitates the delivery of residential flat building development, property selling, buying and subdividing process. It will enable greater housing choice and lifestyle options.

Building Sustainability Index: BASIX – 2004	Yes	N/A	Not applicable to Planning Proposal.
Exempt and Complying Development Codes – 2008	Yes	N/A	Removal of the flood restrictions will enable exempt and complying development to be considered.
Housing for Seniors or People with a Disability – 2004	Yes	Yes	The proposal addresses the Shire communities' long-term aspiration of "Having a wide range of accommodation options to retain shire's residents and attract new residents regardless of their income levels and age". Therefore, the proposal will bring positive influences on this environment and is deemed to satisfy the aims of this instrument.
Infrastructure – 2007	Yes	N/A	Not applicable to Planning Proposal.
Kosciuszko National Park - Alpine Resorts – 2007	No	N/A	Not applicable to Gunnedah Local Government Area.
Kurnell Peninsula – 1989	No	N/A	Not applicable to Gunnedah Local Government Area.
Major Development - 2005	Yes	N/A	Not applicable to Planning Proposal.
Mining, Petroleum Production and Extractive Industries – 2007	Yes	N/A	Not applicable to Planning Proposal.
Miscellaneous Consent Provisions – 2007	No	N/A	Not applicable to Planning Proposal.
Penrith Lakes Scheme – 1989	No	N/A	Not applicable to Gunnedah Local Government Area.
Rural Lands – 2008	Yes	Yes	The proposed amendment will facilitate further development (i.e. subdividing existing large residential land). It will also accommodate services required to meet the day to day needs of residents. Additionally, the proposed amendment increases the accuracy of the council's land information attributes. Consequently, the Proposal is consistent with the aim of the policy.
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	No	N/A	Not applicable to Planning Proposal.
State and Regional Development – 2011	No	N/A	Not applicable to Planning Proposal.
State Significant Precincts	No	N/A	Not applicable to Planning Proposal.
Sydney Drinking Water Catchment – 2011	No	N/A	Not applicable to Gunnedah Local Government Area.
Urban Renewal - 2010	No	N/A	Not applicable to Planning Proposal.



## **Attachment 8 – Section 9.1 Ministerial Directions**

## Attachment 8 - Consideration of applicable Section 9.1 Ministerial Directions relative to Planning Proposal

Direction	Applicable	Consistent	Comments
<b>1. Employment and Resources</b>			
1.1 Business and Industrial Zones	No	N/A	The Planning Proposal is located within the Low-Density Residential zone. In accordance with Clause 3 of the Direction, the Direction is not applicable.
1.2 Rural Zones	Yes	Yes	The Planning Proposal does not propose to rezone or increase the permissible density of any rural zoned land. Therefore in accordance with Clause 3 of the Direction, the Direction is not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	No	N/A	The Planning Proposal does not involve the prohibition or restriction, or restriction of the development potential of the resources identified in clause 3(a) (b) of the Direction. The subject site is not affected by this Direction.
1.4 Oyster Aquaculture	No	N/A	In accordance with Clause 2 of the Direction, the Direction is not applicable to the Gunnedah Shire Council Local Government Area.
1.5 Rural Lands	Yes	Yes	The subject land is zoned <i>R2 Low Density Residential</i> and <i>R5 Large Lot Residential</i> in a built-up urbanised area and has very limited agricultural production capabilities. The Proposal will broaden housing choices and make more efficient use of infrastructure and services. On the other hand, the Proposal is consistent with the council endorsed community strategic plan as noted in Rural planning Principles. Therefore, the Planning Proposal is considered to be consistent with the objectives of the direction.
<b>2. Environment and Heritage</b>			
2.1 Environment Protection Zones	Yes	Yes	The proposal is consistent with the objective in that none of the land is identified to be within a high environmental protection zone.
2.2 Coastal Protection	No	N/A	In accordance with Clause 2 of the Direction, this Direction does not apply to the Gunnedah Shire Council Local Government Area.
2.3 Heritage Conservation	No	N/A	The Planning Proposal does not contain provisions for the conservation of heritage items as these provisions exist within the current instrument. The Planning Proposal does not affect land identified as being heritage listed. Therefore, the Planning Proposal is considered to be consistent with the objectives of the direction.
2.4 Recreation Vehicle Areas	No	N/A	The Planning Proposal does not propose any recreation vehicle areas and is consistent with this direction.
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1 Residential Zones	Yes	Yes	The Planning Proposal is located in the <i>R2 Residential</i> and <i>R5 Large Lot Residential</i> zones. The site is in close proximity to Gunnedah CBD and can easily access to available infrastructure and services. As discussed in Objective 1.5 – Rural Lands, this Planning Proposal would enable any future dwelling to be located on the land primarily subject to R2 and R5 zoning regulations. Therefore the Planning Proposal is considered to have achieved the objectives of this direction.

3.2 Caravan Parks and Manufactured Home Estates	Yes	No	The Planning Proposal does not contain provisions for the location and operation of Caravan Parks and Manufactured Home Estates as these provisions exist within the current instrument. The Planning Proposal also does not aim to alter provisions that permit development for the purpose of a caravan park to be carried out on land. The Planning Proposal will retain the provisions of the principle LEP in this regards. Therefore, it is considered this inconsistency is of minor significance.
3.3 Home Occupations	Yes	No	The Planning Proposal does not contain provisions for Home Occupations. The Planning Proposal will retain the provisions of the principle LEP in this regards. Therefore, it is considered this inconsistency is of minor significance.
3.4 Integrating Land Use and Transport	No	Yes	The Planning Proposal provides residential land with easy access to Gunnedah CBD by walking, cycling and public transportation. The location of this land supports the efficient and viable operation of existing public transportation. Therefore, it is considered that the proposal is consistent with the objectives of this Direction.
3.5 Development Near Licensed Aerodromes	No	N/A	The proposed site is not located in a vicinity of a licenced aerodrome. Therefore this direction is not applicable.
3.6 Shooting Range	No	N/A	The planning proposal does not involve land adjoining or adjacent to an existing shooting range. In accordance with Clause 3 of the direction, the direction is not applicable.
<b>4. Hazard and Risk</b>			
4.1 Acid Sulfate Soils	No	N/A	In accordance with Clause 3 of the Direction, this Direction only applies “when a relevant planning Authority prepares a Planning Proposal affecting land having a probability of containing acid sulphate soils as shown on the on Acid Sulphate Soils Planning Maps held by the DPE”. The Gunnedah Shire Local Government Area is not identified on these maps; therefore this Direction is not applicable.
4.2 Mine Subsidence and Unstable Land	No	N/A	The subject land is not located in a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961, and has not been identified as unstable land. Therefore, in accordance with Clause 2 of the Direction, the Direction is not applicable.
4.3 Flood Prone Land	Yes	Yes	<p>The Planning Proposal involves amending the Flood Planning Map for the previously flood-prone land area identified in Attachment 1.</p> <p>The clause 4 of the Direction states that “a Planning Proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas)”. Gunnedah Shire Council had undertaken a Floodplain Risk Management study in 2010 October. The study has addressed the consistency between NSW Government’s Flood Prone land Policy and the principles of the Floodplain Development Manual 2005.</p> <p>The Planning Proposal does not seek permission to develop in floodway areas. However, land that identifies on the new Flood Planning Map and any proposed development will be managed in accordance with the flood risk by GLEP 2012 (6.1) and associated development codes. Therefore, the proposal is considered to be consistent with Clause 6 of the Direction. Also, the Planning Proposal does not intend to amend existing flood development controls within the current instrument nor does it permit additional development within a flood identified area. Therefore the Planning Proposal is consistent with the relevant directions of this Direction.</p>

4.4 Planning for Bushfire Protection	No	Yes	<p>This Direction applies “when a relevant planning authority prepares a Planning Proposal that will affect or is in proximity to land mapped as bushfire prone land”. According to the current zoning guidelines, this proposal enables bed and breakfast accommodation; boarding houses; centre-based child care facilities; dwelling houses; group homes; home industries; hospitals; neighbourhood shops; respite day care centres. The objectives of this Direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and encourage sound management of bush fire prone areas.</p> <p>The subject land area is mapped as not being bushfire prone land. The site has 1.2 Km radius from the nearest designated bush fire prone zone. Therefore it is considered that this Planning Proposal is consistent with this Direction.</p>
<b>5. Regional Planning</b>			
5.2 Sydney Drinking Water Catchment	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	The Gunnedah Shire Local Government Area is not located within the land identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.9 North West Rail Link Corridor Strategy	No	N/A	The Gunnedah Shire Local Government Area is not identified in Clause 2 of the Direction. The Direction is therefore not applicable.
5.9 Implementation of Regional Plans	Yes	Yes	There are two regional plans apply to the land and. As outlined under section B – “Relationship to strategic planning framework”, the Planning Proposal is consistent with the vision, goals and directions of New England North West Strategic Regional Land Use Plan and New England North West Regional Plan-2036. Refer to previous comments on Section B – “Relationship to strategic planning framework”.
<b>6. Local Plan Making</b>			
6.1 Approval and Referral Requirements	Yes	Yes	The planning does not include any additional concurrence, consultation or referral requirements for the development application to minister or public authority. It is therefore consistent with the objective to “Encourage efficient and appropriate assessment of development”.
6.2 Reserving Land for Public Purposes	No	Yes	The Planning Proposal does not intend to create, alter or reduce existing zonings or reservations of land for public purposes. Therefore, the Planning Proposal is consistent with the Direction.
6.3 Site Specific Provisions	Yes	Yes	The Planning Proposal will remove the Flood Planning Map for the portion of Blackjack Creek floodplain extending on the eastern and western side from McCalls Road to the Oxley Highway, which is no longer at flood risk. However, it does not include any development standards or requirements in addition to those already included in the GLEP 2012 R2 and R5 zoning regulations. Also, the proposal does not seek permission to alter those existing conditions.

7. Metropolitan Planning				
7.1	Implementation of the Metropolitan Plan for Sydney 2036	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.
7.2	Implementation of Greater Macarthur Land Release Investigation	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.
7.3	Parramatta Road Corridor Urban Transformation Strategy	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.
7.5	Implementation of Greater Parramatta Priority Growth Area Interim land Use and Infrastructure Implementation Plan	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation plan	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor.	No	N/A	The Gunnedah Shire Local Government Area is not an area identified in Clause 2 of the Direction. The Direction is therefore not applicable.