

PUBLIC EXHIBITION OF PLANNING PROPOSAL

Notice is hereby given that a Planning Proposal is being placed on public exhibition. The Planning Proposal seeks to amend the Gunnedah Local Environmental Plan 2012 (Gunnedah LEP 2012).

SUBJECT LAND: The properties described by the following:

Lot	DP	Address	Locality
43	7230	415 Tudgey Road	KELVIN
1	32278	4135 Rangari Road	RANGARI
60	40741	1355 Orange Grove Road	ORANGE GROVE
3	114885	3103 Kelvin Road	RANGARI
6	115551	869 Goran Lake Road	SPRING RIDGE
1	129846	446 Pillerine Lane	RANGARI
1	131921	90 Patterson Road	KELVIN
1	178083	3596 Rangari Road	RANGARI
1	190411	3481 Rangari Road	RANGARI
2	233387	4198 Kelvin Road	RANGARI
1	235444	4384 Kelvin Road	RANGARI
2	235444	4286 Kelvin Road	RANGARI
5	254903	3481 Rangari Road	RANGARI
5	255612	1891 Wandobah Road	GUNNEDAH
2	255612	1771 Wandobah Road	GUNNEDAH
3	255612	1775 Wandobah Road	GUNNEDAH
4	255612	1817 Wandobah Road	GUNNEDAH
B	359450	134-174 High Street	TAMBAR SPRINGS
B	360280	1534 Prairies Road	KELVIN
1	360982	4384 Kelvin Road	RANGARI
3	376572	1585 Wandobah Road	GUNNEDAH
4	376572	1460 Voca Road	CURLEWIS
2	376630	3481 Rangari Road	RANGARI
A	381657	120 Carara Road	CURLEWIS
1	388007	66 Avondale Lane	CURLEWIS
B	389059	3640 Rangari Road	RANGARI
C	389059	3596 Rangari Road	RANGARI
B	389060	3784 Rangari Road	RANGARI
A	389060	3918 Rangari Road	RANGARI
C	389060	3596 Rangari Road	RANGARI
1	390814	446 Pillerine Lane	RANGARI
A	402869	341 Gardiner Road	MILROY
A	405391	136 Jaeger Road	WEAN
B	405391	280 Surrey Lane	BLUE VALE
A	406653	279 Gardiner Road	MILROY
A	420872	3504 Kelvin Road	RANGARI
1	437075	Kelvin Road	RANGARI
A	438667	4384 Kelvin Road	RANGARI
1	533052	3918 Rangari Road	RANGARI
2	533052	3784 Rangari Road	RANGARI
1	575226	11447 Black Stump Way	MULLALEY
1	576699	1047 Beeson Road	GUNNEDAH
31	591761	1783 Babbinboon Road	PIALLAWAY
2	608594	1121 Barnbrook Road	BREEZA



Gunnedah
Shire Council
Open New Horizons

11	611349	299 Johnson Road	RANGARI
12	611349	4201 Kelvin Road	RANGARI
21	611916	985 Milroy Road	MILROY
106	652574	341 Gardiner Road	MILROY
1	654167	642 Barwicks Road	KELVIN
4	661804	479 Tranquille Road	KELVIN
72	705059	149 Ryan Road	CARROLL
2	708570	479 Beeson Road	GUNNEDAH
2	713805	1871 Wandobah Road	GUNNEDAH
3	713805	2045 Wandobah Road	GUNNEDAH
4	713805	2113 Wandobah Road	GUNNEDAH
5	713805	2113 Wandobah Road	GUNNEDAH
1	713805	1849 Wandobah Road	GUNNEDAH
3	748015	8681 Oxley Highway	GUNNEDAH
2	748015	8679 Oxley Highway	GUNNEDAH
1	751005	715 Kilphysic Road	CARROLL
10	751005	1781 Babbinboon Road	PIALLAWAY
35	751005	1781 Babbinboon Road	PIALLAWAY
14	751005	1781 Babbinboon Road	PIALLAWAY
34	751005	1781 Babbinboon Road	PIALLAWAY
60	751005	1781 Babbinboon Road	PIALLAWAY
18	751005	1581 Babbinboon Road	PIALLAWAY
9	751005	1581 Babbinboon Road	PIALLAWAY
61	751005	1783 Babbinboon Road	PIALLAWAY
15	751005	1581 Babbinboon Road	PIALLAWAY
26	751005	1581 Babbinboon Road	PIALLAWAY
62	751005	1581 Babbinboon Road	PIALLAWAY
65	751005	1830 Babbinboon Road	PIALLAWAY
20	751005	1648 Clifton Road	PIALLAWAY
38	751005	1648 Clifton Road	PIALLAWAY
31	751005	1924 Clifton Road	CARROLL
49	751005	149 Ryan Road	CARROLL
51	751005	149 Ryan Road	CARROLL
21	751005	1924 Clifton Road	CARROLL
63	751005	715 Kilphysic Road	CARROLL
123	751012	166 Norris Road	PIALLAWAY
108	751012	1096 Round Hill Road	PIALLAWAY
118	751012	1096 Round Hill Road	PIALLAWAY
136	751012	166 Norris Road	PIALLAWAY
119	751012	1096 Round Hill Road	PIALLAWAY
120	751012	592 Round Hill Road	PIALLAWAY
137	751012	655 Oakey Creek Road	PIALLAWAY
102	751013	1924 Clifton Road	CARROLL
226	751022	592 Round Hill Road	PIALLAWAY
225	751022	1240 Cana Road	BREEZA
233	751022	1384 Cana Road	BREEZA
67	752193	1534 Prairies Road	KELVIN
128	752193	1534 Prairies Road	KELVIN
16	752193	1204 Prairies Road	KELVIN
42	752193	90 Patterson Road	KELVIN
68	752193	1534 Prairies Road	KELVIN



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Open New Horizons

59	754928	691 Tudgey Road	KELVIN
55	754928	1057 Orange Grove Road	ORANGE GROVE
15	754938	479 Tranquille Road	KELVIN
158	754938	523 Tranquille Road	KELVIN
157	754938	523 Tranquille Road	KELVIN
109	754938	1534 Prairies Road	KELVIN
112	754938	1005 Bulga Road	KELVIN
108	754938	1005 Bulga Road	KELVIN
149	754938	1005 Bulga Road	KELVIN
194	754938	875 Orange Grove Road	ORANGE GROVE
14	754942	3918 Rangari Road	RANGARI
101	754946	4557 Kelvin Road	RANGARI
73	754946	4384 Kelvin Road	RANGARI
78	754946	3596 Rangari Road	RANGARI
76	754946	299 Johnson Road	RANGARI
104	754946	4384 Kelvin Road	RANGARI
93	754946	297 Johnson Road	RANGARI
108	754946	3640 Rangari Road	RANGARI
109	754946	3640 Rangari Road	RANGARI
106	754946	277 Johnson Road	RANGARI
75	754946	277 Johnson Road	RANGARI
98	754946	4384 Kelvin Road	RANGARI
105	754946	4557 Kelvin Road	RANGARI
107	754946	277 Johnson Road	RANGARI
36	754950	135 Jaeger Road	WEAN
109	754950	452 Bridges Road	RANGARI
100	754950	645 Barwicks Road	KELVIN
101	754950	643 Barwicks Road	KELVIN
34	754950	452 Bridges Road	RANGARI
35	754950	767 Barwicks Road	KELVIN
269	754954	336 Bulga Road	KELVIN
102	754955	534 Bridges Road	RANGARI
103	754955	534 Bridges Road	RANGARI
99	754955	534 Bridges Road	RANGARI
65	754955	534 Bridges Road	RANGARI
89	754955	450 Bridges Road	KELVIN
96	754955	3518 Kelvin Road	RANGARI
95	754955	3504 Kelvin Road	RANGARI
32	754955	2958 Wean Road	WEAN
67	754955	2958 Wean Road	WEAN
91	754955	3013 Kelvin Road	RANGARI
192	754956	784 Prairies Road	GUNNEDAH
193	754956	1534 Prairies Road	KELVIN
166	754956	1534 Prairies Road	KELVIN
122	754956	988 Prairies Road	KELVIN
116	755331	561 Standrings Road	SOMERTON
26	755473	9831 Black Stump Way	MULLALEY
33	755473	9831 Black Stump Way	MULLALEY
24	755473	9831 Black Stump Way	MULLALEY
106	755473	9831 Black Stump Way	MULLALEY
103	755473	9831 Black Stump Way	MULLALEY



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Open New Horizons

29	755473	9831 Black Stump Way	MULLALEY
100	755473	9831 Black Stump Way	MULLALEY
25	755473	9831 Black Stump Way	MULLALEY
101	755473	9831 Black Stump Way	MULLALEY
155	755477	479 Court Lane	BREEZA
16	755480	869 Goran Lake Road	SPRING RIDGE
58	755481	1460 Voca Road	CURLEWIS
65	755481	559 Voca Road	CURLEWIS
66	755481	559 Voca Road	CURLEWIS
201	755490	223 Holswich Road	CURLEWIS
239	755490	293 Fulwoods Road	CURLEWIS
243	755490	465 Fulwoods Road	CURLEWIS
204	755490	120 Gibbons Road	CURLEWIS
240	755490	465 Fulwoods Road	CURLEWIS
202	755490	129 Holswich Road	CURLEWIS
203	755490	293 Fulwoods Road	CURLEWIS
49	755493	326 Digby Lane	CURLEWIS
34	755493	859 Voca Road	CURLEWIS
16	755493	570 Voca Road	CURLEWIS
56	755493	570 Voca Road	CURLEWIS
39	755493	229 Digby Lane	CURLEWIS
43	755493	559 Voca Road	CURLEWIS
46	755493	66 Avondale Lane	CURLEWIS
27	755493	66 Avondale Lane	CURLEWIS
38	755493	66 Avondale Lane	CURLEWIS
3	755497	92 Barlow Road	GUNNEDAH
142	755500	585 Pine Cliff Road	MILROY
53	755500	1622 Voca Road	CURLEWIS
143	755500	475 Pine Cliff Road	MILROY
44	755500	475 Pine Cliff Road	MILROY
75	755502	850 Binalong Road	BOGGABRI
121	755503	438 Black Jack Road	GUNNEDAH
182	755503	438 Black Jack Road	GUNNEDAH
160	755503	8806 Oxley Highway	GUNNEDAH
139	755507	254 Simson Road	PREMER
182	755508	125 Pownall Road	MULLALEY
31	755511	9961 Oxley Highway	MILROY
8	755514	96 Springhurst Road	CURLEWIS
9	755515	9831 Black Stump Way	MULLALEY
68	755521	Brunskills Road	TAMBAR SPRINGS
80	755522	1301 Premer Road	TAMBAR SPRINGS
127	755522	118-134 Tamba Street	TAMBAR SPRINGS
60	755526	189 Wyuna Road	TAMBAR SPRINGS
46	755526	Wyuna Road	TAMBAR SPRINGS
59	755526	Wyuna Road	TAMBAR SPRINGS
23	755526	2 High Street	TAMBAR SPRINGS
24	755526	9327 Black Stump Way	TAMBAR SPRINGS
1	755531	Wyuna Road	TAMBAR SPRINGS
53	755531	8431 Black Stump Way	TAMBAR SPRINGS
46	755531	70-78 High Street	TAMBAR SPRINGS
48	755531	90-98 High Street	TAMBAR SPRINGS



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Open New Horizons

47	755531	70-78 High Street	TAMBAR SPRINGS
45	755531	60-68 High Street	TAMBAR SPRINGS
50	755531	2 High Street	TAMBAR SPRINGS
55	755531	46-58 High Street	TAMBAR SPRINGS
56	755531	30 High Street	TAMBAR SPRINGS
51	755531	42 High Street	TAMBAR SPRINGS
57	755531	34-40 High Street	TAMBAR SPRINGS
38	755531	8431 Black Stump Way	TAMBAR SPRINGS
65	755532	Beeson Road	MILROY
75	755532	1168 Milroy Road	MILROY
62	755532	648 Beeson Road	MILROY
94	755532	648 Beeson Road	MILROY
64	755532	10321 Oxley Highway	MILROY
88	755532	2201 Wandobah Road	CURLEWIS
2	776803	1633 Wandobah Road	GUNNEDAH
1	776803	1635 Wandobah Road	GUNNEDAH
33	777349	1783 Babbinboon Road	PIALLAWAY
2	787201	344 Digby Lane	CURLEWIS
1	787201	368 Digby Lane	CURLEWIS
1	792555	151 Stevenson Road	GUNNEDAH
1	799327	9473 Black Stump Way	MULLALEY
2	808883	1130 Beeson Road	MILROY
1	808883	1066 Beeson Road	MULLALEY
101	812189	222 Norris Road	PIALLAWAY
2	825588	4363 Kelvin Road	RANGARI
1	829596	69 King Jack Lane	GUNNEDAH
241	829890	711 Beeson Road	GUNNEDAH
240	829890	617 Beeson Road	GUNNEDAH
1	834097	556 Goscombe Road	MULLALEY
1	837809	8521 Oxley Highway	GUNNEDAH
3	838304	198 Boori Road	CURLEWIS
1	838304	161 Fulwoods Road	CURLEWIS
2	838304	41 Fulwoods Road	CURLEWIS
4	846516	85 King Jack Lane	GUNNEDAH
502	852397	44 High Street	TAMBAR SPRINGS
1	868844	3208 Wean Road	WEAN
1	871548	681 Kilphysic Road	CARROLL
12	880573	413 Tudgey Road	KELVIN
2	880853	194 Stevenson Road	GUNNEDAH
21	1003636	1311 Wandobah Road	GUNNEDAH
2	1026862	1437 Wandobah Road	GUNNEDAH
541	1028326	393 Court Lane	BREEZA
31	1078275	2234 Wandobah Road	MILROY
11	1080724	2 High Street	TAMBAR SPRINGS
10	1080724	2 High Street	TAMBAR SPRINGS
66	1084870	279 Gardiner Road	MILROY
2	1089276	235 Bridges Road	RANGARI
12	1092911	Black Stump Way	MULLALEY
1	1094764	10321 Oxley Highway	MILROY
1	1097532	886 Wandobah Road	GUNNEDAH
1	1103940	523 Tranquille Road	KELVIN

53	1128024	89 King Jack Lane	GUNNEDAH
52	1128024	87 King Jack Lane	GUNNEDAH
1	1130616	4384 Kelvin Road	RANGARI
2	1138389	166 Norris Road	PIALLAWAY
1	1138400	299 Johnson Road	RANGARI
1	1145620	784 Prairies Road	GUNNEDAH
1	1146441	1351 Wandobah Road	GUNNEDAH
2	1146441	1349 Wandobah Road	GUNNEDAH
2	1159457	6295 Kamilaroi Highway	BREEZA
31	1165474	1001 Barnbrook Road	WERRIS CREEK
1	1167192	3481 Rangari Road	RANGARI
3	1170338	715 Kilphysic Road	CARROLL
1	1170485	Wyuna Road	TAMBAR SPRINGS
1	1172362	Johnson Road	RANGARI
2	1172362	277 Johnson Road	RANGARI
1	1173869	767 Barwicks Road	KELVIN
3	1174342	479 Tranquille Road	KELVIN
3	1191178	1581 Babbinboon Road	PIALLAWAY
1	1192913	1240 Cana Road	BREEZA
4	1204650	4363 Kelvin Road	RANGARI
2	1207288	970 Binalong Road	BOGGABRI
2	1208347	4557 Kelvin Road	RANGARI
15	1209302	6295 Kamilaroi Highway	BREEZA
16	1209302	6295 Kamilaroi Highway	BREEZA
21	1216060	334 Pownall Road	MULLALEY
22	1216060	334 Pownall Road	MULLALEY
2	1222307	Waterhouse Way	MILROY
1	1222307	342 Beeson Road	MILROY
4	1236152	Babbinboon Road	PIALLAWAY
21	1236157	1924 Clifton Road	CARROLL
2	1236158	149 Ryan Road	CARROLL
2	1241472	523 Tranquille Road	KELVIN
2	1241785	1614 Kelvin Road	KELVIN
1	1245388	3103 Kelvin Road	RANGARI
2	1245388	3569 Kelvin Road	RANGARI
2	1249799	Rangari Road	RANGARI
1	1251854	383 Bushs Lane	GUNNEDAH
2	1251854	412 Barlow Road	GUNNEDAH
1	1257466	Black Stump Way	TAMBAR SPRINGS
4	1257866	Wean Road	WEAN
1	1267676	100 High Street	TAMBAR SPRINGS
21	1269420	707 Kilphysic Road	CARROLL
20	1269420	707 Kilphysic Road	CARROLL
22	1269420	1581 Babbinboon Road	PIALLAWAY

PROPOSAL

The Panning Proposal seeks to amend the Gunnedah Local Environmental Plan 2012 so that all privately owned agricultural land that is currently zoned E3 Environmental Management and is located more than 5 kilometres from Gunnedah, is rezoned to RU1 Primary Production, consistent with the historical agricultural protection zone of the Gunnedah Local Environmental Plan, 1998.

INTENDED OUTCOME OF PROPOSAL:

Planning proposal seeks to:

- (a) Amend the following Land Zoning Map(s) to rezone the 'subject land' from *E3 Environmental Management* to *RU1 Primary Production*:
 - (i) LZN_001;
 - (ii) LZN_002;
 - (iii) LZN_003;
 - (iv) LZN_003A;
 - (v) LZN_004;
 - (vi) LZN_005;
 - (vii) LZN_005A; and
 - (viii) LZN_006.
- (b) Include Terrestrial Biodiversity overlay map(s) on the 'subject land' which excludes cleared agricultural land used for residential or farm infrastructure purposes, intensive animal production, the grazing of modified pastures, mining and utility infrastructure; and
- (c) Include a Terrestrial Biodiversity clause that will apply to land shown on the terrestrial biodiversity overlay map. This clause includes objectives that protect native fauna and flora, and the ecological process necessary for their continued existences. It also encourages the conservation and recovery of native fauna and flora and their habitats.

The Planning Proposal and supporting documentation will be on public exhibition during Council's current office hours (9:00am-4:00pm) at Council's Administration Building, 63 Elgin Street, Gunnedah. The information will also be available on Council's website at www.gunnedah.nsw.gov.au

Written or electronic submissions are invited during the public exhibition period. The exhibition period ends on **Friday, 14 January 2022.**

Gunnedah Shire Council has been authorised to be the Local Plan Making Authority for this Planning Proposal. As such, persons wishing to make a submission should do so in writing and address to:

General Manager
Gunnedah Shire Council
PO Box 63
GUNNEDAH NSW 2380

or email

council@infogunnedah.com.au.

Please note that, in accordance with the *Personal Information Protection Act 1998*, written submissions received by Council containing personal information may be made public when the matter goes before Council for consideration, as it may be included in Council's Business Papers. Persons have the right to remain anonymous if they so choose by refraining from submitting their personal information, however, the submission may be given less weight in the overall assessment and consideration of the Planning Proposal.

Council would like to make you aware that as of 1 December 2021 changes to the Environment Protection zone within the Gunnedah Local Environmental Plan has occurred. As of 1 December a reference to an Environment Protection zone E1, E2, E3 or E4 in a document should be taken to be a reference to a Conservation zone C1, C2, C3 or C4. For further information please see [Standard Instrument \(Local Environmental Plans\) Amendment \(Land Use Zones\) Order 2021](https://legislation.nsw.gov.au/view/pdf/asmade/epi-2021-650) (<https://legislation.nsw.gov.au/view/pdf/asmade/epi-2021-650>)

Current name	New name
<u>Zone E1 – National Parks and Nature Reserves</u>	Zone C1 – National Parks and Nature Reserves
<u>Zone E2 – Environmental Conservation</u>	Zone C2 – Environmental Conservation
<u>Zone E3 – Environmental Management</u>	Zone C3 – Environmental Management
<u>Zone E4 – Environmental Living</u>	Zone C4 – Environmental Living

Further information may be obtained from Council's Planning and Environmental Services Department on (02) 6740 2100

Eric Groth
GENERAL MANAGER

Gateway Determination

Planning proposal (Department Ref: PP -2021-2313): to rezone privately owned E3 Environmental Management land to RU1 Primary Production.

I, the Executive Director, Local and Regional Planning at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Gunnedah Local Environmental Plan (LEP) 2012 to rezone privately owned E3 Environmental Management land to RU1 Primary Production should proceed subject to the following conditions:

1. The planning proposal is to be amended to:
 - (a) include a biodiversity overlay map to the Gunnedah LEP 2012 and an appropriate heads of consideration clause for development on land subject to the overlay;
 - (b) the biodiversity overlay map is to identify all privately owned land that is currently zoned E3 Environmental Management and more than 5km from Gunnedah. Cleared agricultural land used for residential or farm infrastructure purposes, intensive animal production, the grazing of modified pastures, mining and utility infrastructure is to be excluded from the 'biodiversity overlay'. The overlay map is to be prepared in consultation with the NSW Biodiversity and Conservation Division;
 - (c) the heads of consideration clause is to apply to land shown on the biodiversity overlay map and must include objectives that protect native fauna and flora, and the ecological processes necessary for their continued existence, and encourage the conservation and recovery of native fauna and flora and their habitats;
 - (d) include discussion on the planning proposal's consistency with the Gunnedah Local Strategic Planning Statement 2020; and
 - (e) update the existing references to s117 Directions to s9.1 Directions.
2. Prior to public exhibition, the planning proposal is to be revised to address condition 1 and forwarded to the Department of Planning, Industry and Environment for review and approval.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **14 days**; and

- (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
- NSW Biodiversity and Conservation Division
 - NSW Rural Fire Service
 - NSW Department of Primary Industries
- Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
7. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 28th day of April 2021.



Monica Gibson
Executive Director
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

GATEWAY APPLICATION

PLANNING PROPOSAL

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 10 FEBRUARY 2021

PREPARED FOR:

GUNNEDAH SHIRE COUNCIL

PREPARED BY:

Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592
GUNNEDAH NSW 2380
office@stewartsurveys.com

Stewart Surveys Reference 4759



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1. INTRODUCTION

This Gateway Application has been prepared on behalf of Gunnedah Shire Council by Kathryn Yigman, Stewart Surveys Pty Ltd.

The land to which this application applies is listed in section two of this report. It encompasses all of the privately owned land beyond a 5 kilometre buffer around Gunnedah which is zoned E3 Environmental Management under the Gunnedah Local Environmental Plan, 2012 (referred to as GLEP, 2012).

Gunnedah Shire local government area has a long standing history of agricultural land uses including cultivation, improved pastures, quarrying and livestock grazing. In the previous Gunnedah Local Environment Plan, 1998 the areas this planning proposal covers were zoned 1(a) agricultural production and 1(b) rural general, which is equivalent to RU1 Primary production in the current GLEP, 2012. The change in zone to E3 Environmental Management in the GLEP, 2012 has resulted in a number of restrictions being placed on the use of the land and it does not reflect the current or previous land use in the area. Application is made to revert the zoning of the subject lots back to the primary production/agricultural production zoning it has historically been.

This gateway application has been prepared in accordance with the document *A guide to preparing planning proposals*, published by the NSW Department of Planning in December 2018 hereby referred to as the guideline.

As outlined in the guideline this application is presented in the following format:

Part 1 – Objective or intended outcome

Part 2 – Explanation of the provisions

Part 3 – Justification

Part 4 – Maps

Part 5 – Community Consultation

Part 6 – Project Timeline

SUBJECT SITE PARTICULARS

This gateway applies to the following lots:

Lot	DP	Address	Locality
43	7230	415 Tudgey Road	KELVIN
1	32278	4135 Rangari Road	RANGARI
60	40741	1355 Orange Grove Road	ORANGE GROVE
3	114885	3103 Kelvin Road	RANGARI
6	115551	869 Goran Lake Road	SPRING RIDGE
1	129846	446 Pillerine Lane	RANGARI
1	131921	90 Patterson Road	KELVIN
1	178083	3596 Rangari Road	RANGARI
1	190411	3481 Rangari Road	RANGARI
2	233387	4198 Kelvin Road	RANGARI
1	235444	4384 Kelvin Road	RANGARI
2	235444	4286 Kelvin Road	RANGARI
5	254903	3481 Rangari Road	RANGARI
5	255612	1891 Wandobah Road	GUNNEDAH
2	255612	1771 Wandobah Road	GUNNEDAH
3	255612	1775 Wandobah Road	GUNNEDAH
4	255612	1817 Wandobah Road	GUNNEDAH
B	359450	134-174 High Street	TAMBAR SPRINGS
B	360280	1534 Prairies Road	KELVIN
1	360982	4384 Kelvin Road	RANGARI
3	376572	1585 Wandobah Road	GUNNEDAH
4	376572	1460 Voca Road	CURLEWIS
2	376630	3481 Rangari Road	RANGARI
A	381657	120 Carara Road	CURLEWIS
1	388007	66 Avondale Lane	CURLEWIS
B	389059	3640 Rangari Road	RANGARI
C	389059	3596 Rangari Road	RANGARI
B	389060	3784 Rangari Road	RANGARI
A	389060	3918 Rangari Road	RANGARI
C	389060	3596 Rangari Road	RANGARI
1	390814	446 Pillerine Lane	RANGARI
A	402869	341 Gardiner Road	MILROY
A	405391	136 Jaeger Road	WEAN
B	405391	280 Surrey Lane	BLUE VALE
A	406653	279 Gardiner Road	MILROY
A	420872	3504 Kelvin Road	RANGARI
1	437075	Kelvin Road	RANGARI
A	438667	4384 Kelvin Road	RANGARI
1	533052	3918 Rangari Road	RANGARI
2	533052	3784 Rangari Road	RANGARI
1	575226	11447 Black Stump Way	MULLALEY
1	576699	1047 Beeson Road	GUNNEDAH
31	591761	1783 Babbinboon Road	PIALLAWAY
2	608594	1121 Barnbrook Road	BREEZA
11	611349	299 Johnson Road	RANGARI
12	611349	4201 Kelvin Road	RANGARI
21	611916	985 Milroy Road	MILROY

106	652574	341 Gardiner Road	MILROY
1	654167	642 Barwicks Road	KELVIN
4	661804	479 Tranquille Road	KELVIN
72	705059	149 Ryan Road	CARROLL
2	708570	479 Beeson Road	GUNNEDAH
2	713805	1871 Wandobah Road	GUNNEDAH
3	713805	2045 Wandobah Road	GUNNEDAH
4	713805	2113 Wandobah Road	GUNNEDAH
5	713805	2113 Wandobah Road	GUNNEDAH
1	713805	1849 Wandobah Road	GUNNEDAH
3	748015	8681 Oxley Highway	GUNNEDAH
2	748015	8679 Oxley Highway	GUNNEDAH
1	751005	715 Kilphysic Road	CARROLL
10	751005	1781 Babbinboon Road	PIALLAWAY
35	751005	1781 Babbinboon Road	PIALLAWAY
14	751005	1781 Babbinboon Road	PIALLAWAY
34	751005	1781 Babbinboon Road	PIALLAWAY
60	751005	1781 Babbinboon Road	PIALLAWAY
18	751005	1581 Babbinboon Road	PIALLAWAY
9	751005	1581 Babbinboon Road	PIALLAWAY
61	751005	1783 Babbinboon Road	PIALLAWAY
15	751005	1581 Babbinboon Road	PIALLAWAY
26	751005	1581 Babbinboon Road	PIALLAWAY
62	751005	1581 Babbinboon Road	PIALLAWAY
65	751005	1830 Babbinboon Road	PIALLAWAY
20	751005	1648 Clifton Road	PIALLAWAY
38	751005	1648 Clifton Road	PIALLAWAY
31	751005	1924 Clifton Road	CARROLL
49	751005	149 Ryan Road	CARROLL
51	751005	149 Ryan Road	CARROLL
21	751005	1924 Clifton Road	CARROLL
63	751005	715 Kilphysic Road	CARROLL
123	751012	166 Norris Road	PIALLAWAY
108	751012	1096 Round Hill Road	PIALLAWAY
118	751012	1096 Round Hill Road	PIALLAWAY
136	751012	166 Norris Road	PIALLAWAY
119	751012	1096 Round Hill Road	PIALLAWAY
120	751012	592 Round Hill Road	PIALLAWAY
137	751012	655 Oakey Creek Road	PIALLAWAY
102	751013	1924 Clifton Road	CARROLL
226	751022	592 Round Hill Road	PIALLAWAY
225	751022	1240 Cana Road	BREEZA
233	751022	1384 Cana Road	BREEZA
67	752193	1534 Prairies Road	KELVIN
128	752193	1534 Prairies Road	KELVIN
16	752193	1204 Prairies Road	KELVIN
42	752193	90 Patterson Road	KELVIN
68	752193	1534 Prairies Road	KELVIN
59	754928	691 Tudgey Road	KELVIN
55	754928	1057 Orange Grove Road	ORANGE GROVE
15	754938	479 Tranquille Road	KELVIN
158	754938	523 Tranquille Road	KELVIN
157	754938	523 Tranquille Road	KELVIN

109	754938	1534 Prairies Road	KELVIN
112	754938	1005 Bulga Road	KELVIN
108	754938	1005 Bulga Road	KELVIN
149	754938	1005 Bulga Road	KELVIN
194	754938	875 Orange Grove Road	ORANGE GROVE
14	754942	3918 Rangari Road	RANGARI
101	754946	4557 Kelvin Road	RANGARI
73	754946	4384 Kelvin Road	RANGARI
78	754946	3596 Rangari Road	RANGARI
76	754946	299 Johnson Road	RANGARI
104	754946	4384 Kelvin Road	RANGARI
93	754946	297 Johnson Road	RANGARI
108	754946	3640 Rangari Road	RANGARI
109	754946	3640 Rangari Road	RANGARI
106	754946	277 Johnson Road	RANGARI
75	754946	277 Johnson Road	RANGARI
98	754946	4384 Kelvin Road	RANGARI
105	754946	4557 Kelvin Road	RANGARI
107	754946	277 Johnson Road	RANGARI
36	754950	135 Jaeger Road	WEAN
109	754950	452 Bridges Road	RANGARI
100	754950	645 Barwicks Road	KELVIN
101	754950	643 Barwicks Road	KELVIN
34	754950	452 Bridges Road	RANGARI
35	754950	767 Barwicks Road	KELVIN
269	754954	336 Bulga Road	KELVIN
102	754955	534 Bridges Road	RANGARI
103	754955	534 Bridges Road	RANGARI
99	754955	534 Bridges Road	RANGARI
65	754955	534 Bridges Road	RANGARI
89	754955	450 Bridges Road	KELVIN
96	754955	3518 Kelvin Road	RANGARI
95	754955	3504 Kelvin Road	RANGARI
32	754955	2958 Wean Road	WEAN
67	754955	2958 Wean Road	WEAN
91	754955	3013 Kelvin Road	RANGARI
192	754956	784 Prairies Road	GUNNEDAH
193	754956	1534 Prairies Road	KELVIN
166	754956	1534 Prairies Road	KELVIN
122	754956	988 Prairies Road	KELVIN
116	755331	561 Standrings Road	SOMERTON
26	755473	9831 Black Stump Way	MULLALEY
33	755473	9831 Black Stump Way	MULLALEY
24	755473	9831 Black Stump Way	MULLALEY
106	755473	9831 Black Stump Way	MULLALEY
103	755473	9831 Black Stump Way	MULLALEY
29	755473	9831 Black Stump Way	MULLALEY
100	755473	9831 Black Stump Way	MULLALEY
25	755473	9831 Black Stump Way	MULLALEY
101	755473	9831 Black Stump Way	MULLALEY
155	755477	479 Court Lane	BREEZA
16	755480	869 Goran Lake Road	SPRING RIDGE
58	755481	1460 Voca Road	CURLEWIS

65	755481	559 Voca Road	CURLEWIS
66	755481	559 Voca Road	CURLEWIS
201	755490	223 Holswich Road	CURLEWIS
239	755490	293 Fulwoods Road	CURLEWIS
243	755490	465 Fulwoods Road	CURLEWIS
204	755490	120 Gibbons Road	CURLEWIS
240	755490	465 Fulwoods Road	CURLEWIS
202	755490	129 Holswich Road	CURLEWIS
203	755490	293 Fulwoods Road	CURLEWIS
49	755493	326 Digby Lane	CURLEWIS
34	755493	859 Voca Road	CURLEWIS
16	755493	570 Voca Road	CURLEWIS
56	755493	570 Voca Road	CURLEWIS
39	755493	229 Digby Lane	CURLEWIS
43	755493	559 Voca Road	CURLEWIS
46	755493	66 Avondale Lane	CURLEWIS
27	755493	66 Avondale Lane	CURLEWIS
38	755493	66 Avondale Lane	CURLEWIS
3	755497	92 Barlow Road	GUNNEDAH
142	755500	585 Pine Cliff Road	MILROY
53	755500	1622 Voca Road	CURLEWIS
143	755500	475 Pine Cliff Road	MILROY
44	755500	475 Pine Cliff Road	MILROY
75	755502	850 Binalong Road	BOGGABRI
121	755503	438 Black Jack Road	GUNNEDAH
182	755503	438 Black Jack Road	GUNNEDAH
160	755503	8806 Oxley Highway	GUNNEDAH
139	755507	254 Simson Road	PREMER
182	755508	125 Pownall Road	MULLALEY
31	755511	9961 Oxley Highway	MILROY
8	755514	96 Springhurst Road	CURLEWIS
9	755515	9831 Black Stump Way	MULLALEY
68	755521	Brunskills Road	TAMBAR SPRINGS
80	755522	1301 Premer Road	TAMBAR SPRINGS
127	755522	118-134 Tamba Street	TAMBAR SPRINGS
60	755526	189 Wyuna Road	TAMBAR SPRINGS
46	755526	Wyuna Road	TAMBAR SPRINGS
59	755526	Wyuna Road	TAMBAR SPRINGS
23	755526	2 High Street	TAMBAR SPRINGS
24	755526	9327 Black Stump Way	TAMBAR SPRINGS
1	755531	Wyuna Road	TAMBAR SPRINGS
53	755531	8431 Black Stump Way	TAMBAR SPRINGS
46	755531	70-78 High Street	TAMBAR SPRINGS
48	755531	90-98 High Street	TAMBAR SPRINGS
47	755531	70-78 High Street	TAMBAR SPRINGS
45	755531	60-68 High Street	TAMBAR SPRINGS
50	755531	2 High Street	TAMBAR SPRINGS
55	755531	46-58 High Street	TAMBAR SPRINGS
56	755531	30 High Street	TAMBAR SPRINGS
51	755531	42 High Street	TAMBAR SPRINGS
57	755531	34-40 High Street	TAMBAR SPRINGS
38	755531	8431 Black Stump Way	TAMBAR SPRINGS
65	755532	Beeson Road	MILROY

75	755532	1168 Milroy Road	MILROY
62	755532	648 Beeson Road	MILROY
94	755532	648 Beeson Road	MILROY
64	755532	10321 Oxley Highway	MILROY
88	755532	2201 Wandobah Road	CURLEWIS
2	776803	1633 Wandobah Road	GUNNEDAH
1	776803	1635 Wandobah Road	GUNNEDAH
33	777349	1783 Babbinboon Road	PIALLAWAY
2	787201	344 Digby Lane	CURLEWIS
1	787201	368 Digby Lane	CURLEWIS
1	792555	151 Stevenson Road	GUNNEDAH
1	799327	9473 Black Stump Way	MULLALEY
2	808883	1130 Beeson Road	MILROY
1	808883	1066 Beeson Road	MULLALEY
101	812189	222 Norris Road	PIALLAWAY
2	825588	4363 Kelvin Road	RANGARI
1	829596	69 King Jack Lane	GUNNEDAH
241	829890	711 Beeson Road	GUNNEDAH
240	829890	617 Beeson Road	GUNNEDAH
1	834097	556 Goscombe Road	MULLALEY
1	837809	8521 Oxley Highway	GUNNEDAH
3	838304	198 Boori Road	CURLEWIS
1	838304	161 Fulwoods Road	CURLEWIS
2	838304	41 Fulwoods Road	CURLEWIS
4	846516	85 King Jack Lane	GUNNEDAH
502	852397	44 High Street	TAMBAR SPRINGS
1	868844	3208 Wean Road	WEAN
1	871548	681 Kilphysic Road	CARROLL
12	880573	413 Tudgey Road	KELVIN
2	880853	194 Stevenson Road	GUNNEDAH
21	1003636	1311 Wandobah Road	GUNNEDAH
2	1026862	1437 Wandobah Road	GUNNEDAH
541	1028326	393 Court Lane	BREEZA
31	1078275	2234 Wandobah Road	MILROY
11	1080724	2 High Street	TAMBAR SPRINGS
10	1080724	2 High Street	TAMBAR SPRINGS
66	1084870	279 Gardiner Road	MILROY
2	1089276	235 Bridges Road	RANGARI
12	1092911	Black Stump Way	MULLALEY
1	1094764	10321 Oxley Highway	MILROY
1	1097532	886 Wandobah Road	GUNNEDAH
1	1103940	523 Tranquille Road	KELVIN
53	1128024	89 King Jack Lane	GUNNEDAH
52	1128024	87 King Jack Lane	GUNNEDAH
1	1130616	4384 Kelvin Road	RANGARI
2	1138389	166 Norris Road	PIALLAWAY
1	1138400	299 Johnson Road	RANGARI
1	1145620	784 Prairies Road	GUNNEDAH
1	1146441	1351 Wandobah Road	GUNNEDAH
2	1146441	1349 Wandobah Road	GUNNEDAH
2	1159457	6295 Kamilaroi Highway	BREEZA
31	1165474	1001 Barnbrook Road	WERRIS CREEK
1	1167192	3481 Rangari Road	RANGARI

3	1170338	715 Kilphysic Road	CARROLL
1	1170485	Wyuna Road	TAMBAR SPRINGS
1	1172362	Johnson Road	RANGARI
2	1172362	277 Johnson Road	RANGARI
1	1173869	767 Barwicks Road	KELVIN
3	1174342	479 Tranquille Road	KELVIN
3	1191178	1581 Babbinboon Road	PIALLAWAY
1	1192913	1240 Cana Road	BREEZA
4	1204650	4363 Kelvin Road	RANGARI
2	1207288	970 Binalong Road	BOGGABRI
2	1208347	4557 Kelvin Road	RANGARI
15	1209302	6295 Kamilaroi Highway	BREEZA
16	1209302	6295 Kamilaroi Highway	BREEZA
21	1216060	334 Pownall Road	MULLALEY
22	1216060	334 Pownall Road	MULLALEY
2	1222307	Waterhouse Way	MILROY
1	1222307	342 Beeson Road	MILROY
4	1236152	Babbinboon Road	PIALLAWAY
21	1236157	1924 Clifton Road	CARROLL
2	1236158	149 Ryan Road	CARROLL
2	1241472	523 Tranquille Road	KELVIN
2	1241785	1614 Kelvin Road	KELVIN
1	1245388	3103 Kelvin Road	RANGARI
2	1245388	3569 Kelvin Road	RANGARI
2	1249799	Rangari Road	RANGARI
1	1251854	383 Bushs Lane	GUNNEDAH
2	1251854	412 Barlow Road	GUNNEDAH
1	1257466	Black Stump Way	TAMBAR SPRINGS
4	1257866	Wean Road	WEAN
1	1267676	100 High Street	TAMBAR SPRINGS
21	1269420	707 Kilphysic Road	CARROLL
20	1269420	707 Kilphysic Road	CARROLL
22	1269420	1581 Babbinboon Road	PIALLAWAY

(Source: List provided by Gunnedah Shire Council GIS).

PART ONE – STATEMENT OF INTENDED OUTCOME

It is intended to amend the Gunnedah Local Environmental Plan, 2012 so that all privately owned agricultural land, located more than 5 kilometres from Gunnedah, is zoned for Primary Production, consistent with the historical agricultural protection zone of the Gunnedah Local Environmental Plan, 1998.

PART TWO – EXPLANATION OF PROVISIONS

The proposed outcome will be achieved by amending the Gunnedah Local Environmental Plan, 2012 Land Zoning Maps LZN-001 to LZN-006 over the E3 Environmental Management zone as shown in **appendix 4**.

The proposed rezoning will result in no privately owned agricultural land which is located more than 5 kilometres from the town of Gunnedah being zoned E3 Environmental Management.

Figures 1 to 6 show the existing GLEP, 2012 land zoning maps, the proposed changes in the E3 Environmental Management zone and the proposed terrestrial biodiversity overlay map. **Appendix 1 & 4** show the scaled plans in these diagrams.

The proposal will also include a heads of consideration clause that will apply to land shown on the terrestrial biodiversity overlay map. This clause includes objectives that protect native fauna and flora, and the ecological process necessary for their continued existences. It also encourages the conservation and recovery of native fauna and flora and their habitats. The proposed clause is outlined below:

Terrestrial biodiversity

- (1) The objective of this clause is to maintain terrestrial biodiversity by—
 - (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.
- (2) This clause applies to land identified as “Biodiversity” on the [Terrestrial Biodiversity Map](#).
- (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider—
 - (a) whether the development is likely to have—
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - (iv) any adverse impact on the habitat elements providing connectivity on the land, and
 - (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or
 - (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

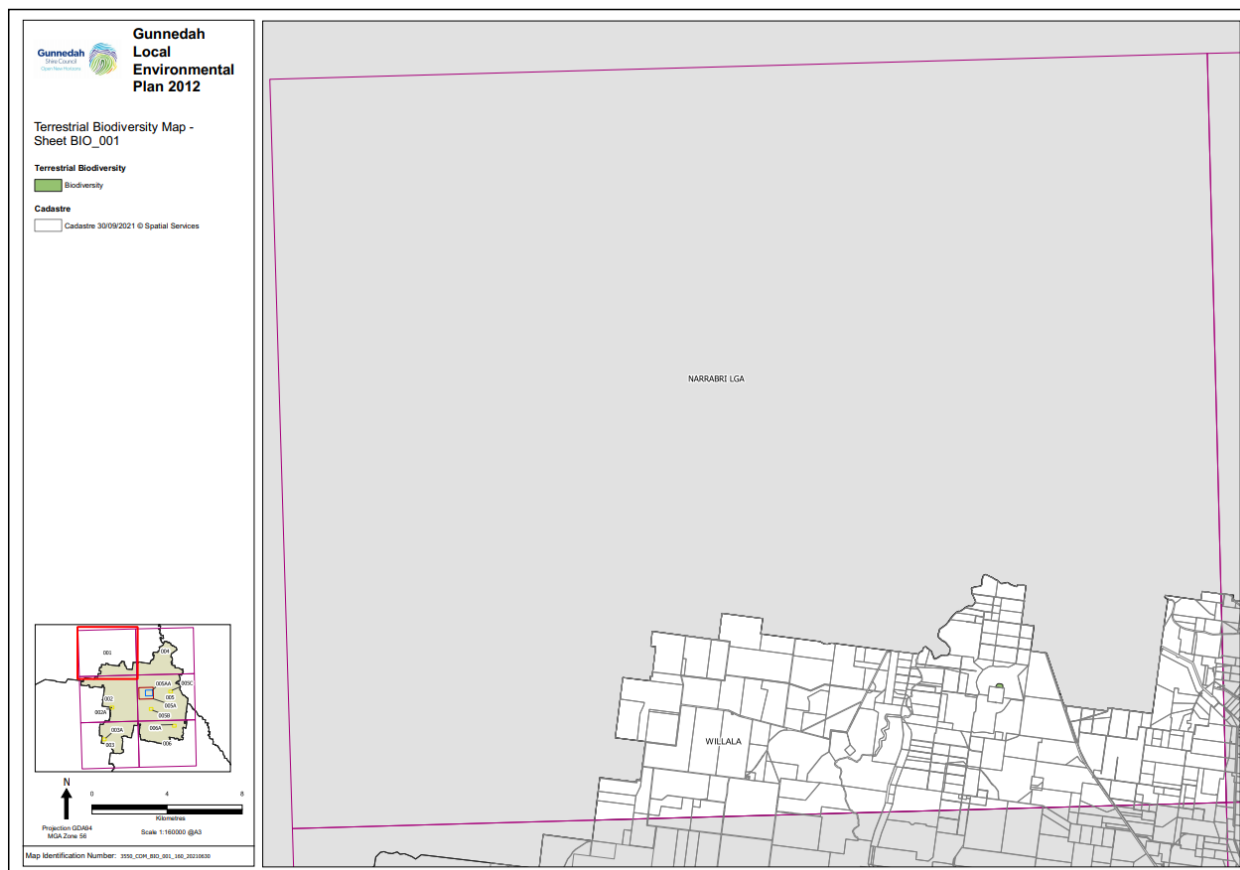
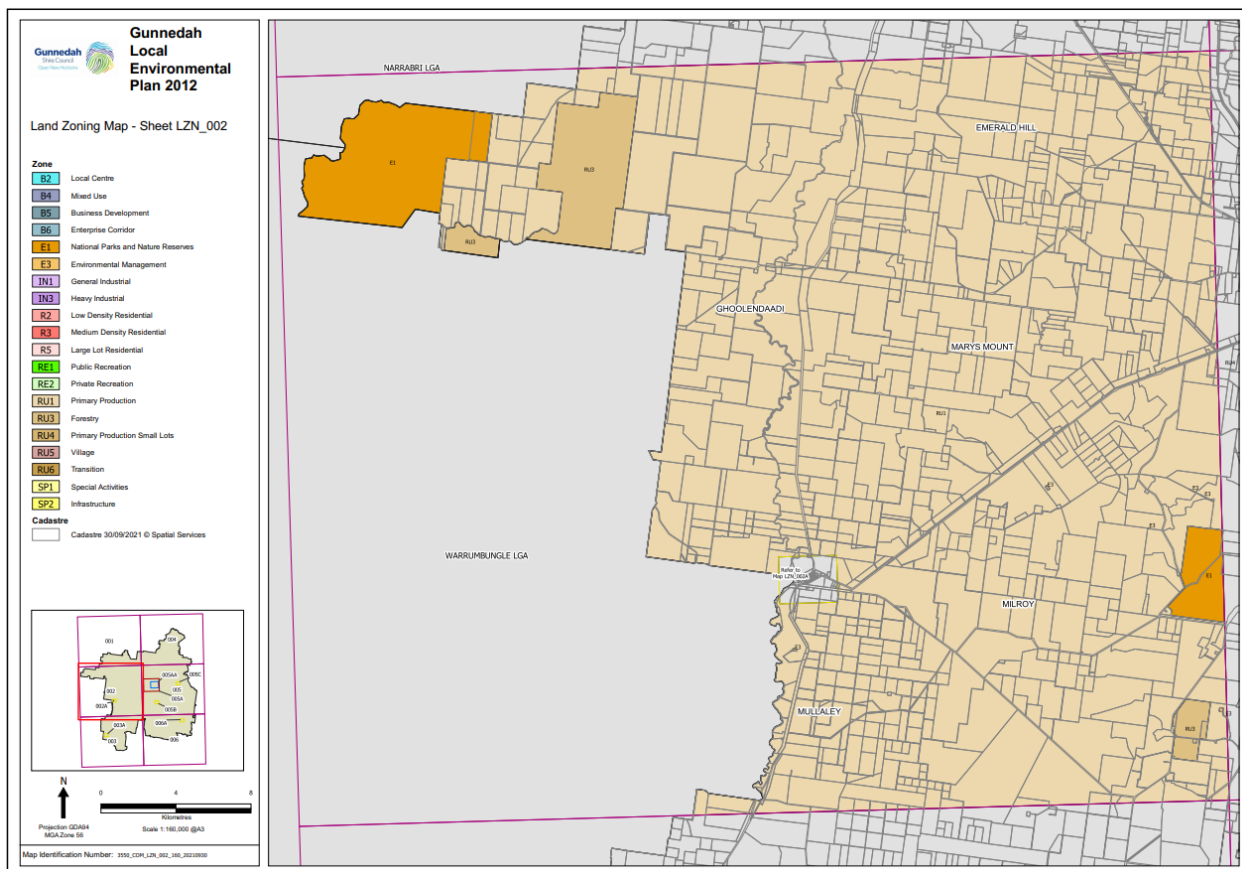
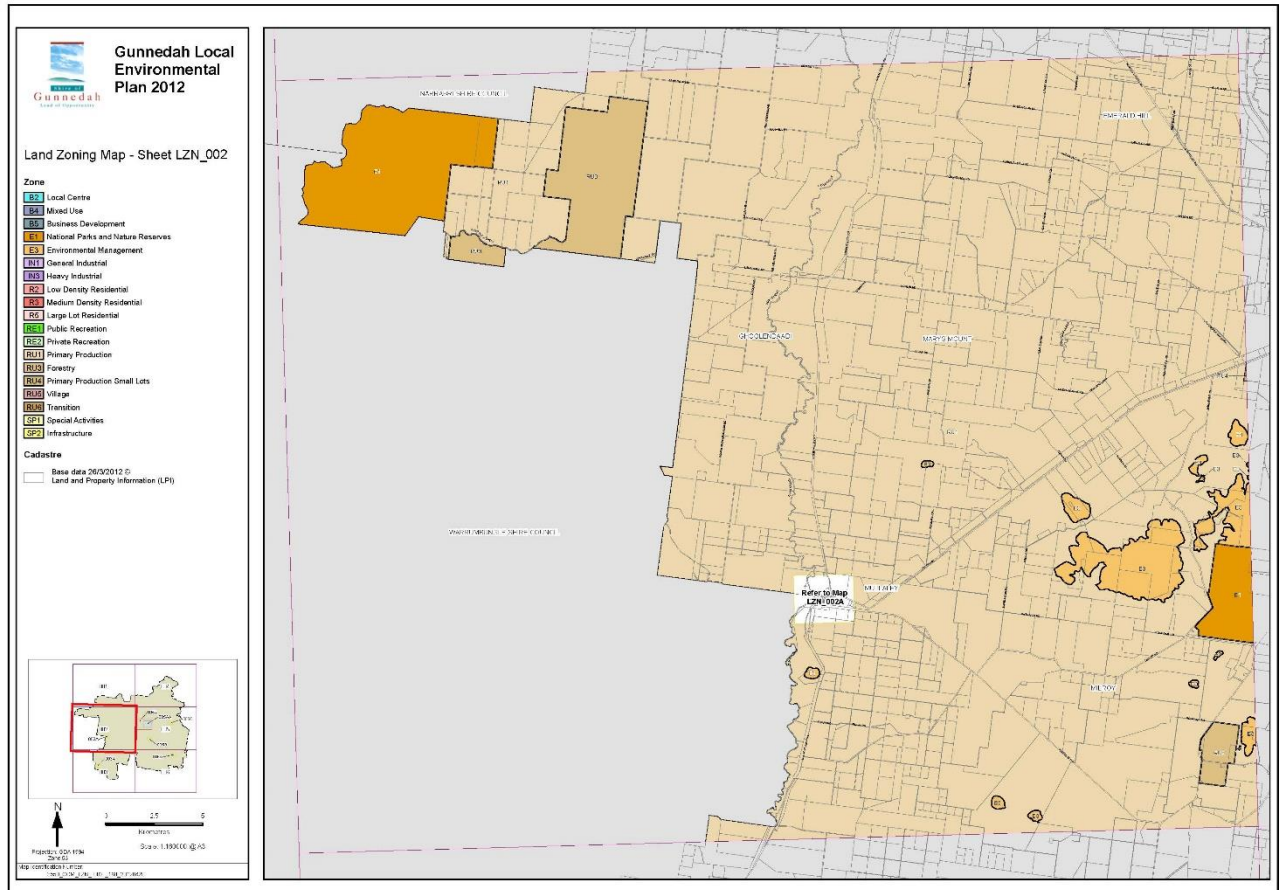


Figure 1: Existing Map Land Zoning Map – Sheet LZN_001, Proposed Rezoning of E3 zoned land and Terrestrial Biodiversity Overlay



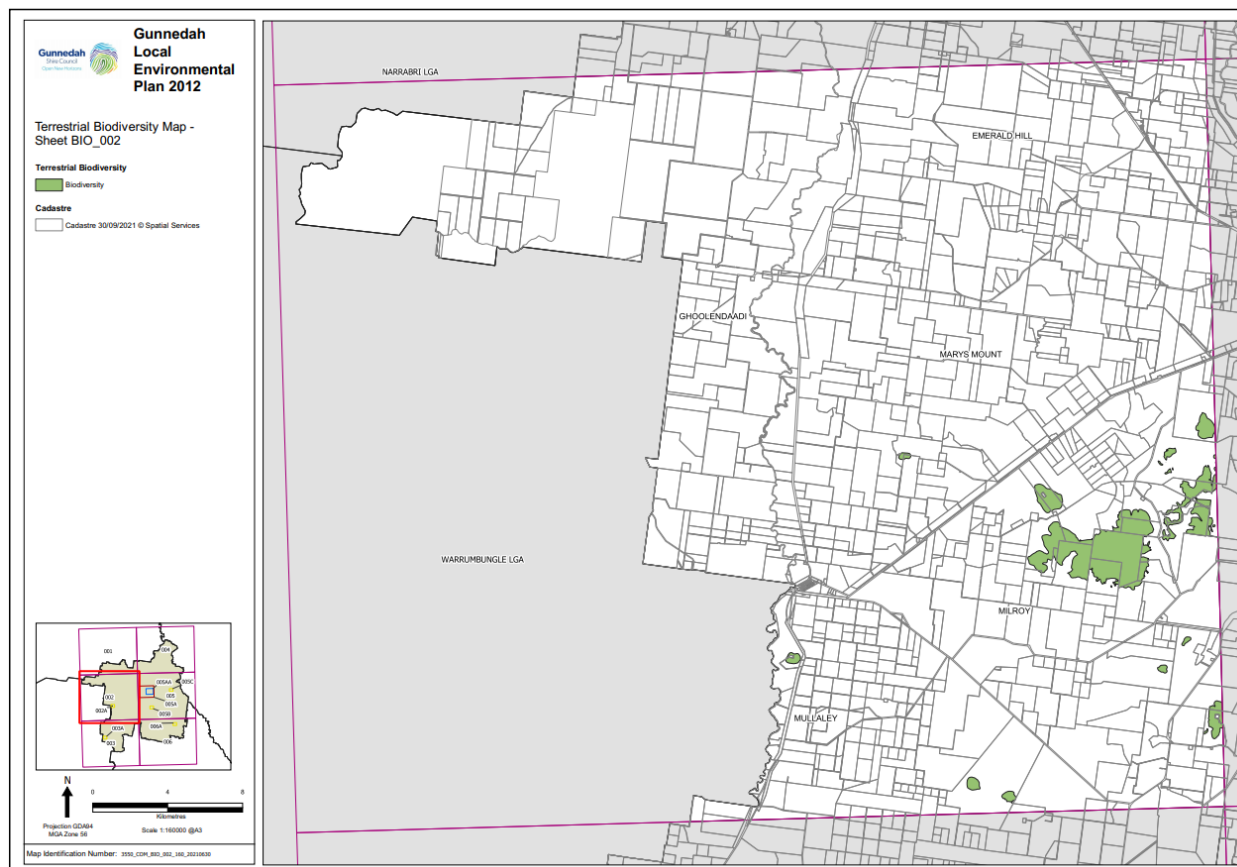
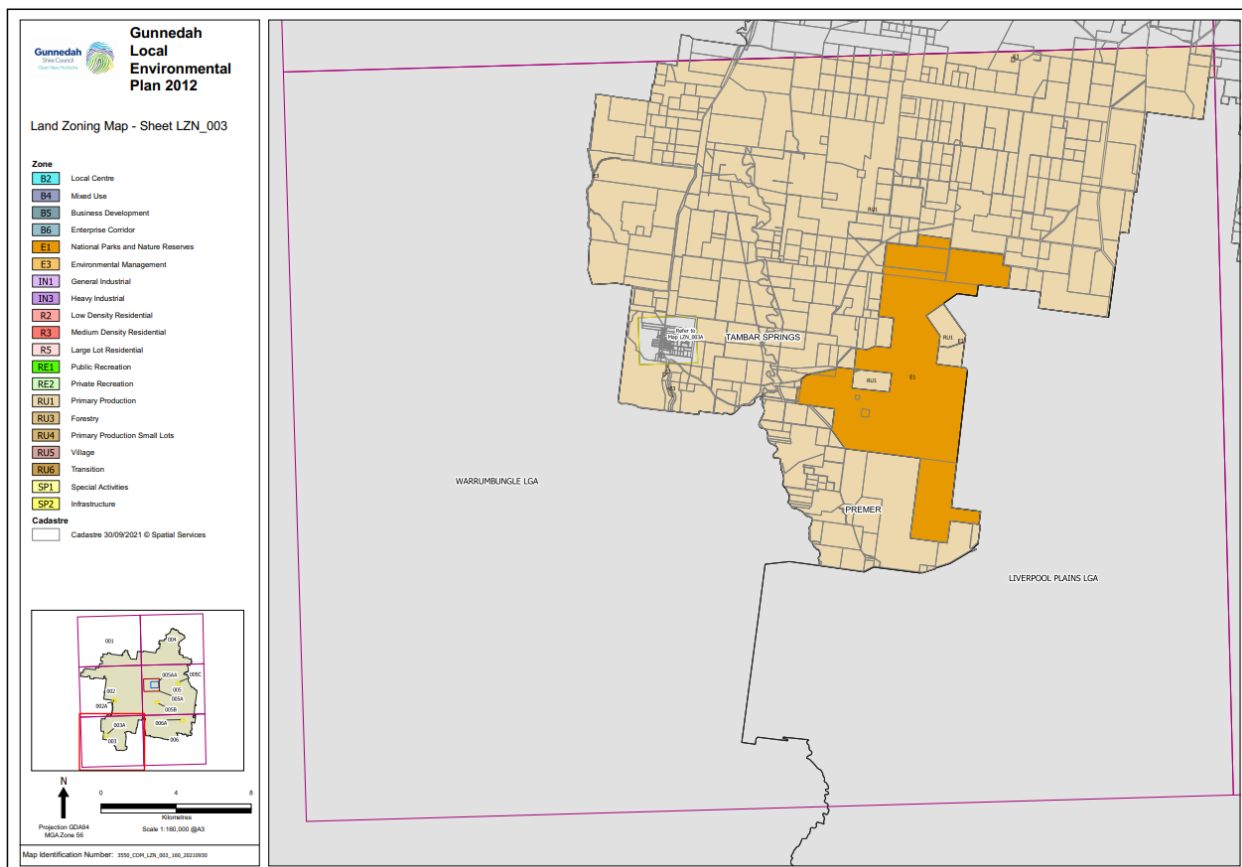
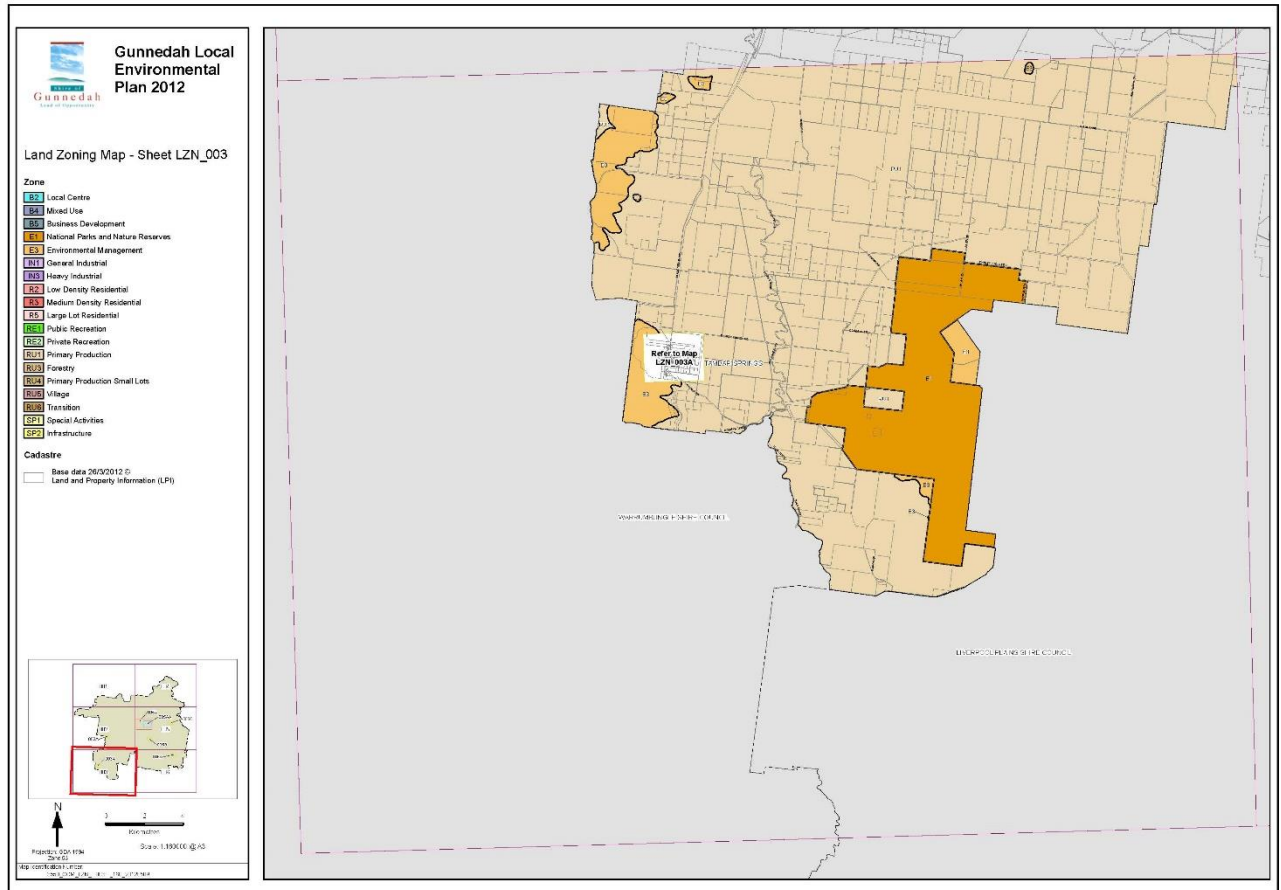


Figure 2: Existing Map Land Zoning Map – Sheet LZN_002, Proposed Rezoning of E3 zoned land and Terrestrial Biodiversity Overlay



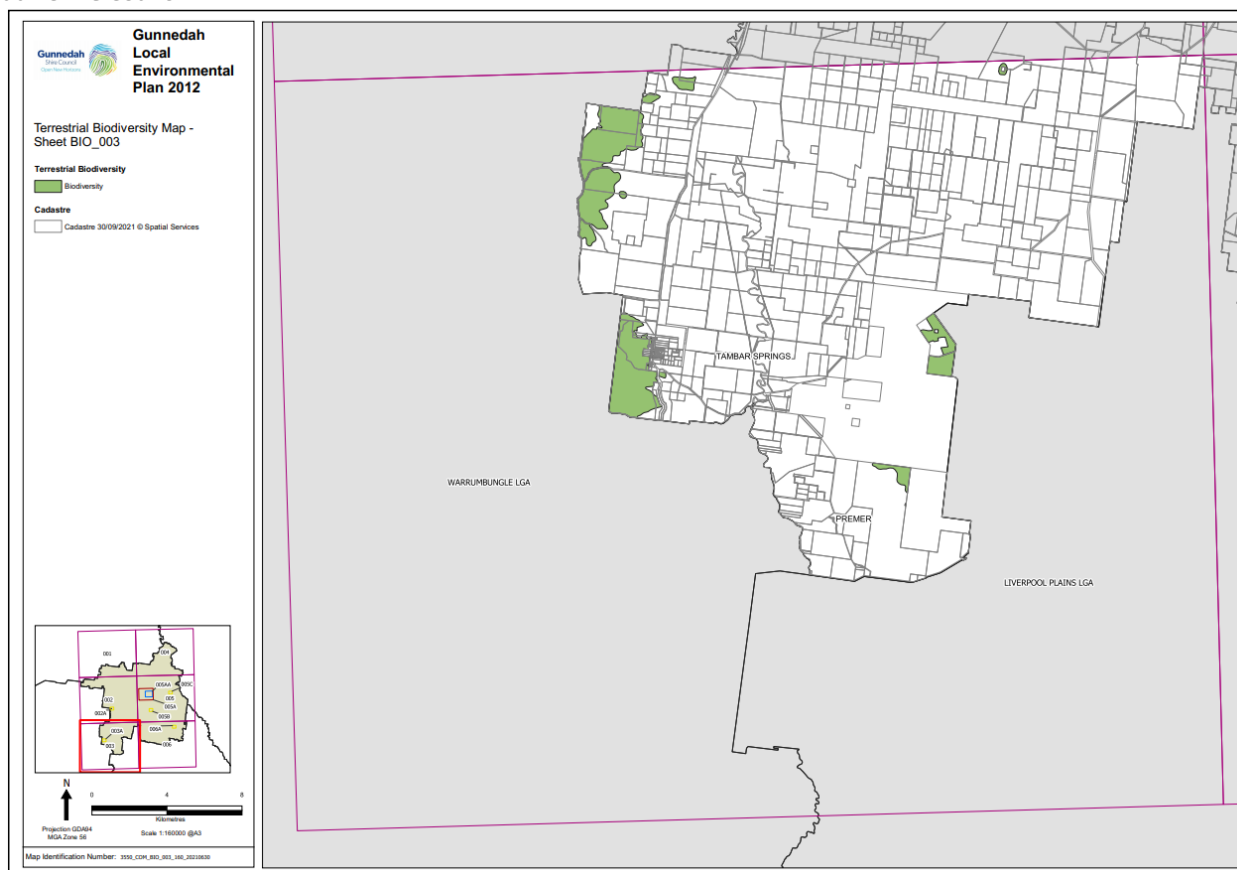
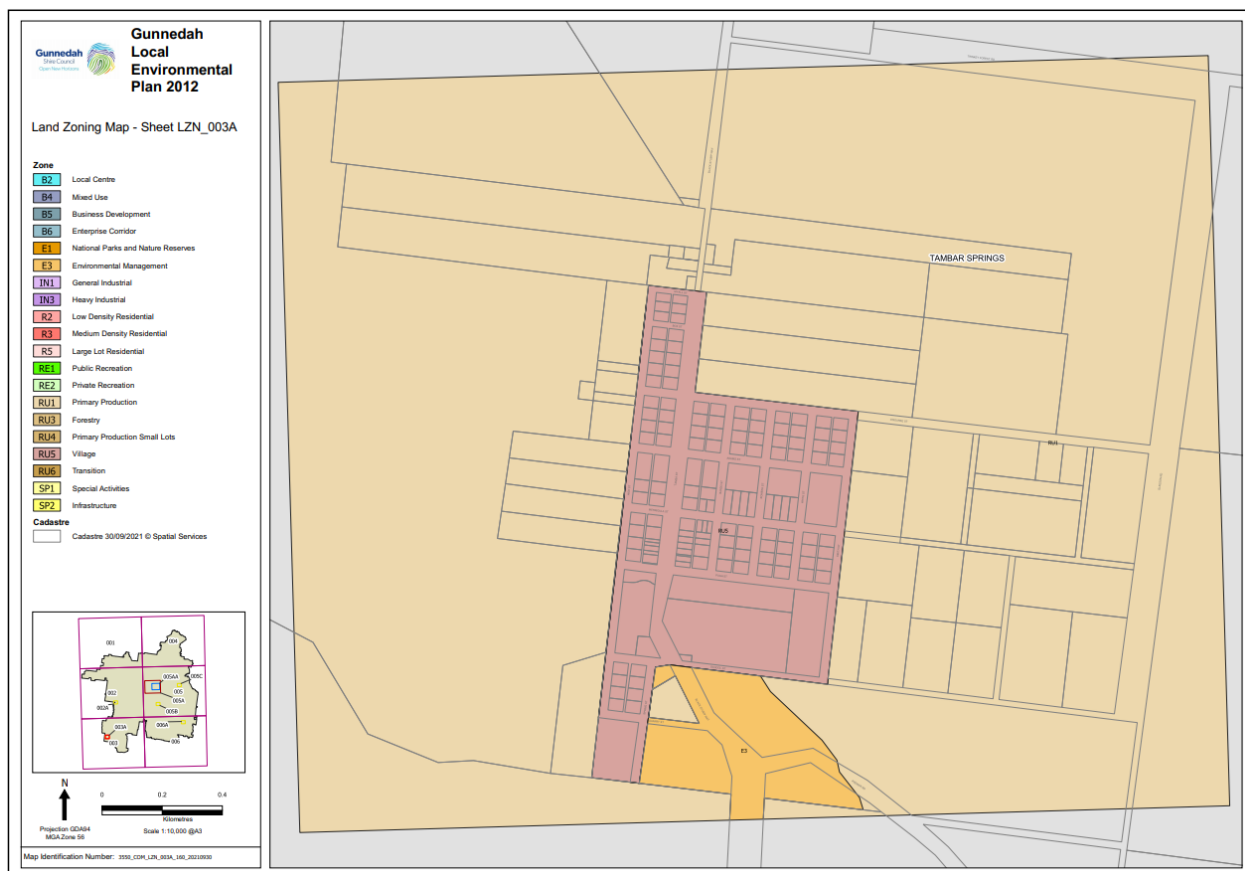
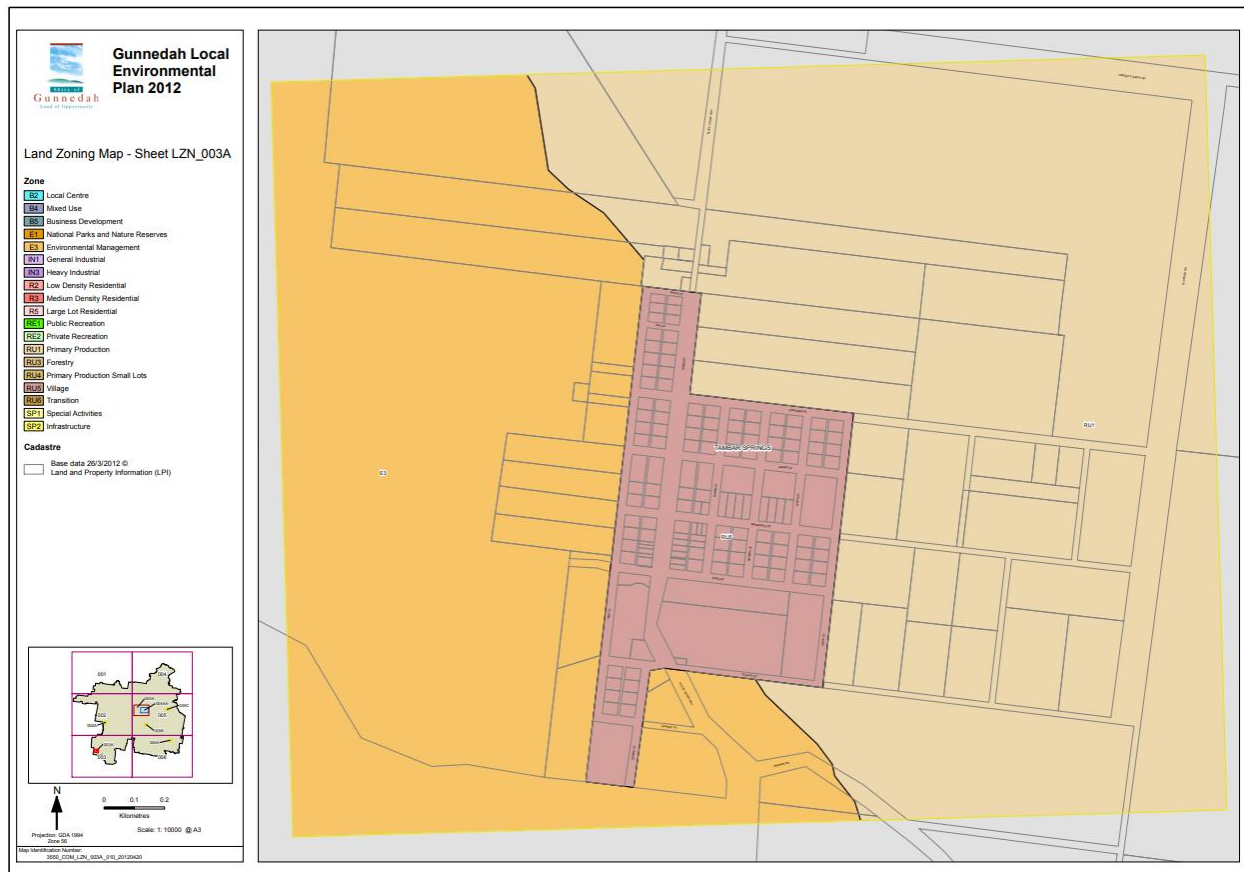


Figure 3: Existing Map Land Zoning Map – Sheet LZN_003, Proposed Rezoning of E3 zoned land and Terrestrial Biodiversity Overlay



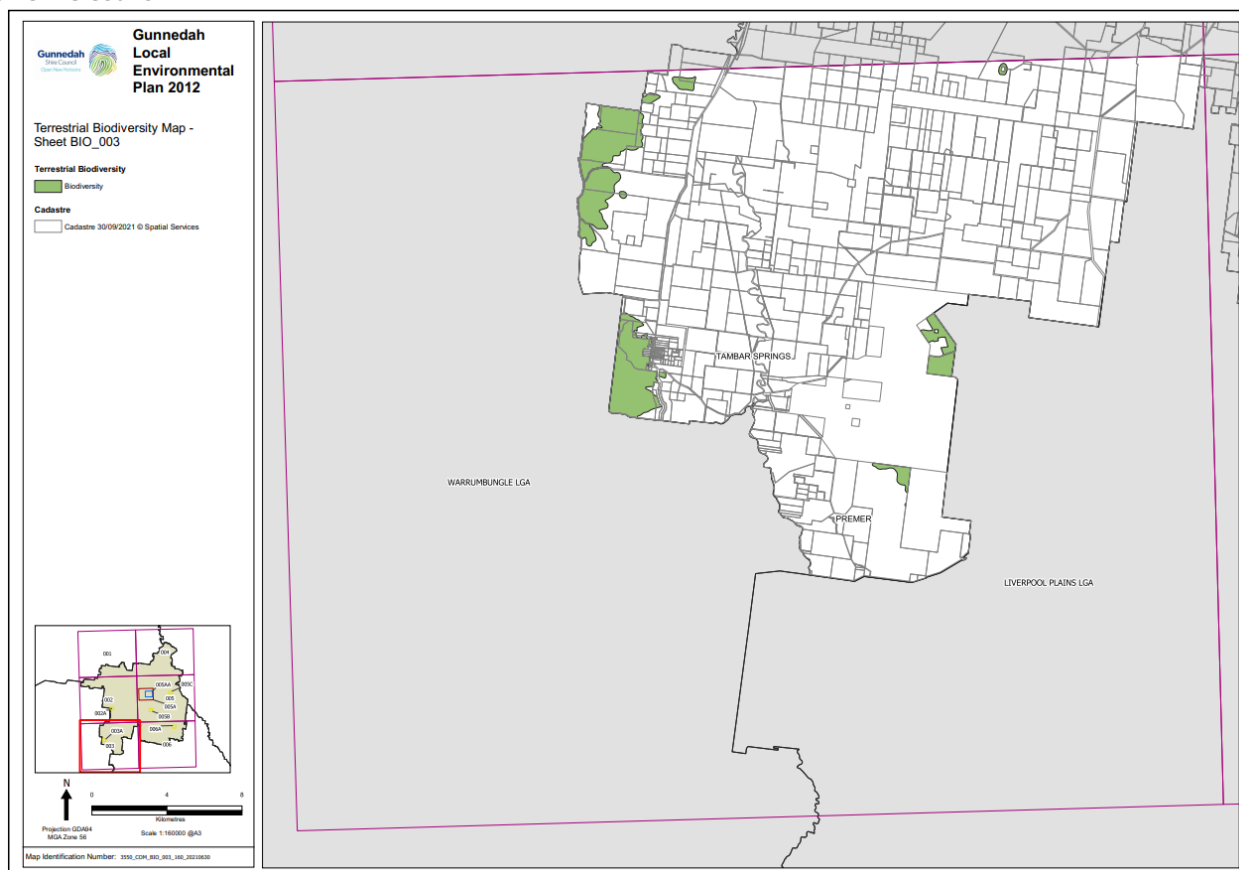
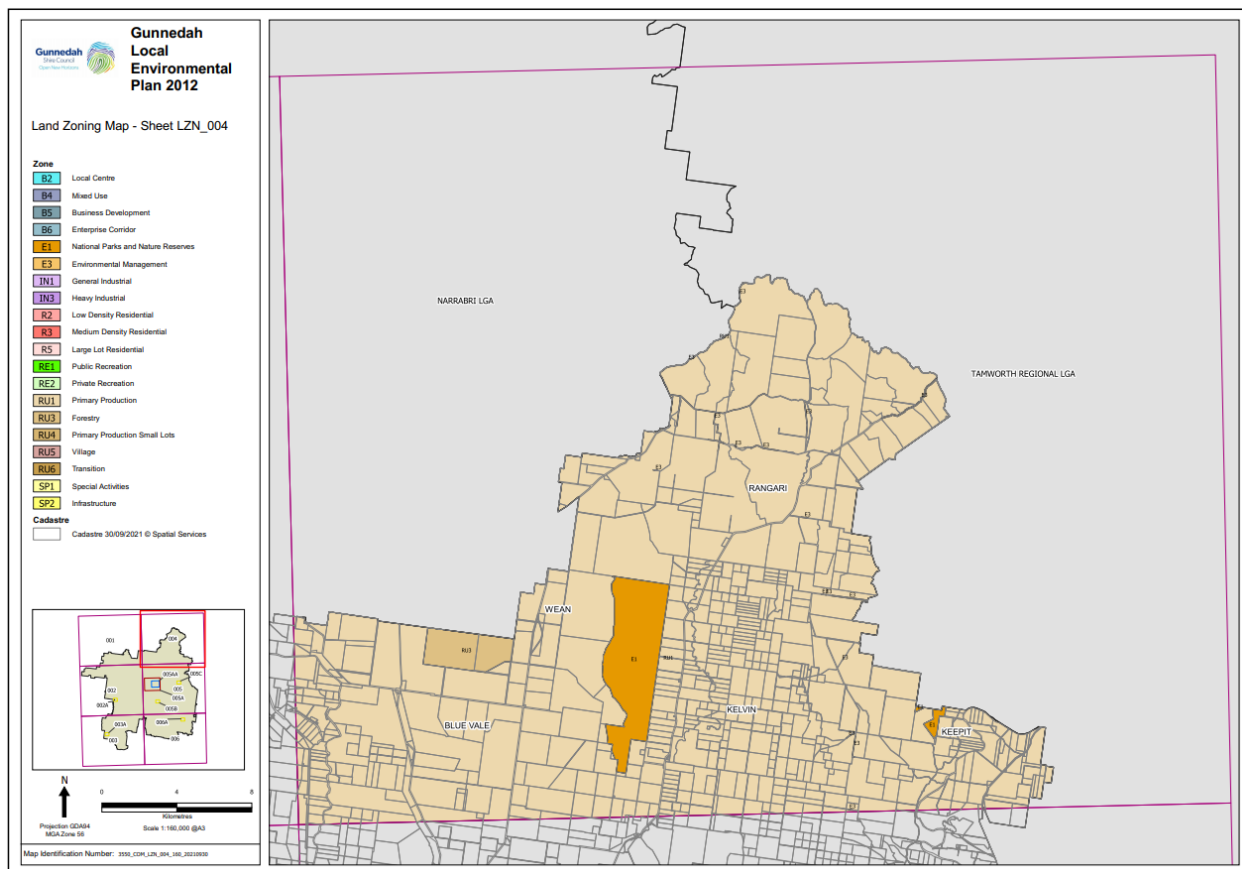
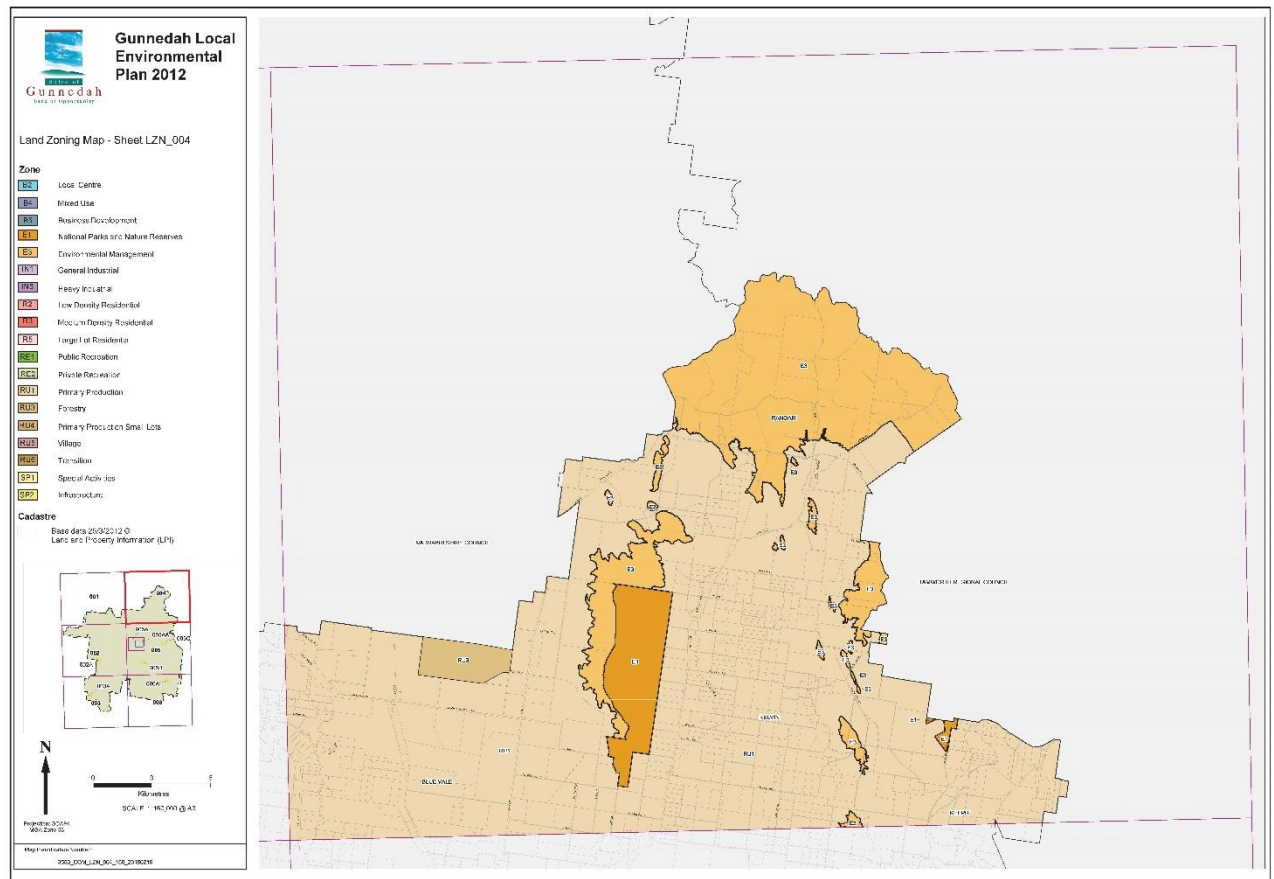


Figure 4: Existing Map Land Zoning Map – Sheet LZN_003A, Proposed Rezoning of E3 zoned land and Terrestrial Biodiversity Overlay



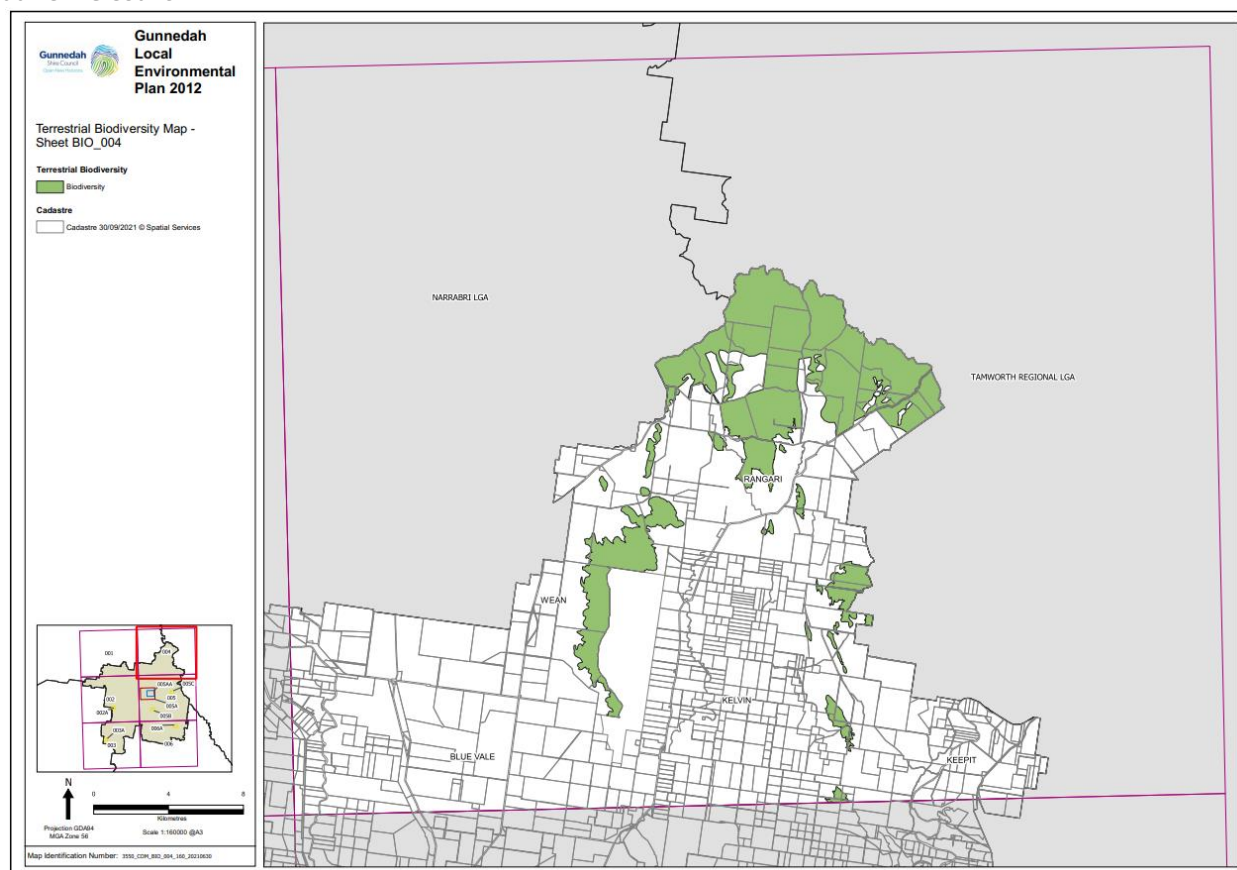
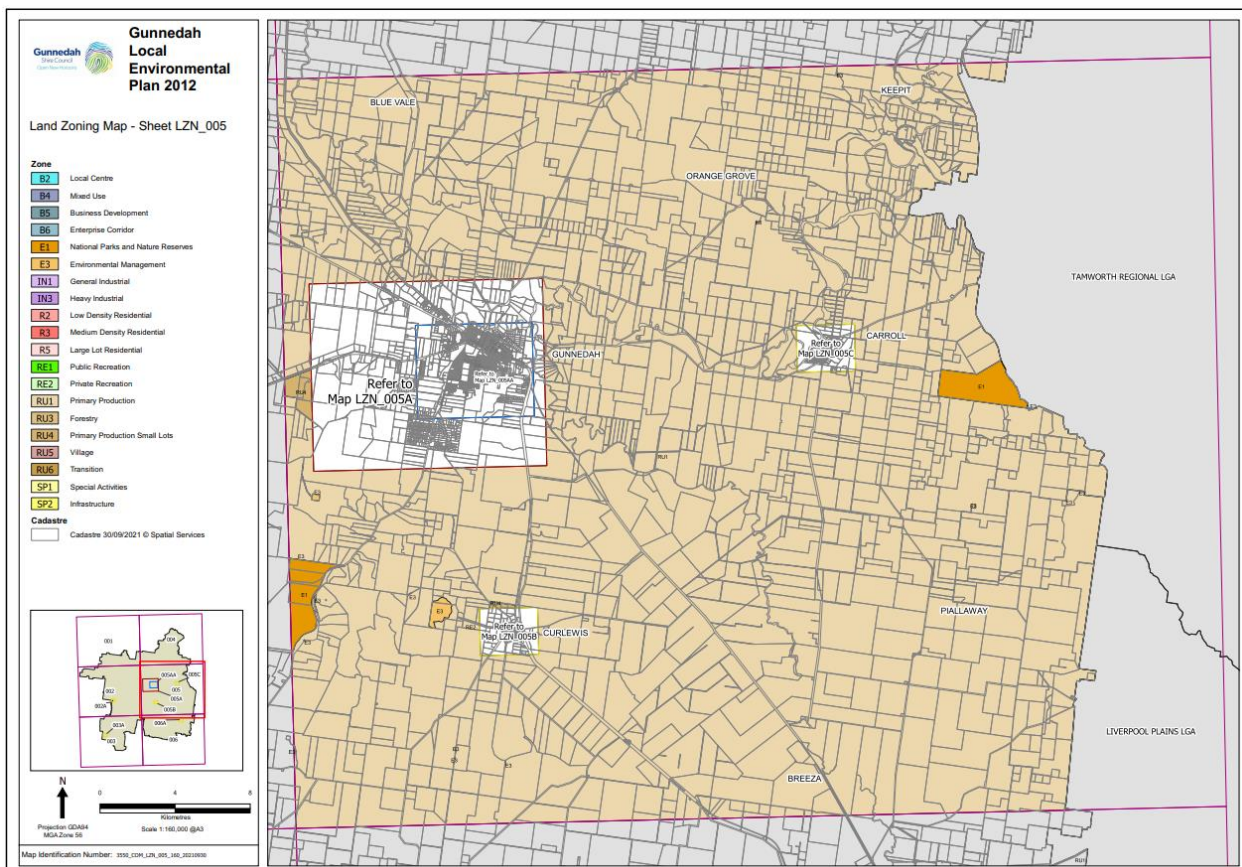
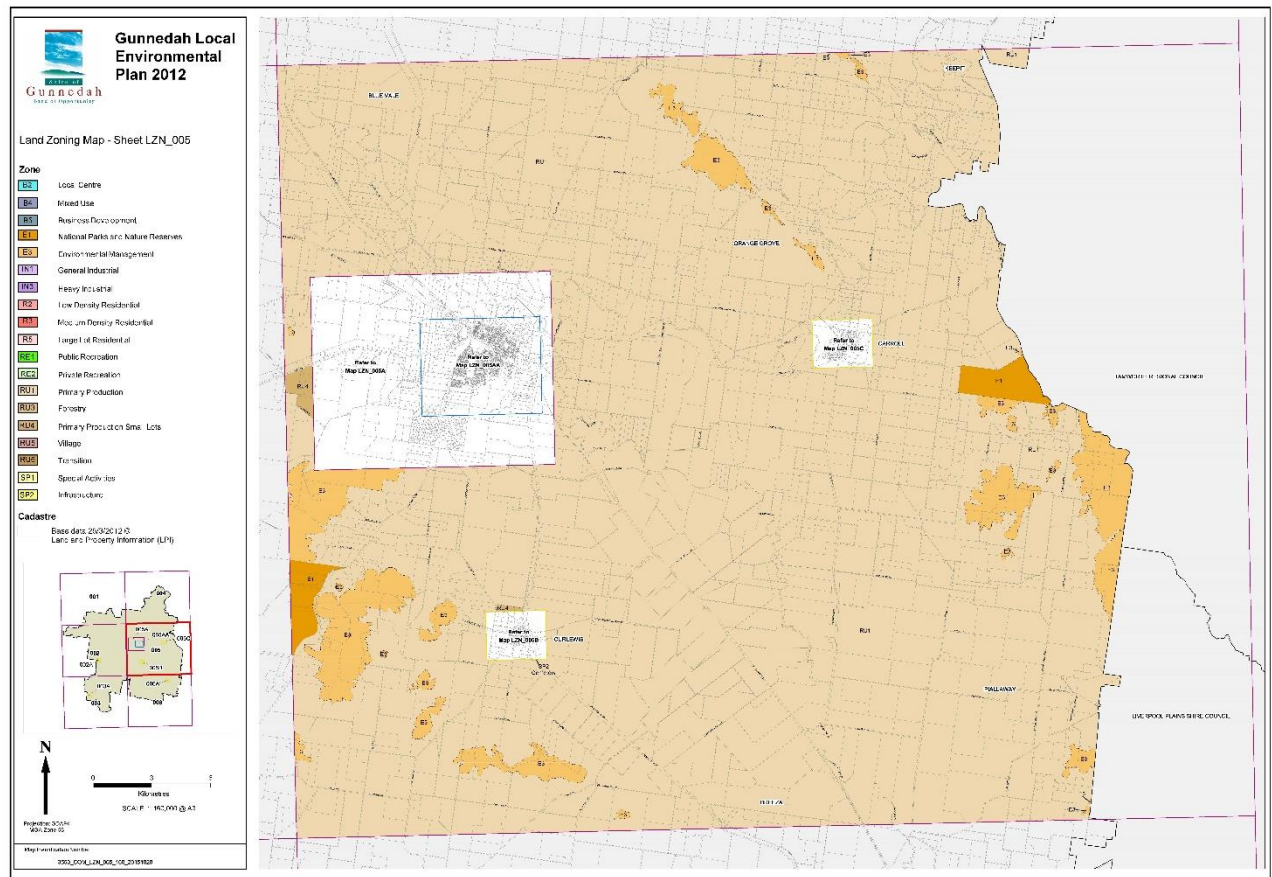


Figure 5: Existing Map Land Zoning Map – Sheet LZN_004, Proposed Rezoning of E3 zoned land and Terrestrial Biodiversity Overlay



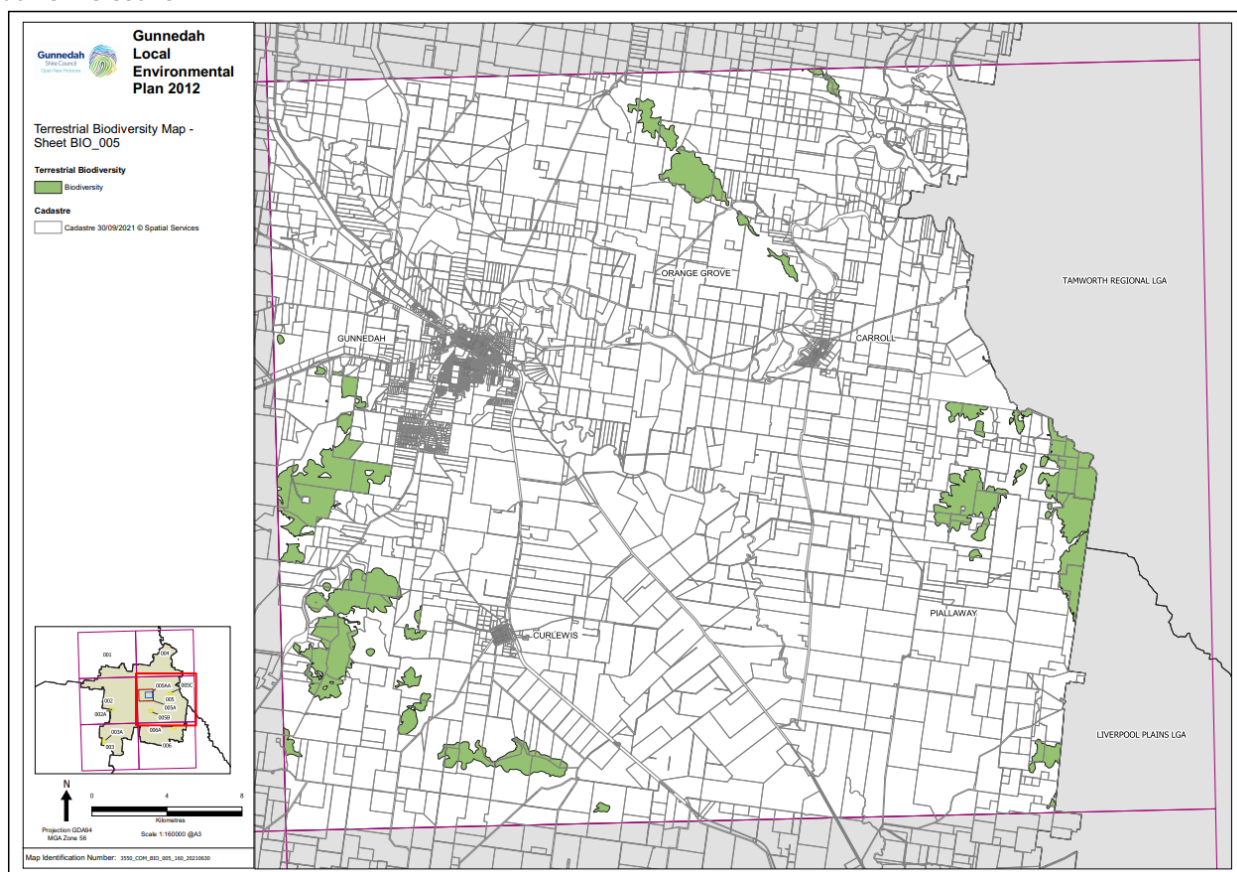
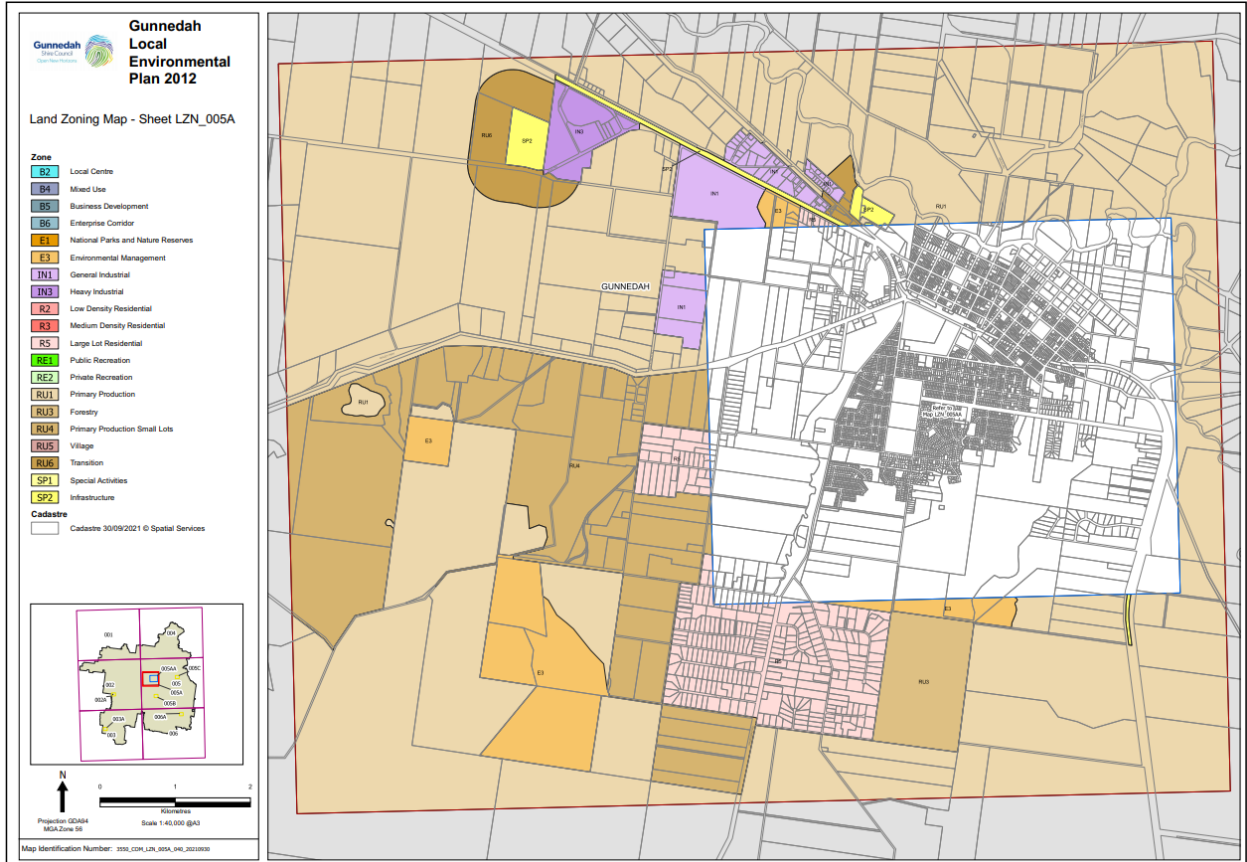
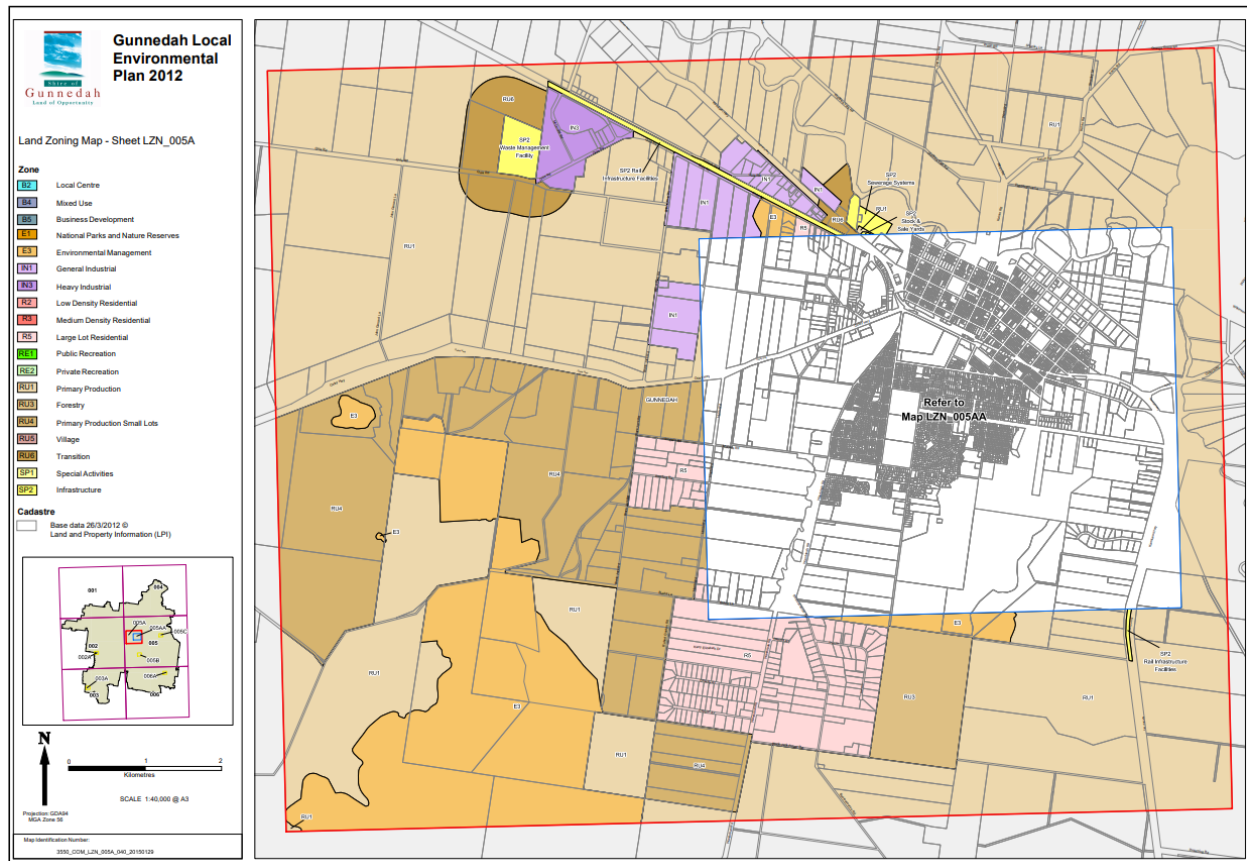


Figure 6: Existing Map Land Zoning Map – Sheet LZN_005, Proposed Rezoning of E3 zoned land and Terrestrial Biodiversity Overlay



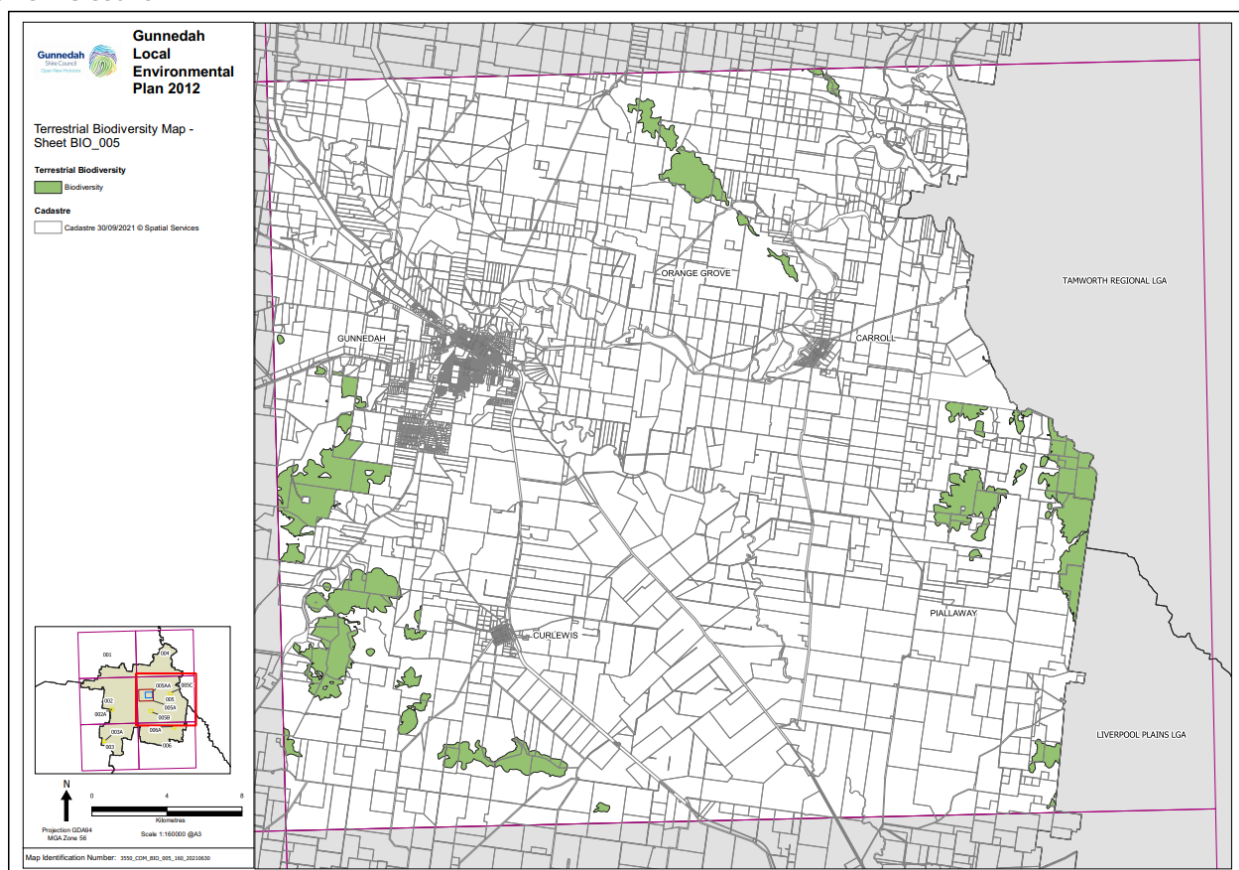
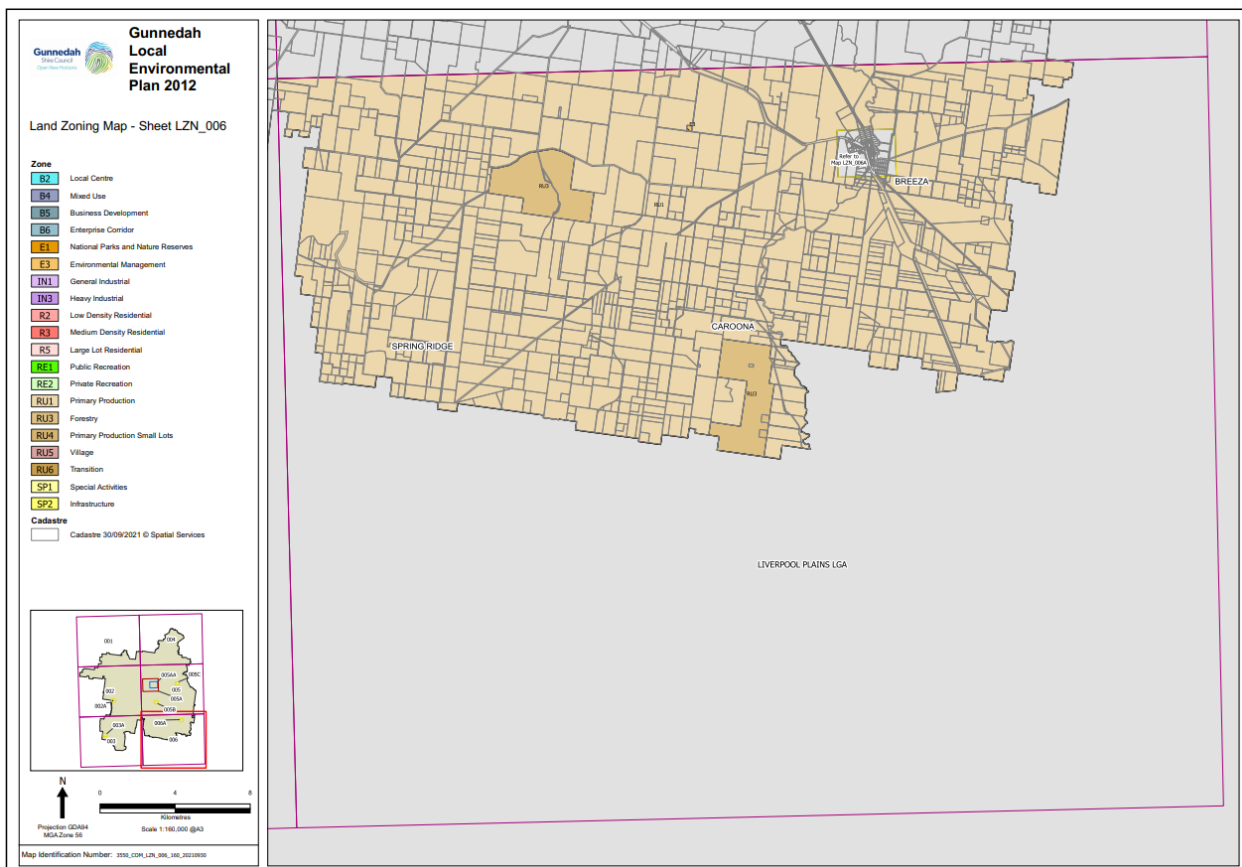
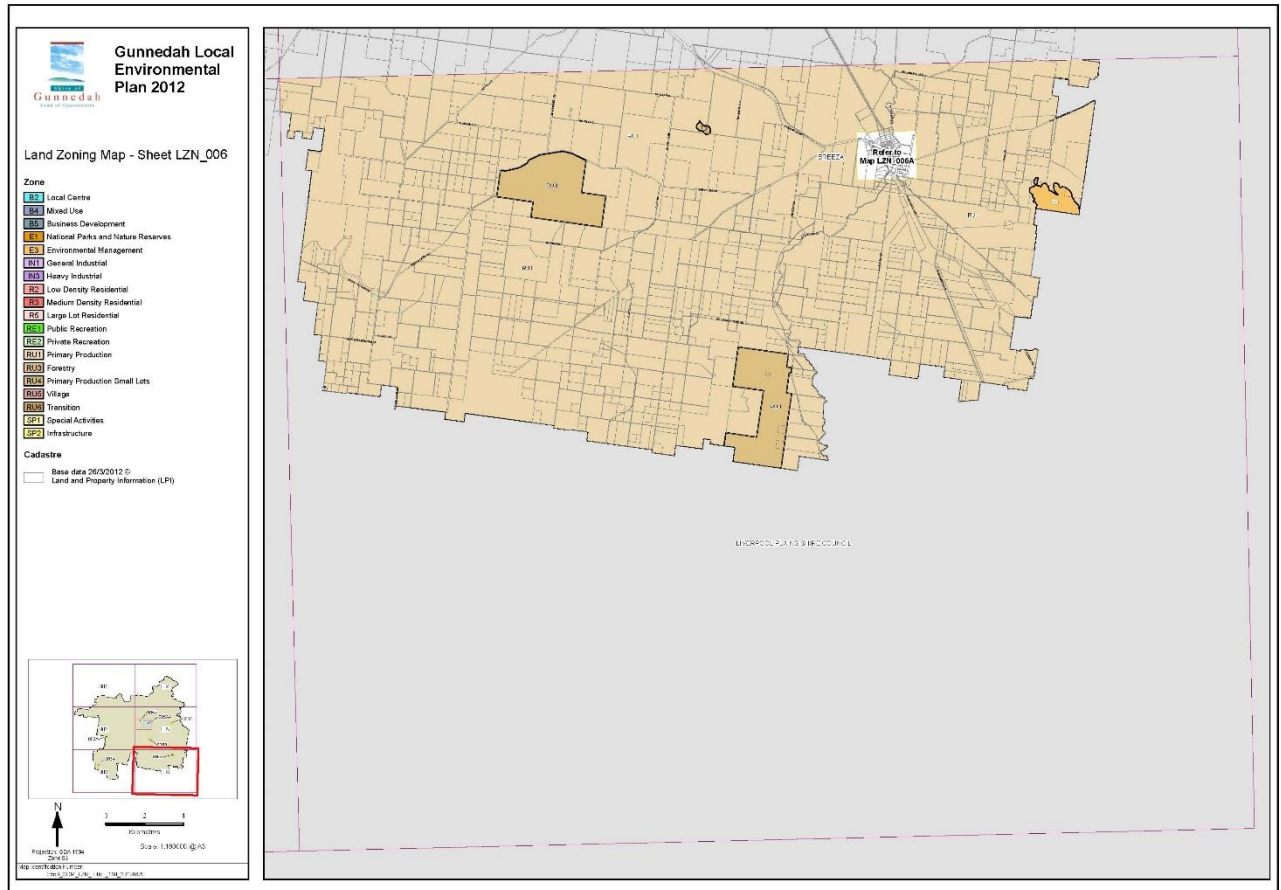


Figure 7: Existing Map Land Zoning Map – Sheet LZN_005A and Proposed Rezoning of E3 zoned land



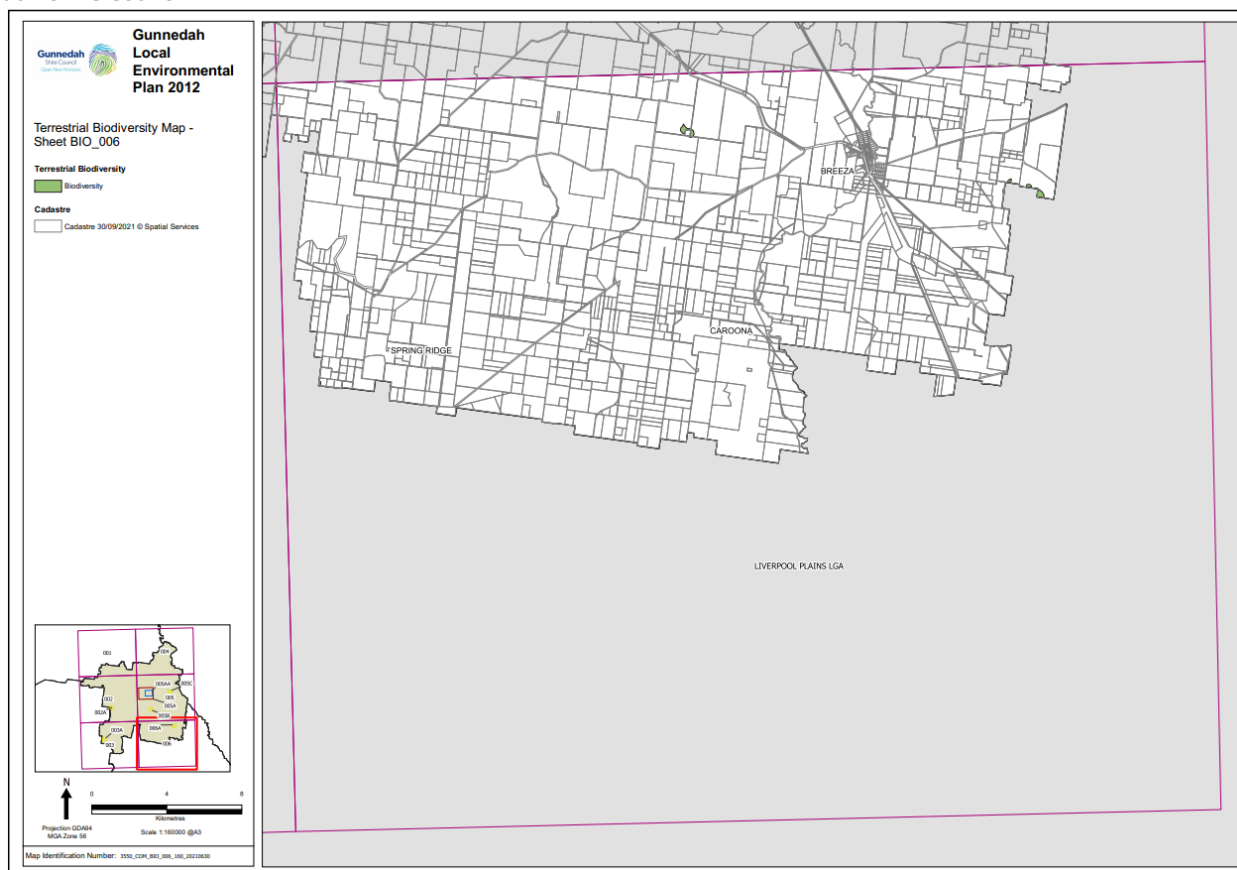


Figure 8: Existing Map Land Zoning Map – Sheet LZN_006, Proposed Rezoning of E3 zoned land and Terrestrial Biodiversity Overlay

PART THREE – JUSTIFICATION

The proposed rezoning application was commenced by a group of land owners in 2016 who feel strongly that the current zoning of E3 Environmental Management is having a significant social and economic impact on their primary production businesses.

The subject site land (identified in subject site particulars) was zoned 1a Rural (Agricultural Production) or 1b Rural (General) in the Gunnedah Local Environment Plan, 1998. This zoning is equivalent to the RU1 Primary Production zoning in the GLEP, 2012. The land was rezoned to E3 Environmental Management in 2012 under the GLEP, 2012. The E3 zoned is equivalent to the previous zone 7(d) Environmental Protection Scenic Zone. This planning proposal would essentially be rezoning the agricultural land back to the previous zoning equivalent.

The table below outlines the objectives for the RU1 Primary Production zone alongside the 1998 LEP 1(a) Rural (Agricultural production) zone and the E3 Environmental Management zone objectives alongside the 1998 LEP 7(d) Environmental Protection – Scenic zone.

Gunnedah Local Environment Plan 2012 (CURRENT)	Gunnedah Local Environment Plan 1998 (previous)
Zone RU1 Primary Production	Zone No 1 (a)-Rural (Agricultural Protection) Zone
<p>Objectives of zone</p> <ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To provide for a range of ecologically sustainable agricultural and rural land uses and development on broad acre rural lands. • To protect significant agricultural resources (soil, water and vegetation) in recognition of their value to Gunnedah's longer term economic sustainability. • To conserve and enhance the quality of valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors as part of all new development and land use. 	<p>Objectives of the zone</p> <ul style="list-style-type: none"> (a) to protect the use and efficiency of prime agricultural land while permitting appropriate development subject to suitable subdivision controls, (b) to permit other forms of development which are ancillary to rural land uses or that, as a result of their nature, require siting outside the urban area, (c) to avoid further fragmentation and alienation of useable rural land, (d) to retain the low density nature of settlement within the rural areas and ensure that any future development does not create unreasonable demands on the existing infrastructure or available services, (e) to provide for the requirements of the rural community, (f) to maintain safety and convenience along main roads by discouraging uses that are likely to generate traffic volumes which disrupt traffic flow, (g) to ensure that the existing level of scenic amenity is maintained by requiring development to have regard for significant ridgelines and hilltops.
	Zone No 1 (b)-Rural (General) Zone
	<p>The objectives are as follows:</p> <ul style="list-style-type: none"> (a) to protect, enhance, conserve and maintain existing agricultural and pasture land in a manner which allows general agricultural production on secondary land that is compatible with alternative land use, (b) to permit other forms of development which are ancillary to rural land use or that, as a result of their nature, require siting outside the urban area, (c) to retain the low density nature of settlement within the rural areas and ensure that any future development does not create

	unreasonable demands on the existing infrastructure or available services, (d) to ensure that the existing level of scenic amenity is maintained by requiring development to have regard for significant ridgelines and hilltops.
Zone E3 Environmental Management	Zone No 7 (d)-Environment Protection-Scenic Zone
Objectives of zone <ul style="list-style-type: none"> To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values. To provide for a limited range of development that does not have an adverse effect on those values. 	Objectives of the zone (a) to protect hill lands, escarpments and river valleys of scenic significance, (b) to ensure the character of these areas by restricting the uses which are allowed and enforcing greater control in regard to building materials, site positioning, height, scale and the provision of access roads and services, and (c) to allow only development which maintains the rural-scenic setting of the area.

Is the planning proposal a result of any strategic study or report?

The Gunnedah Shire land zoning is based on the recommendations of the Gunnedah Rural Strategy, prepared by EDGE Land Planning in March 2007. The addendum to the rural strategy outlines in the justification for the environmental management zone that it is:

“to protect the integrity and natural values and features of the total landscape, the strategy identified an area around Blackjack Mountain as being a scenic landscape that requires protection via the use an environmental management zoning.”

The protection of scenic hills was a clear objective of the zone 7(d) in the GLEP, 1998. The E3 Environmental Management zone objective is to protect areas with special ecological, scientific, cultural and aesthetic value by limiting the range of development on the land so there are no adverse effects on those values.

The rural strategy clearly identifies Blackjack Mountain as having scenic value and the hills around the town of Gunnedah, which are visible from residential areas, are considered to have scenic/aesthetic value.

The methodology adopted in this Rural Strategy for defining the Environmental Management Zone boundary is the 450m contour. The strategy notes that this methodology captures the significant hills in the shire.

The application of the 450 metre contour line as defining the environmental management zoned land is not in keeping with the original intent or objective of this recommendation in the Rural Strategy. It is understood the intent of applying this zone was to maintain significant hillsides, which provide scenic amenity and natural values throughout the shire in areas where agricultural activities are not carried out.

The addendum to the Gunnedah Shire Rural Strategy, prepared by EDGE Land Planning in 2008, states the following E3 zoning justification *“by applying this environmental management zone, Council will ensure that existing agricultural activities are not affected, yet recognize the importance of the landscape and have a mechanism to maintain its integrity”*

This statement is contradicted by findings outlined in the report. The land use strategy includes a land use survey to give an understanding of land use patterns with the rural areas. Map 2.7 Rural Land Use and Map 7.3 Land use designations, map the majority of the land in this application as having extensive agriculture as the land use, with some small areas of native vegetation. **Figure 7** shows the land use designations for the Gunnedah Shire as outlined in the Rural Strategy. These land uses have not been reflected in the subsequent zoning under the GLEP, 2012.

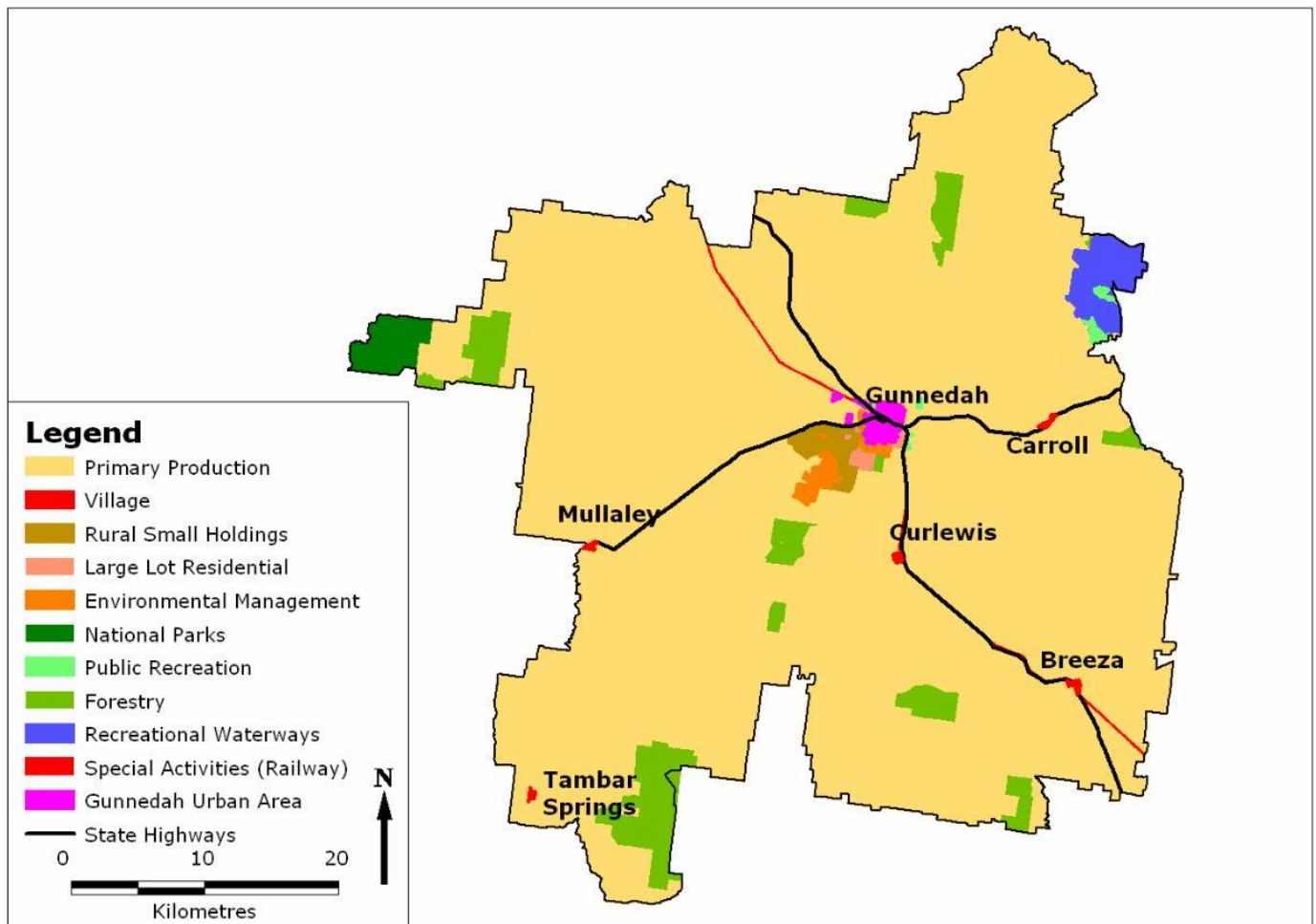


Figure 9: Map 7.3 Land use designations from the Gunnedah Rural Strategy

The Gunnedah Rural Strategy has recommended that the E3 Environmental Management zoning be used to maintain the natural integrity and scenic amenity of heavily vegetated hillsides, such as Blackjack Hill. There are large areas, currently zoned E3, particularly in the north of the shire (refer **Figure 4**), which can be described as undulating country generally with scattered woodland vegetation. These areas have a long standing agricultural/primary production land use, with the predominate 2017 land use mapped as being grazing in native vegetation. This land is not considered to provide special aesthetic value. There have been no studies conducted to map this land as having special ecological, scientific or cultural value when compared to adjacent RU1 zoned land and therefore no basis to conclude the land meets the objectives of the E3 Environmental Management zone.

Appendix 6 shows a number of photos and aerial photos which demonstrate the character, topography and tree cover of some of the E3 zoned land in the shire. These images demonstrate that in many cases the character of the landscape does not vary to the adjoining RU1 primary production zoned land. This further strengthens the case that insufficient ground-truthing was undertaken in the delineation of zones RU1 and E3 and that the 450 metre contour line is not an appropriate delineating factor.

This planning proposal has maintained the E3 Environmental Management zone on all land currently zoned E3 Environmental Management in the GLEP, 2012 within a 5 kilometre radius of the town of Gunnedah. It is also proposed to maintain the E3 Environmental Management zone on all crown owned land in the Gunnedah Local Government area. This covers significant hillsides which provide aesthetic and scenic value including Blackjack Mountain, Porcupine Lookout Reserve, Blackjack Forest near the town of Gunnedah and other significant hills including Mullaley Mountain, Kingjack Mountain and Haystack Mountain.

All privately owned land which is identified as agricultural land in the Gunnedah Rural Strategy located more than 5 kilometers from the town of Gunnedah is proposed to be rezoned to RU1 Primary Production.

Gunnedah Shire Council is not aware of any studies being carried out over any of the land which was rezoned from 1(a) Rural (agricultural protection) and 1(b) Rural (General) in the GLEP, 1998 to E3 Environmental Management in the GLEP, 2012 to classify this land as having special ecological, scientific, cultural or aesthetic values. The land zoned 7(d) Environmental Protection (Scenic Zone) in the GLEP, 1998 is considered to have scenic/aesthetic value and therefore any land which was previously zoned 7(d) Environmental Protection (scenic zone) and is currently E3 Environmental Management will be maintained.

Consultation in 2019 between Gunnedah Shire Council, Stewart Surveys and the NSW Office of Environmental and Heritage (OEH) has indicated that land mapped as High Environmental Value (HEV) land in the New England North West Regional Plan 2036 (NENWRP, 2036) should be considered for protection under the E3 Environmental Management zone. The HEV mapping in the NENWRP, 2036 is noted as 'potential high environmental value' and the Department advised that not all HEV land has been ground truthed or identified in an ecological study. Further, HEV land is mapped scattering across the Gunnedah and surrounding shires in varying land zones.

The planning assessment for proposed development under the Environmental Planning and Assessment Act, 1979 and other legislation including the Biodiversity Conservation Act 2016, Local Land Services Act 2013, State Environmental Planning Policy (Koala Habitat Protection) 2020, will maintain and protect areas of high environmental value regardless of the zoning.

Figure 8 shows an example of the land characteristics between the E3 and RU1 Zone along with the tree matrix cover layer provided by OEH. The diagram clearly shows that land zoned E3 and RU1 has similar characteristic and HEV tree cover.

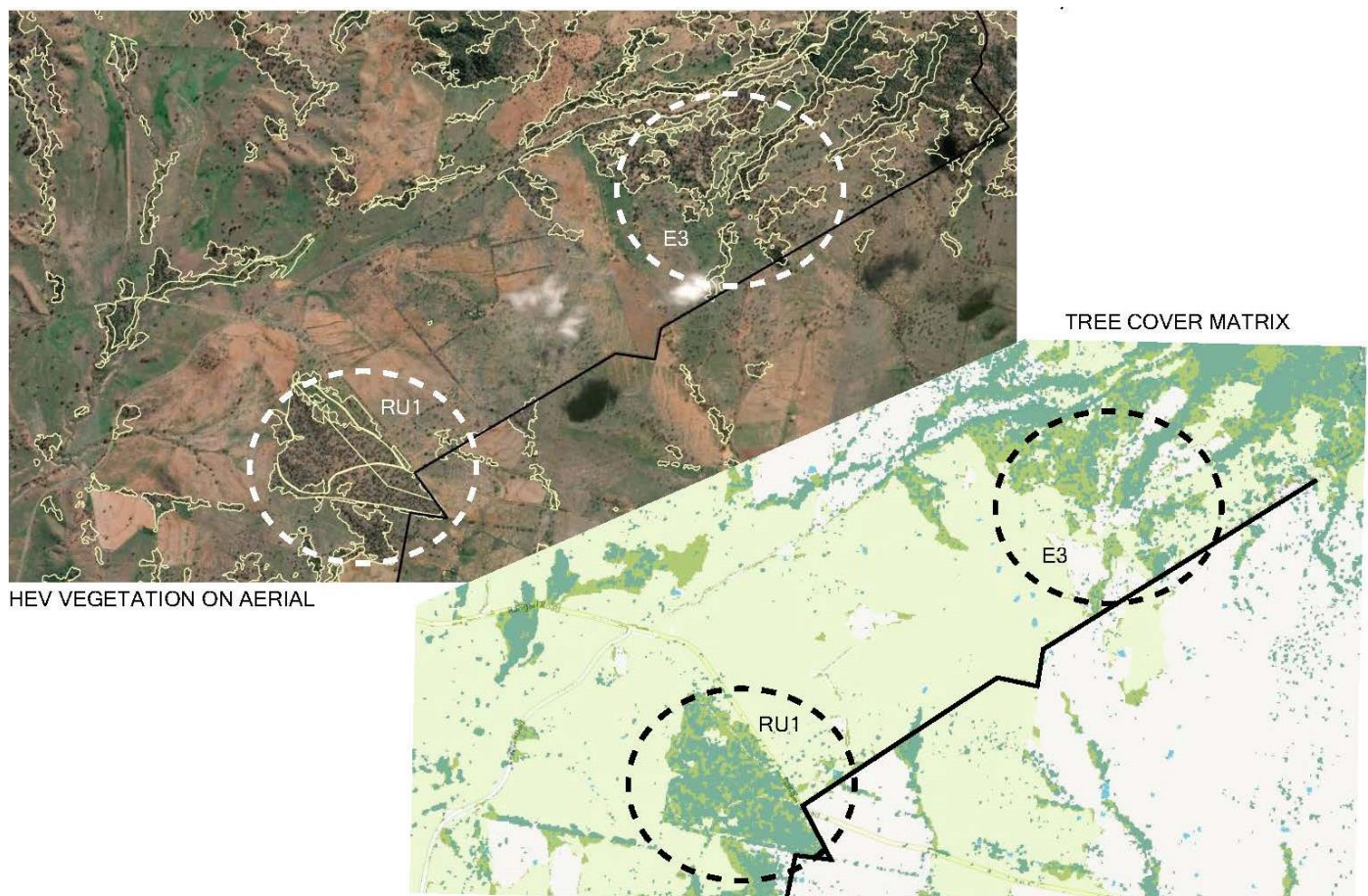


Figure 10: Example of Land characteristics between E3 and RU1 zones

Appendix 5 is the Gunnedah Local Environment Plan 2012 Land Use Matrix. This outlines the full list of restrictions to land use in each zone. As demonstrated by this list the restrictions on the land zoned E3 compared to RU1 are extensive. Generally, the landscape characteristics dictate suitable land uses at a site. For example, a feedlot would not be practical on land with steep topography. A statement of environmental effects prepared at the time a development application is lodged would need to satisfy that the environmental impact of the proposed development was acceptable, prior to allowing a particular land use in this area. Therefore, it is unlikely that a proposed land use which was going to have a detrimental environmental impact would be approved. Prior to 2012 the subject properties were zoned 1(a) Rural (agricultural production) or 1(b) Rural (general) and were not subjected to these new E3 restrictions.

Land which is zoned E3 Environmental Management does not permit complying development applications for house or outbuilding construction. Land owners with E3 zoned land covering all of their property feel disadvantaged by these restrictions.

Adjoining Council zoning

We have reviewed how our neighbouring shires have zoned land, which is similar in character to Gunnedah's agricultural land. We have provided three examples in adjoining councils. Note: E1 zoning is National Parks and Nature Reserves.

Example 1: Tamworth Regional Local Environmental Plan 2010 (TRLEP, 2010) refer Appendix 7.

We have attached land zoning map sheet LZN_001 (TRLEP, 2010) which joins the land immediately north and east of the Rangari area in the Gunnedah Shire (GLEP, 2012 - LZN_004). This map extends approximately 40 kilometres to the north and 30 kilometres to the east. There is no E3 Environmental Management zoned land on this map. It is noted that most of the country to the north and about half to the east is over the 450 metre contour. When comparing the aerial photograph (**Appendix 2 – Plan 4**), the Gunnedah Shire area appears to have similar qualities to the adjoining in Tamworth Regional Shire, which is zoned RU1.

Example 2: Narrabri Local Environmental Plan 2012 refer Appendix 8.

The Narrabri Local Environmental Plan 2012 zoning map sheet LZN_004, joins the land immediately west of the Rangari area (GLEP, 2012 - LZN_004). This map extends approximately 50 kilometres west of the Gunnedah shire boundary. There is also no E3 Environmental Management zoned land shown on this map. The aerial photo (**Appendix 2 - Plan 4**), shows very similar land qualities and a large area which appears more undulated, with heavy tree cover when compared to the land in the Gunnedah Shire. The Land in Narrabri Shire is zoned RU1 Primary Production.

Example 3: Warrumbungle Local Environmental Plan 2013 refer Appendix 9

We have attached the land zoning map to the west of the Gunnedah Shire boundary in Warrumbungle shire, LEP land zoning map sheet LZN_007. This land has vast areas of dense vegetation and steep topography over the 450 meter contour elevation. This includes Bulga Mountain at 780m AHD, Goorindi Mountain 610m AHD, Billies Hills 630m AHD, Pinnacle Mountain 460m AHD, Mount Nombi 710m AHD, Mount Talbareeya 720m AHD, Mount Baloola 620m AHD and others. **Appendix 2 – Plan 3** shows the Gunnedah and Warrumbungle's Shire area on the aerial photo. Warrumbungles LEP 2013 LZN_007 contains no land zoned E3 Environmental Management.

These three examples have led the land holders within Gunnedah Shire to question why the restrictive E3 Environmental Management zoning has been placed over their land, when neighbouring shires, which exhibit similar land characteristics as their properties, are zoned RU1 Primary Production.

Based on the above justification we summarise as follows:

- The RU1/E3 zone boundaries were delineated by the 450m contour line with little or no ground-truthing.
- Objectives of E3 zone (outlined in the Rural Strategy) do not meet current or previous land uses.
- Current and past land uses over the proposed rezoning land is agricultural production.

- Site characteristics and topography do not match the intent of the change in zone to E3 Environmental Management zone, to protect significant hillsides, as outlined in the rural strategy.
- All scenic hills which were protected under the 7(d) zone in the GLEP, 1998 will be maintained as E3 Environmental Management.
- Current zoning is restricting land holders from conducting their agricultural businesses
- Current zoning is reducing land values
- Current zoning does not reflect zoning of adjoining land in other shires.
- Environmental protections for native vegetation and areas of high environmental value are protected through other legislation regardless of the zoning.
- Environmental assessment of any proposed development remains a requirement regardless of zoning.

It is requested that the Department rezone all privately owned E3 zoned agricultural land more than 5 kilometres from the town of Gunnedah, in the Gunnedah Local Government Area to RU1 Primary Production to reflect the current and historic land uses in this area and revert back to the previous (GLEP 1998) equivalent zoning.

SECTION A – NEED FOR PLANNING PROPOSAL

Section A of the Guideline outlines the need for the planning proposal criteria.

This planning proposal does not form part of any strategic report or study. It is believed that this proposal is the best means for achieving the intended outcome of reverting the land currently and historically used for primary production purposes back to a primary production zoning. The planning proposal is the legal method of amending the Gunnedah Local Environment Plan 2012 to rezone this land.

SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Section B of the guideline requires a review of the proposal to any regional or sub-regional strategies. Gunnedah Shire Council is subject to the regional strategy: *New England North West Regional Plan, 2036* (NENERP, 2036). This plan has four goals/key directions for this region:

- Goal 1: A strong and dynamic regional economy;
- Goal 2: A healthy environment with pristine waterways;
- Goal 3: Strong infrastructure and transport networks for a connected future;
- Goal 4: Attractive and thriving communities

The first goal of a strong and dynamic regional community directly relates to the proposed rezoning. The plan outlines the following objectives under the direction to grow and diversify the agricultural section:

- Expand agribusiness and food production processing sectors;
- Building agricultural productivity;
- Protect and enhance productive agricultural lands;
- Sustainably manage mineral resources;
- Grow New England North West as the renewable energy hub of NSW;
- Deliver new industries in the future;
- Build strong economic centres;
- Expand tourism and visitor opportunities; and
- Coordinate growth in the cities of Armidale and Tamworth.

The rezoning outlined in this planning proposal will meet the key agricultural objective of the New England North West Regional Plan, 2036 by allowing existing agricultural operations, permissible land uses which enable improved efficiencies and intensive agriculture, while not fragmenting land or reducing protection of the environment and water resources.

As outlined in the justification section of this report environmental protection of natural resources and potential high value environmental land is maintained by the NSW planning approval process regardless of the land's zone. Therefore, it is not considered that this planning proposal will impact any area of potential high environmental value and that the planning proposal aligns with the New England North West Regional Plan, 2036.

Gunnedah Community Strategic Plan 2017-27

This report outlines the actions required to build the shire's economy and improve the productivity, quality, profitability and sustainability of Australia's agriculture. The strategy outlines the existing nature of the agricultural industry in the Gunnedah shire, trends and strategic considerations. It states that our farming industry has contributed to our lifestyle and values and remains a pillar of the shire's future. It is believed that the rezoning of these lands back to primary production will allow farmers greater opportunity to manage and possibly expand their agricultural operations and potentially improve profitability. The strategic plan also aims to balance between development and environmental protection we believe the proposed rezoning does not place any additional impacts on the environment. All development requires environmental assessment as part of the approval process and this will safeguard the natural environment on the subject site from development which is not suitable or within the carrying capacity of the environment.

Gunnedah Shire Local Strategic Planning Statement FUTURE 2040

The *Gunnedah Shire Local Strategic Planning Statement Future 2040* (LSPS) provides a vision and framework to guide detailed land use planning decisions in the Gunnedah Shire. The LSPS aims to:

- Strengthen Gunnedah Shire's productivity and competitiveness
- Nurture quality lifestyles and sustain population growth
- Value, protect and diversify Gunnedah Shire's primary production land and natural resources
- Promote regional connections to ensure a diverse industry base with a skilled and stable workforce
- Build effective responses to climate change and natural hazards
- Preserve the environment and protect the heritage, history and character of Gunnedah Shire

The LSPS is informed by the *Gunnedah Community Strategic Plan 2017-2027* and gives effect to the *New England North West Regional Plan 2036* by implementing the goals, direction, and action at a local level.

The LSPS contains four (4) themes which consist of:

- (1) Boundless Opportunity
- (2) Places for People
- (3) Connected and Accessible
- (4) Sustainable and Resilient

Themes one (1) and four (4) are relevant to this planning proposal. Local Planning Priorities that support these themes and the proposed amendment to the GLEP2012 are as follows:

- Theme (1) *Boundless Opportunity*, Local Planning Priority 2 *Develop industrial, commercial and agricultural land*.
- Theme (4) *Sustainable and Resilient*, Local Planning Priority 11 *Preserve biodiversity and prepare for climate change*.

The actions listed against these themes and planning priorities are matters for Gunnedah Shire Council to address over the next 20 years. The planning proposal aligns with these actions by facilitating the establishment and

expansion of agricultural land in appropriate locations and protecting terrestrial biodiversity through the inclusion of a terrestrial biodiversity map overlay and heads of consideration clause in the GLEP2012.

The guideline requires a review of relevant State Environmental Planning Policies (SEPP) for compatibility with the planning proposal. The table below reviews the compliance of the planning proposal with each SEPP.

State Environmental Planning Policy (SEPP)	Applicable	Consistency	Comment
SEPP (Aboriginal Land) 2019	No	N/a	Does not apply to the Gunnedah Shire
SEPP (Coastal Management) 2018	No	N/a	Does not apply to the Gunnedah Shire
SEPP (Concurrences and Consents) 2018	Yes	Compliant	The proposed rezoning does not impact application of this SEPP to future development.
SEPP (Education Establishments & Child Care Facilities) 2017	No	N/a	Education and childcare facilities are not permitted in the E3 or RU1 zone.
SEPP (Vegetation in non-rural areas) 2017	No	N/a	Does not apply to the Gunnedah Shire
SEPP (Three Ports) 2013	No	N/a	Does not apply to the Gunnedah Shire
SEPP (State and Regional Development) 2011	Yes	Compliant	The proposed rezoning does not impact the application of the SEPP to any development.
SEPP (Sydney Drinking Water Catchment) 2011	No	N/a	Does not apply to the Gunnedah Shire
SEPP (Urban Renewal) 2010	No	N/a	There are no potential precincts within the Gunnedah LGA
SEPP (Affordable rental housing) 2009	No	N/a	This SEPP applies to land zoned R1, R2, R3, R4 and R5 and therefore is not impacted by the proposed rezoning.
SEPP (Western Sydney Employment Area) 2009	No	N/a	Does not apply to the Gunnedah Shire
SEPP (Western Sydney Parklands) 2009	No	N/a	Does not apply to the Gunnedah Shire
SEPP (Exempt and complying development codes) 2008	Yes	Compliant	This SEPP does allow certain development based on land zoning. This planning proposal will change allowable exempt and complying development on the subject sites.
SEPP (Kosciuszko National Park Alpine Resorts) 2007	No	N/a	Does not apply to the Gunnedah Shire
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Yes	Compliant	Mining and Extractive Industries are not permitted in the E3 zone, but are permitted in the RU1 zone. The proposed rezoning will enable application of this SEPP to the affected lots.
SEPP (Sydney Region Growth Centres) 2006	No	N/a	Does not apply to the Gunnedah Shire as there are no growth centres in the LGA.
SEPP (State Significant	No	N/a	Does not apply to the Gunnedah Shire as

Precincts) 2005			there are no State Significant Precincts in the LGA.
SEPP (Sydney Harbour Catchment) 2005	No	N/a	Does not apply to the Gunnedah Shire
SEPP (Building sustainability Index BASIX) 2004	Yes	Compliant	BASIX applies to all BASIX affected development regardless of zoning. The rezoning of this land does not affect any future development application complying with this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	No	N/a	This SEPP applies to land zoned for urban purposes. There is no proposed change of urban land as part of this application.
SEPP 70 – Affordable Housing (Revised Schemes) 2002	Yes	Compliant	The proposed rezoning does not impact residential development.
SEPP 55 – Remediation of Land	Yes	Compliant	Refer explanation below. There are no known or publicly listed cases of contamination on the subject properties.
SEPP 64 – Advertising and signage	Yes	Compliant	There is no advertising signage proposed as part of this planning proposal.
SEPP 65 – Design Quality of Residential Flat Development	No	N/a	Residential apartments are prohibited in RU1 and E3 zones of the GLEP, 2012
SEPP 36 – Manufactured Home Estates	Yes	N/a	Manufactured home estates are not permitted in RU1 primary production or E3 environmental management zoning of the GLEP, 2012
SEPP 33 Hazardous and Offensive Development	No	N/a	Does not apply to the site. Land uses are not considered to meet the definition of potentially hazardous or offensive industry.
SEPP 21 – Caravan Parks	No	N/a	Caravan Parks are prohibited in zone RU1 of the GLEP, 2012
SEPP 19 – Bushland in Urban Areas	No	N/a	This application does not apply to an urban area.
SEPP 1 – Development Standards 1980	No	N/a	Does not apply to Gunnedah Shire Council
SEPP (Major Infrastructure Corridors) 2020	No	N/a	This SEPP relates to the SP2 zone which is not affected by this application
SEPP (Koala Habitat Protection) 2020	Yes	Compliant	This SEPP applies to the subject site and the rezoning of this land does not affect any future development application complying with this SEPP.
SEPP (Rural lands) 2008	Yes	Compliant	The rezoning of these properties will not prevent compliance with this SEPP
SEPP 50 - Canal Estate Development	No	N/a	Not applicable to Gunnedah Shire

SEPP 55 – Remediation of Land

This policy requires the consideration of contamination and remediation in any rezoning proposal. A search of the List of NSW Contaminated Sites Notified to the NSW OEH as at 5th February 2021 in the Gunnedah Shire did not uncover any listings on or in close proximity to the proposed lots to be rezoned. The search results are shown in table 1:

Table 1 NSW EPA Record of Notices in the Gunnedah Shire Council LGA

Suburb	Address	Site Name	Notices related to this site
GUNNEDAH	Intersection of Henry Street and Conadilly STREET	Adjacent to Service Station	6 former
GUNNEDAH	103 Mathias ROAD	BP Depot Gunnedah	2 current
GUNNEDAH	Corner Conadilly Street & Henry STREET	BP Service Station	5 former
GUNNEDAH	61 Railway AVENUE	Former Caltex Depot	3 former

These sites are all located within the Gunnedah CBD and are not in close proximity to the subject properties proposed to be rezoned.

No detailed contamination studies have been carried out as part of this report. The historical and current land uses at the subject properties is agricultural.

There are no cases of contamination known to the author at any of the properties proposed to be rezoned.

The guidelines require a review of the ministerial directions issued by the Minister of Planning under the Environmental Planning and Assessment Act 1979 section 9.1(2) for compatibility. The table below reviews these directions and their application to this planning proposal.

1. Employment and Resources

Direction	Applicable	Consistency	Comment
1.1 Business and Industrial Zones	No	N/a	Does not apply to this application
1.2 Rural Zones	No	N/a	Does not apply to Gunnedah Shire
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Yes	The proposed rezoning will not be incompatible with the mining, petroleum production and extractive industries, which are permitted in the RU1 zone and prohibited in the E3 zone.
1.4 Oyster Aquaculture	No	N/a	Not applicable to Gunnedah Shire
1.5 Rural Lands	Yes	Yes	The objectives of this direction are to protect the agricultural production value of the rural land and facilitate the orderly and economic development of rural lands for rural and related purposes. The proposed rezoning will protect and enhance the long standing agricultural value of this land.

2. Environment and Heritage

Direction	Applicable	Consistency	Comment
2.1 Environmental protection zones	Yes	Compliant	The site is currently zoned environmental management on the basis it is located above the 450m contour line. The objective of this direction is to protect and conserve environmentally sensitive area. The subject properties are similar in character to other adjoining agricultural land and there are no studies stating that these properties are environmentally sensitive areas based on their long history of agricultural use.
2.2 Coastal Management	No	N/a	This direction does not apply to Gunnedah Shire
2.3 Heritage Conservation	Yes	Compliant	There are no items of local heritage shown in the GLEP,2012 on the subject properties. It is possible that items of Aboriginal Heritage exist within the rezoning proposal area, however this application does not change the requirement to protect these items or places under the NSW Nation Parks and Wildlife Act, 1974.
2.4 Recreational Vehicle Areas	No	N/a	There is no recreational vehicle areas proposed.
2.5 Application of E2 and E3 zones and Overlays in Far North Coast LEPs	No	N/a	Does not apply to Gunnedah LGA.
2.6 Remediation of contaminated Land	No	N/a	There is no land identified as being an investigation area as defined by the Contaminated Land Management Act 1997.

3. Housing, Infrastructure and Urban Development

Direction	Applicable	Consistency	Comment
3.1 Residential Zones	No	N/a	The proposed rezoning is not in a residential area
3.2 Caravan Parks and Manufactured Estates	No	N/a	Caravan Parks are prohibited in RU1 and E3 Zoning.
3.3 Home Occupations	Yes	Yes	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses. The proposed rezoning will not reduce capacity for such home occupations.
3.4 Integrated land use and Transport	No	N/a	There are no proposed roads or urban infrastructure as part of this application
3.5 Development near regulated airports and defence airfields.	No	N/a	The proposed development is not located near a licenced Aerodrome
3.6 Shooting Range	Yes	Yes	The Nioka Shooting range is located within the proposed rezoning area. The title

			<p>details for this property are Lot 1 in DP 206937 & Lot 1 in DP 32278.</p> <p>The proposed rezoning is not expected to affect public safety at the site or raise any conflicts with surrounding zoning. The Nioka shooting range is wholly located within property boundaries and meets industry regulation guidelines. This is a long standing firing range and the nature of the surrounding land uses being primarily agricultural does not present any potential conflicts.</p>
3.7 Reduction in non-hosted short term rental accommodation period.	No	N/a	This only applies to Byron Shire Council LGA.

4. **Hazard and Risk**

Direction	Applicable	Consistency	Comment
4.1 Acid Sulfate Soils	No	N/a	There are no acid sulphate soils identified in the Gunnedah Shire
4.2 Mine subsidence and unstable land	No	N/a	The proposed rezoning will not impact management of any land identified in the Gunnedah LGA which is in a mine subsidence area. The proposed rezoning has given consideration to the objectives of this direction and it is believed that the proposed rezoning to primary production is not an incompatible land use for land identified as being in a mine subsidence area.
4.3 Flood Prone Land	No	N/a	The subject properties are not identified as flood prone land in the Gunnedah Local Environment Plan 2012
4.4 Planning for bushfire protection	Yes	Yes	Part of the subject site is mapped as bushfire prone land in the Gunnedah Shire. The proposed rezoning has given consideration to the objectives of this direction and it is believed that the proposed rezoning to primary production is not an incompatible land use for bush fire prone lands.

5. **Regional Planning**

Direction	Applicable	Consistency	Comment
5.1 Implementation of Regional strategies	No	N/a	Does not apply to Gunnedah Shire
5.2 Sydney Drinking Water Catchment	No	N/a	Does not apply to Gunnedah Shire
5.3 Farmland of State and Regional Significance on the NSW	No	N/a	Does not apply to Gunnedah Shire

Far North Coast			
5.4 Commercial and Retail development along the Pacific Highway, North Coast	No	N/a	Does not apply to Gunnedah Shire
5.9 North West Rail Link Corridor Strategy	No	N/a	Does not apply to Gunnedah Shire
5.10 Implementation of Regional Plans	No	N/a	The proposed rezoning is considered to be consistent with the objectives of the draft New England North West Regional Plan, 2036 and we believe the rezoning is aligned with the goals and directions of this plan.
5.11 Development of Aboriginal Land Council Land	No	N/a	This only applies to land under SEPP (Aboriginal Land) 2019, which does not apply to Gunnedah LGA.

6. Local Plan Making

Direction	Applicable	Consistency	Comment
6.1 Approval and Referral Requirements	Yes	Compliant	The proposed rezoning would comply with the GLEP RU1 objectives, prohibited and permissible land use.
6.2 Reserving Land for Public Purposes	No	N/a	This rezoning proposal does not apply to any land reserved for public purposes.
6.3 Site Specific Provision	Yes	Compliant	The proposed rezoning does not include any site specific planning controls.

7. Metropolitan Planning

Direction	Applicable	Consistency	Comment
7.1 Implementation of the Metropolitan Plan for Sydney 2036	No	N/a	Does not apply to Gunnedah Shire

Following the above review of the ministerial directions issued by the Minister of Planning under the Environmental Planning and Assessment Act 1979 section 9.1(2) we did not identify any areas of incompatibility with these directions as a result of the proposed rezoning.

SECTION C – ENVIRONMENTAL SOCIAL AND ECONOMIC IMPACT

Section C of the guideline requires a review of any environmental, social and economic impacts of the planning proposal. This section reviews applicable impacts of the proposed development.

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?

An assessment of any critical habitat or threatened species, populations or ecological communities has not been carried out as part of this proposed.

The proposed rezoning is to reflect the current and historical land use of the site which is primary production agriculture. It is not intended that as a result of this rezoning, any land use will change at the subject properties, and therefore there is not expected to be any effects on any critical habitat or threatened species, populations or ecological communities or their habitats. Any future development will require a statement of environmental effects, in which the impacts of the proposed development is assessed.

Therefore, it is concluded that as there is no change in land use proposed as part of this application that there is not likely to be any adverse impacts on any critical habitat or threatened species, populations or ecological communities or their habitats as a result of this rezoning.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

As outlined above there are no proposed changes in land use as a result of this rezoning, therefore there are not expected to be any additional environmental effects. Any future development's environmental effects will still be assessed at the time of development application, and other state legislation to protect the environment including the Biodiversity Conservation Act 2016, Local Land Services Act 2013, State Environmental Planning Policy (Koala Habitat Protection) 2020 will protect environmental qualities of the subject properties.

Cultural Heritage

There are no known items of European or Aboriginal heritage significance mapped in the Gunnedah LEP on the subject properties. The proposed rezoning will not impact compliance with legislation to protect any items or places of aboriginal heritage protected under the National Parks and Wildlife Act 1974.

SECTION D - STATE AND COMMONWEALTH INTEREST

Is there adequate public infrastructure for the planning proposal?

The guideline states that this question typically applies to planning proposals which will result in 150 or more additional residential lots, substantial urban renewal, infill development or development that will result in additional demand of infrastructure.

The proposed planning proposal will not result in potential for any additional lots, other than those already permissible in the current zoning. The rezoning will result in some development opportunity which could impact on public infrastructure, such as roads, which is currently not permissible in the area. Given that the agricultural land uses were permissible in the 1998 LEP prior to the land being rezoned from 1(a) agricultural production or 1(b) rural general to E3 Environmental Management, it is not expected that any extra demand on public infrastructure generated from this proposed will be significant. Further the agricultural development permissible in zone RU1, which is not permissible in zone E3, requires development consent. During this process the adequacy of public infrastructure is assessed to see if it is satisfactory for the type of development consent being sought. There is not considered to be any shortfalls in infrastructure nor significant demands on public utilities associated with this rezoning proposal.

State and commonwealth authorities' consultation

Below is a summary of this project from its commencement in 2016. Minutes of consultation with state government departments are included in appendix 11.

- In April 2017 Stewart Surveys submitted a gateway rezoning proposal to Gunnedah Shire Council on behalf of 23 landholders from the Rangari/Kelvin/Keepit Dam/Carroll area to rezone land which was zoned 1(a) agricultural production (equivalent of RU1) in the GLEP, 1998 and was rezoned to E3 Environmental Management in the GLEP, 2012 back to RU1 Primary Production

- The Planning Proposal was forwarded to DPIE for review and comment. DPIE did not support the Planning Proposal because it was inconsistent with the New England North West Regional Plan 2036 which states “Direction 11: Protect area of potential high environmental value’ (HEV). There were two A4 maps showing this HEV land stretching from Mungindi to Ebor. The scale of the maps made it impossible to determine impacts on Gunnedah Shire. As a result of this lack of support, the Planning Proposal was not reported to Council and did not proceed to Gateway.”
- In November 2017 DPIE emailed GSC two PDF Maps prepared by the department, showing the HEV land in Gunnedah Shire.
- Further correspondence concluded that the HEV mapping is not based on ground truthing or particular studies. It would be too costly for Council to undertake the studies to verify if land proposed to be rezoned was of high environmental value. Therefore, it was agreed between council and OEH in August 2018 that cleared agricultural land could be rezoned from E3 to RU1 and additional permitted uses such as farm buildings would be added to the E3 zone. The definition of what constituted cleared land was not defined.
- September 2019 it was agreed between GSC and State Government that the rezoning of land back to a rural zone would occur in the following two stages:
Stage 1 – Desktop analysis utilising spatial data to identify obviously cleared agricultural land within the existing E3 zone & Council to review the land use table of the E3 zone in the Gunnedah LEP 2012 to determine if any appropriate additional uses could be considered that would facilitate the current farming use of the land.
Stage 2 – Areas not clearly discernible from the desktop analysis would be considered for rezoning. These ‘grey areas’ would need to be ‘ground truthed’ or be areas that have been legally cleared since 2012.
- In February 2020 Stewart Surveys was engaged to undertake the desktop analysis being stage 1 of the agreed approach.
- In June 2020 Stewart Surveys issued a report and 20 plans showing their recommendation for rezoning. This included the following land being identified and recommended for rezoning:
 - Land mapped in Landuse mapping 2013 as class 3 (production from dryland agricultural and plantations), Class 4 (production from irrigated agriculture and plantations) and Class 5 (Intensive Uses)
 - Land not mapped as EPBC Listed Natural Grasslands
 - Land mapped in class 2.1.0 Grazing in Native Vegetation which was not mapped as HEV
- In August 2020 the Biodiversity Conservation Division (BCD) advised that the desktop analysis did not accurately apply the methodology agreed and that class 2.1.0 grazing in native vegetation that is not in HEV land was not supported as it was not obviously cleared agricultural land.
- In October 2020 a meeting was held between GSC and BCD where GSC put forward their comments that there was HEV land throughout the RU1 zoning and the zoning would not reduce the environmental safeguards for protection of this vegetation as development consent, which required addressing the Biodiversity Conservation Act and SEPP Koala Habitat Protection legislation, would still be required and would protect vegetation from clearing.
 - In this meeting it was identified that the HEV mapping provided as PDFs in November 2017 was not the full HEV layer and therefore the proposal has unintentionally included HEV land.
 - BCD advised they were not wanting this land rezoned as many of the land management controls and clearing approval in RU1 land were governed by the Local Land Services Act and not the Biodiversity Conservation Act.

- BCD agreed that land mapped as Landuse class 2.1.0 which was not HEV land and didn't include tree cover greater than 0.5 hectares in size could be rezoned.
- Due to incomplete HEV mapping provided, BCD requesting the use of Landuse mapping 2017 instead of 2013 (the mapping closest to the time when the land was rezoned in 2012) and the introduction of the native vegetation tree cover matrix spatial data being required to be utilised in the desktop analysis. There is now additional works required by GSC to determine land which meets this criteria for the rezoning proposal.
- The land owner group who initiated this rezoning in 2017 are still unhappy that their land which is similar in character to surrounding RU1 zoned land is not being considered for rezoning to RU1. Their primary objective is still to see their properties zoned back to RU1 Primary Production being the equivalent of the previous 1(a) or 1(b) rural agriculture zone from the GLEP 1998.
- Gunnedah Shire Council resolved in December 2020 to support shire residents and progress with the Planning Proposal as outlined in this report.

PART FOUR – MAPPING

Below is a table outlining the maps appended to this report. The key maps are:

Appendix 1 and 2, which show the current extent of E3 zoning in the subject site area and maps 7 & 8, which show the proposed extent of E3 zoned land (subject to approval of this planning proposal).

Gateway Application Maps

Appendix 1: Current GLEP, 2012 Zoning Map LZN_001 to LZN_006

Appendix 2: Gunnedah Local Environmental Plan, 1998 Zoning Maps 1 and 2

Appendix 3: Aerial Photography of the Gunnedah Local Environmental Plan, 2012 showing E3 zone - Maps 1 to 6

Appendix 4: Gunnedah Local Environmental Plan, 2012 LNZ_001 to LZN_006 Amended Land Zoning Maps and Proposed Terrestrial Biodiversity Maps

Supporting Documents

Appendix 5: Gunnedah Local Environment Plan 2012 Land Use Matrix (DoP Version 3.0)

Appendix 6: Photos

Appendix 7: Tamworth Regional Local Environmental Plan 2010 sheet LZN_001

Appendix 8: Narrabri Local Environment Plan 2012 LZN 004

Appendix 9: Warrumbungle Local Environment Plan 2013 LZN_007

Appendix 10: Minutes of State Government meetings

PART FIVE – COMMUNITY CONSULTATION

The guideline states that the planning proposal should outline the proposed community consultation to be undertaken following gateway determination. This consultation must be aligned with the NSW Department of Planning Guide to Prepare a Local Environment Plan (hereby referred to as LEP Guide).

The LEP guide defines a low impact proposal as a planning proposal that in the opinion of the person making the gateway determination is:

- Consistent with the patterns of surrounding land use zones and/or land uses
- Consistent with the strategic planning framework
- Presents no issues with regard to infrastructure servicing
- Not a principal LEP
- Does not reclassify public land.

Low impact proposals require exhibition for 14 days. All other planning proposal (including any proposal to reclassify land) require exhibition for 28 days.

It is the opinion of the author of this application that this gateway application meets these requirements and should be considered a low impact proposal.

Community consultation for low impact proposals is undertaken for 14 days in the following manner as outlined in the LEP guide:

- Notification in the local newspaper
- Notification on the website of the RPA
- Notification in writing to affected and adjoining landholders, unless the planning authority is of the opinion that the number of land holders make it impractical to notify them.

PART SIX – PROJECT TIMELINE

The table below provides an indication of the timeline for the planning proposal.

Anticipated commencement date (date of Gateway determination)	April 2021 - upon receipt of Gateway Determination.
Anticipated timeframe for the completion of technical information	Technical studies have not been identified as a component of the Planning Proposal. The DPIE may make prescriptions relating to technical information.
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Twenty-one (21) days. Agency consultation is proposed to occur in conjunction with the public exhibition phase in April –May 2021.
Commencement and completion dates for public exhibition period	Within twenty-eight (28) days of receipt of Gateway Determination – April - May 2021.
Dates for public hearing (if required)	A public hearing has not been identified as a component of the Planning Proposal.
Timeframe for consideration of submissions	Twenty one (21) days in conjunction with the public exhibition period.
Timeframe for the consideration of a proposal post exhibition	Twenty one (21) days – May – June 2021.
Date of submission to the Department of Parliamentary Counsel to finalise LEP	July - September 2021.
Anticipated date RPA will make the plan (if delegated)	July - September 2021.
Anticipated date RPA will forward to department for notification	July – September 2021.

CONCLUSION

This gateway proposal requests the change of zone on all privately owned agricultural properties more than 5 kilometres from the town of Gunnedah from E3 Environmental Management to RU1 Primary Production. This rezoning will reflect the current and historical agricultural land use of these properties, which do not exhibit the qualities outlined in the rural strategy of the E3 Environmental Management zone. The proposed development meets the requirements of the ministerial directions and both local and regional planning provisions allowing growth and diversification of the agricultural section.

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APPENDIX 1:

GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 - LAND ZONING MAPS LNZ_001 TO LNZ_006

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 5 FEBRUARY 2021

PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

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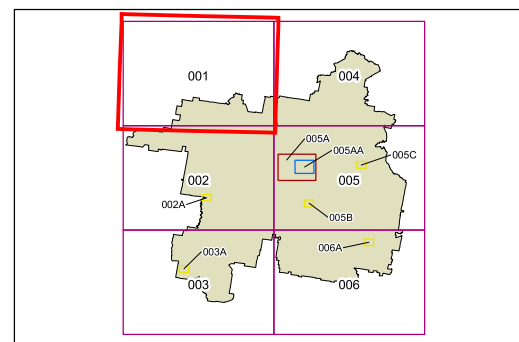


Zone

- | | |
|-----|------------------------------------|
| B2 | Local Centre |
| B4 | Mixed Use |
| B5 | Business Development |
| E1 | National Parks and Nature Reserves |
| E3 | Environmental Management |
| IN1 | General Industrial |
| IN3 | Heavy Industrial |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU3 | Forestry |
| RU4 | Primary Production Small Lots |
| RU5 | Village |
| RU6 | Transition |
| SP1 | Special Activities |
| SP2 | Infrastructure |

Cadastre

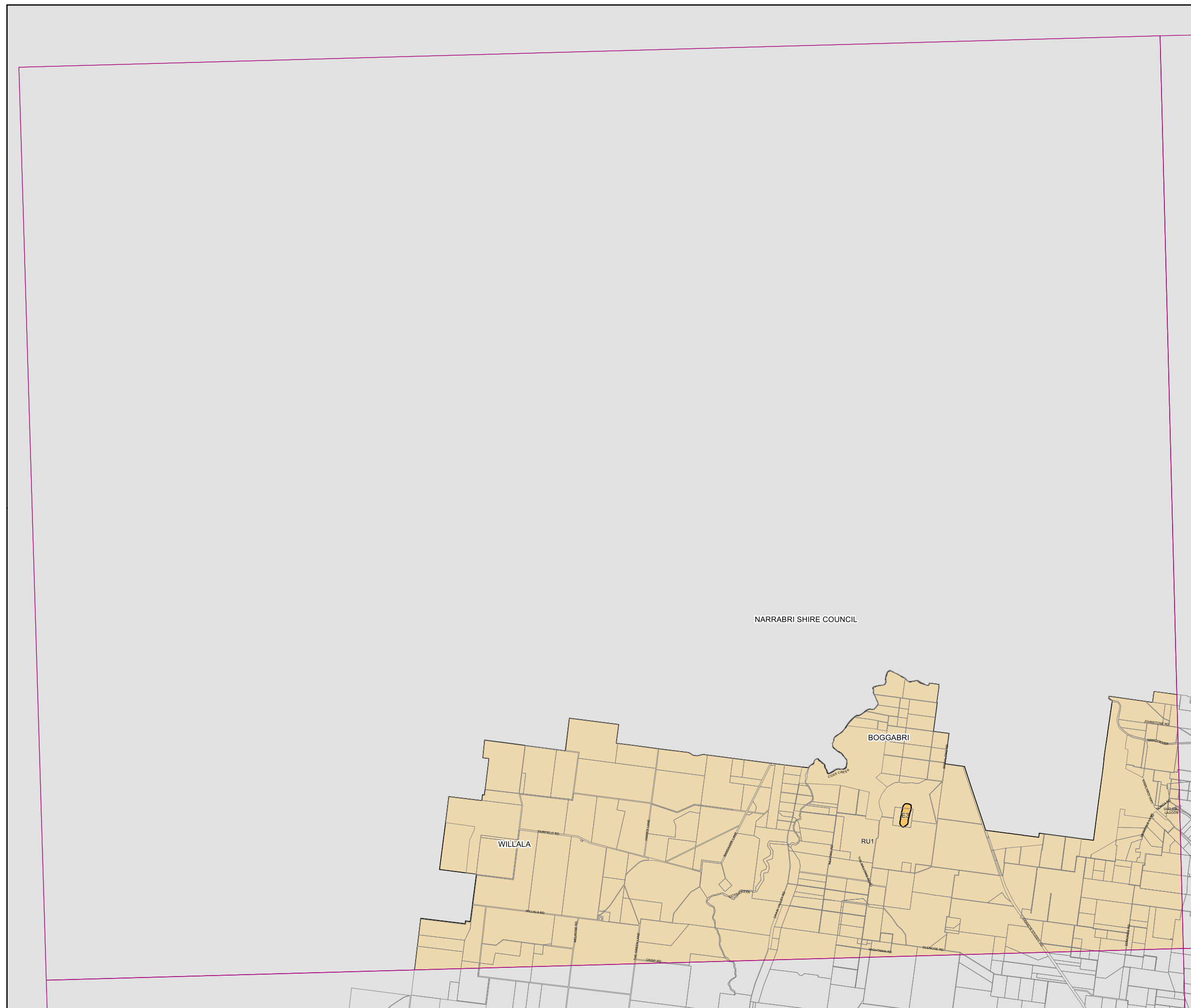
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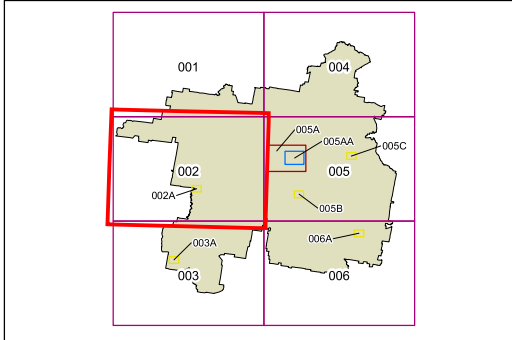


**Gunnedah Local
Environmental
Plan 2012**

Land Zoning Map - Sheet LZN_002

- Zone**
- B2** Local Centre
 - B4** Mixed Use
 - B5** Business Development
 - E1** National Parks and Nature Reserves
 - E3** Environmental Management
 - IN1** General Industrial
 - IN3** Heavy Industrial
 - R2** Low Density Residential
 - R3** Medium Density Residential
 - R5** Large Lot Residential
 - RE1** Public Recreation
 - RE2** Private Recreation
 - RU1** Primary Production
 - RU3** Forestry
 - RU4** Primary Production Small Lots
 - RU5** Village
 - RU6** Transition
 - SP1** Special Activities
 - SP2** Infrastructure

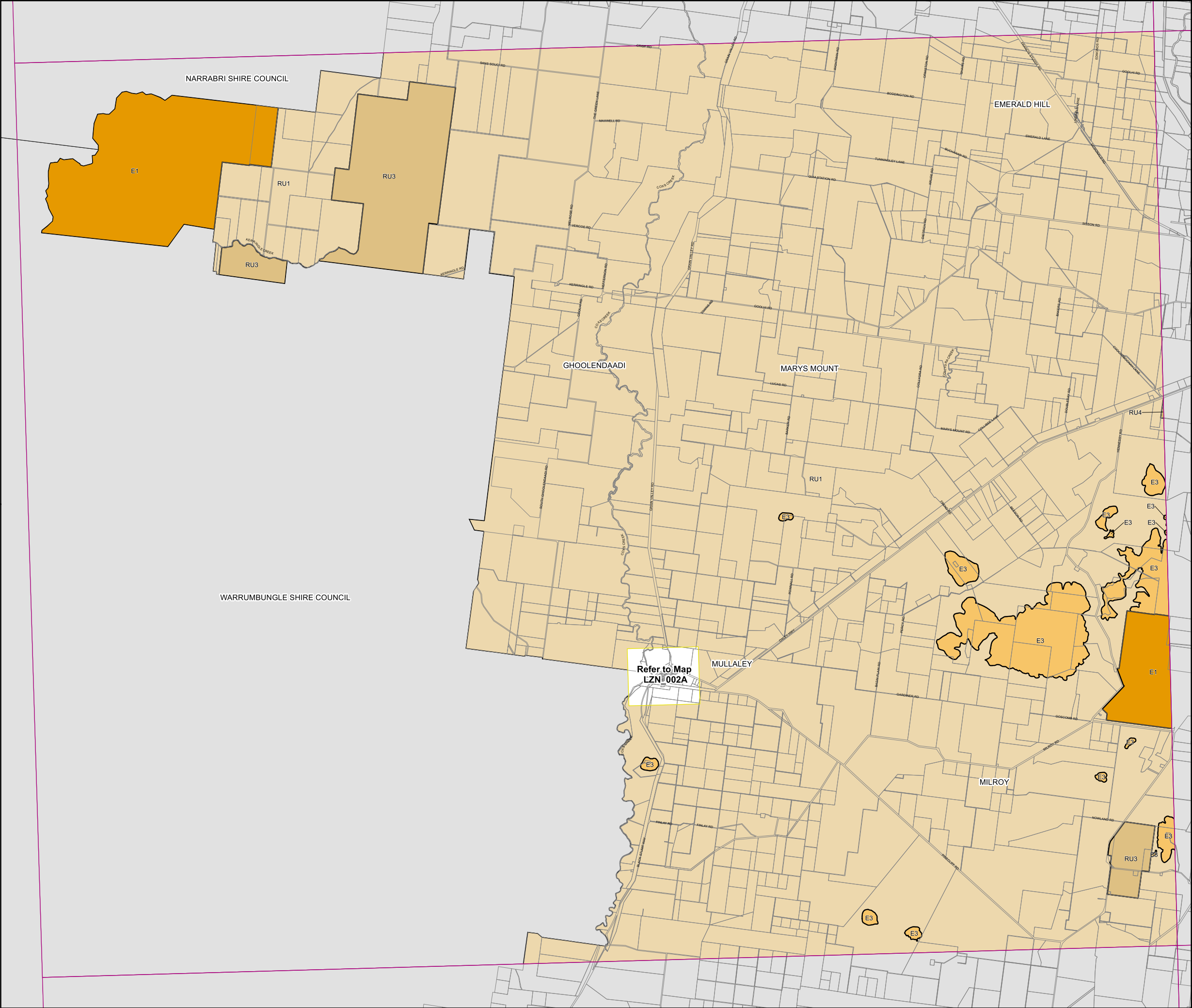
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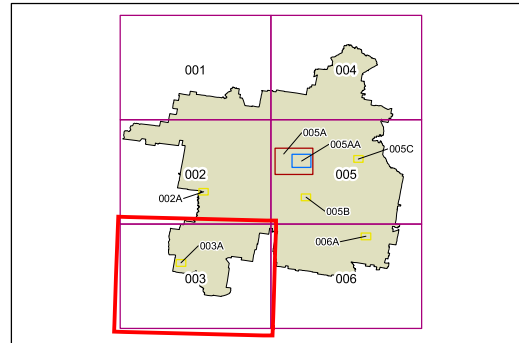


Gunnedah Local
Environmental
Plan 2012

Land Zoning Map - Sheet LZN_003

- Zone**
- B2 Local Centre
 - B4 Mixed Use
 - B5 Business Development
 - E1 National Parks and Nature Reserves
 - E3 Environmental Management
 - IN1 General Industrial
 - IN3 Heavy Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU3 Forestry
 - RU4 Primary Production Small Lots
 - RU5 Village
 - RU6 Transition
 - SP1 Special Activities
 - SP2 Infrastructure

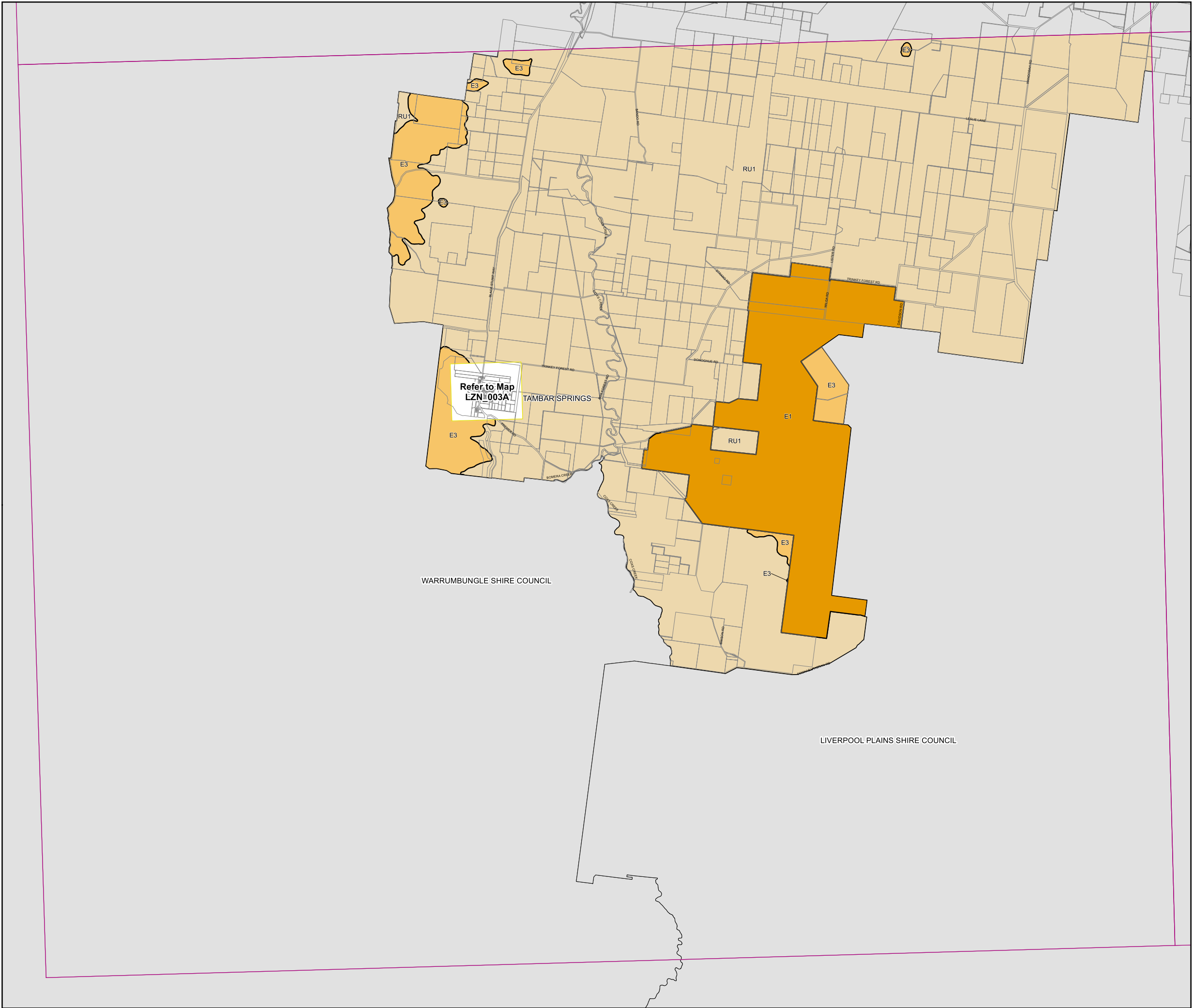
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Gunnedah Local Environmental Plan 2012

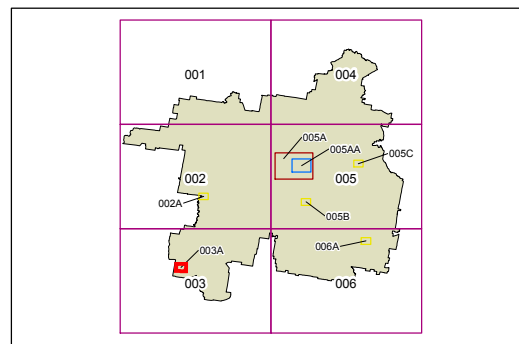
Land Zoning Map - Sheet LZN_003A

Zone

- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

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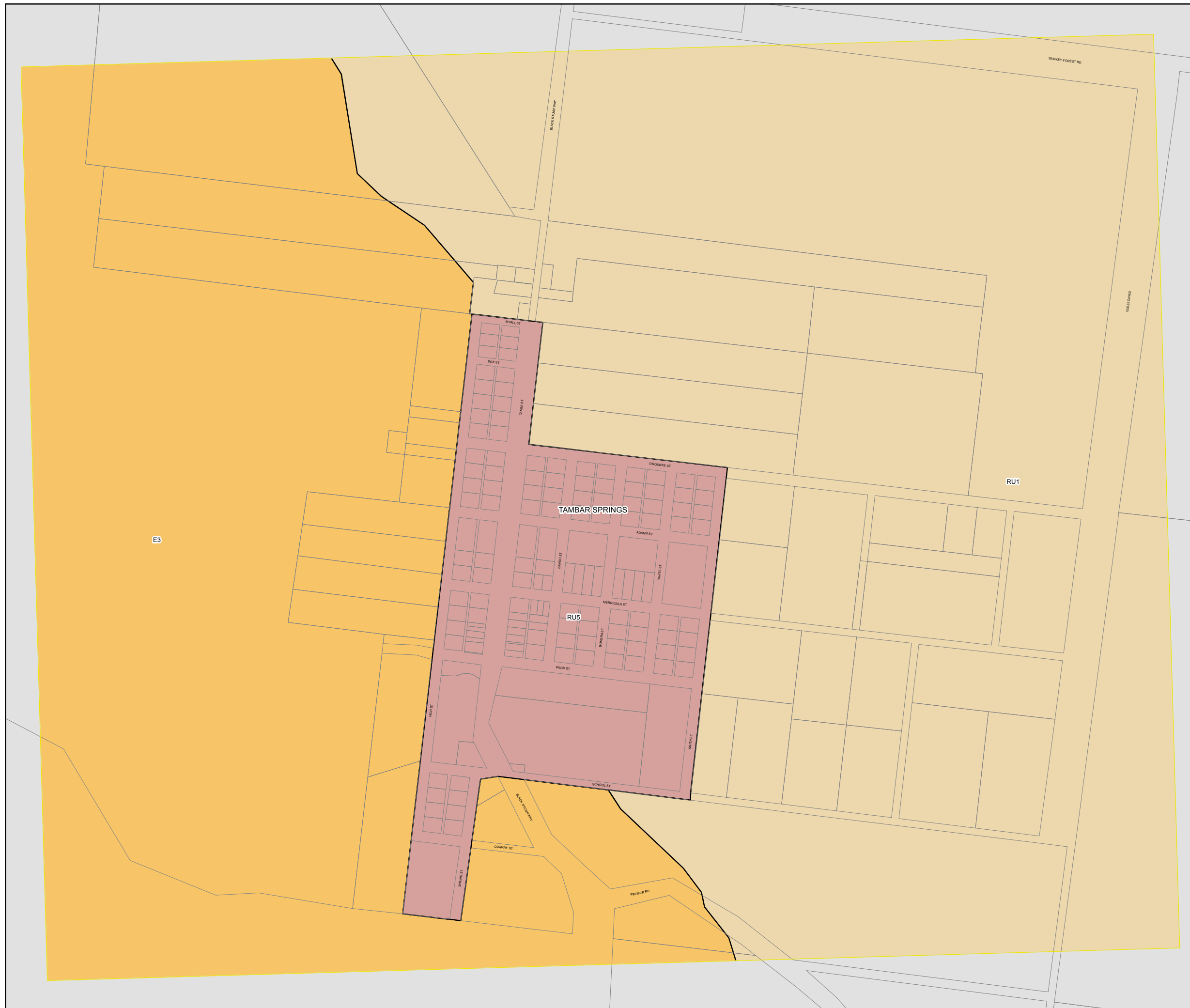
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Gunnedah Local Environmental Plan 2012

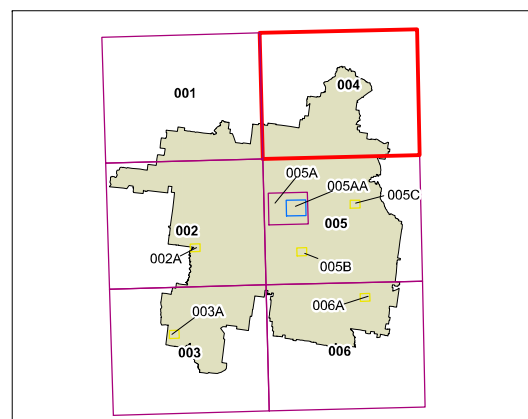
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Zone

- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

Cadastre

- Base data 26/3/2012 © Land and Property Information (LPI)



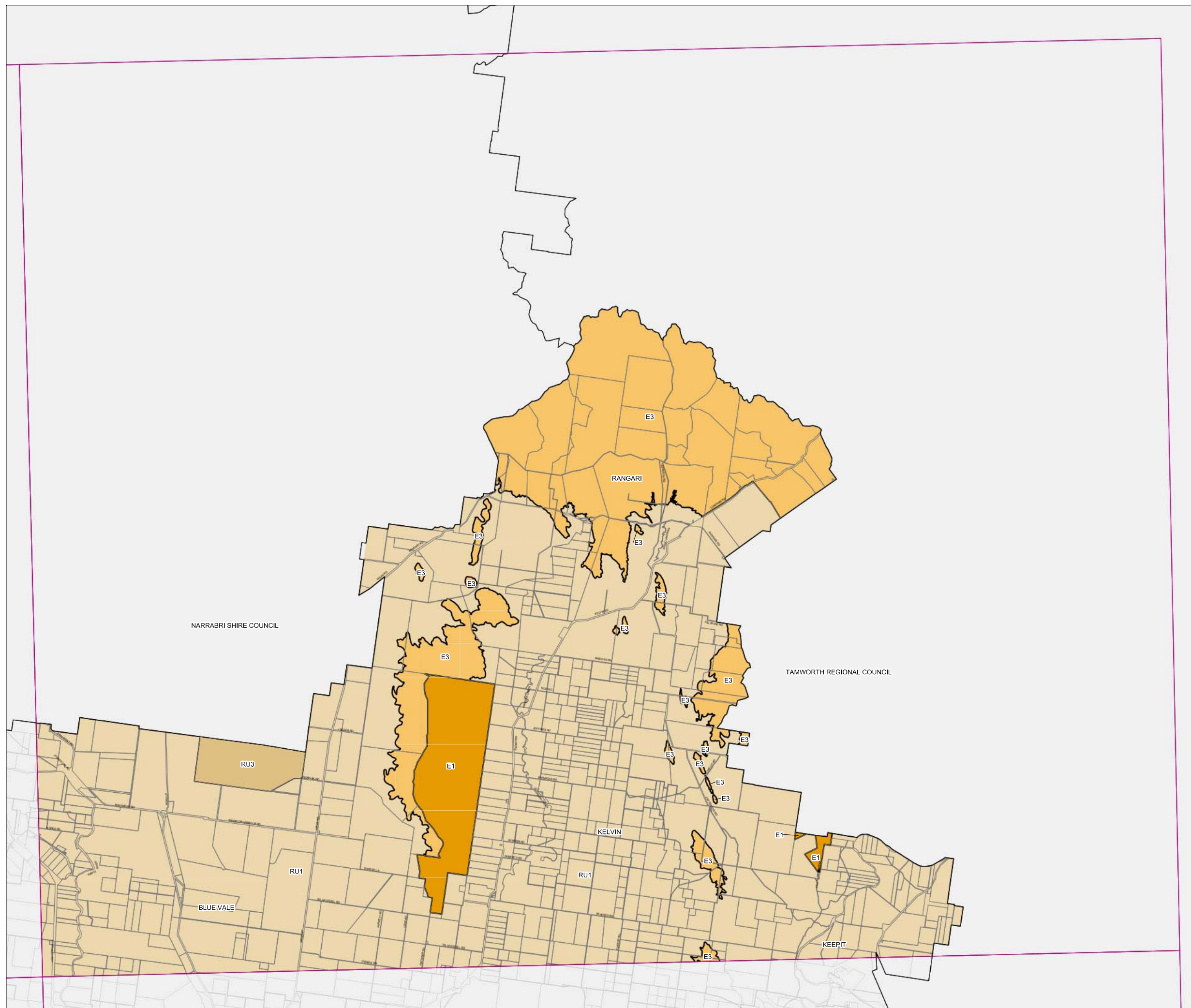
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Gunnedah Local Environmental Plan 2012

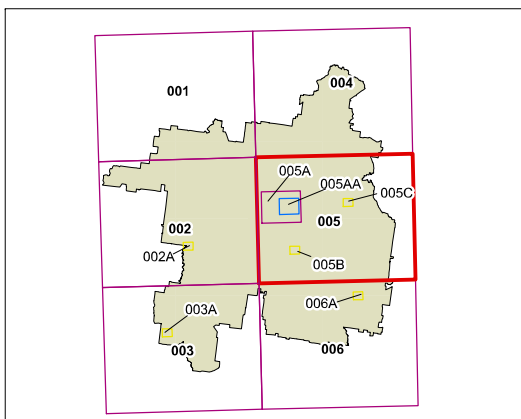
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- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

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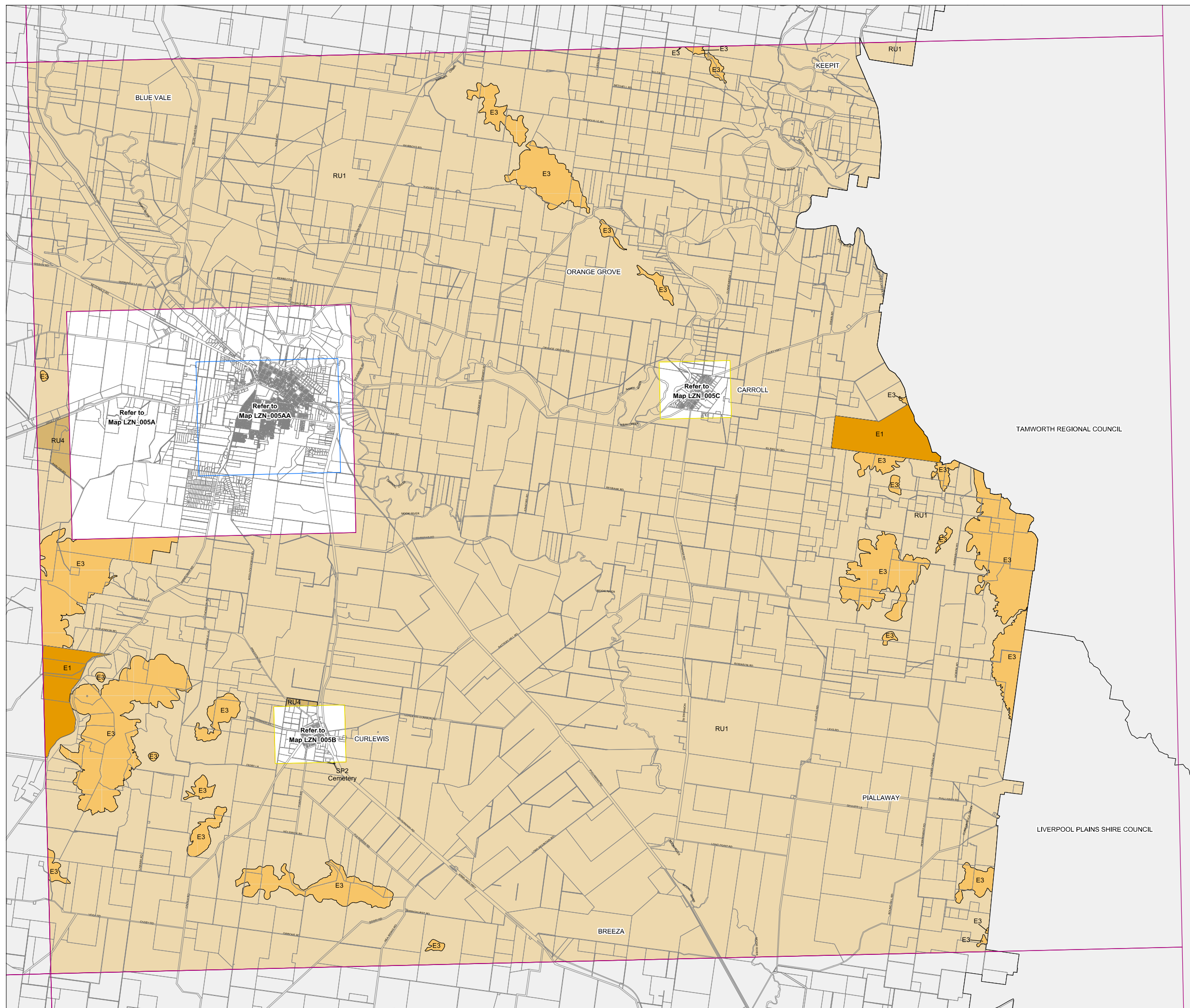
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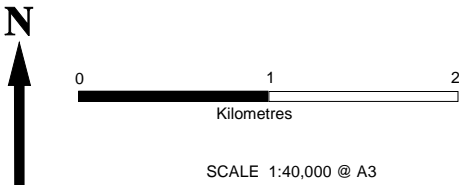
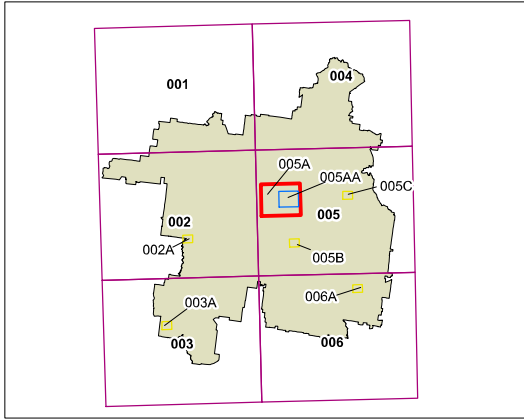
Gunnedah Local Environmental Plan 2012

Land Zoning Map - Sheet LZN_005A

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 - B4 Mixed Use
 - B5 Business Development
 - E1 National Parks and Nature Reserves
 - E3 Environmental Management
 - IN1 General Industrial
 - IN3 Heavy Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU3 Forestry
 - RU4 Primary Production Small Lots
 - RU5 Village
 - RU6 Transition
 - SP1 Special Activities
 - SP2 Infrastructure

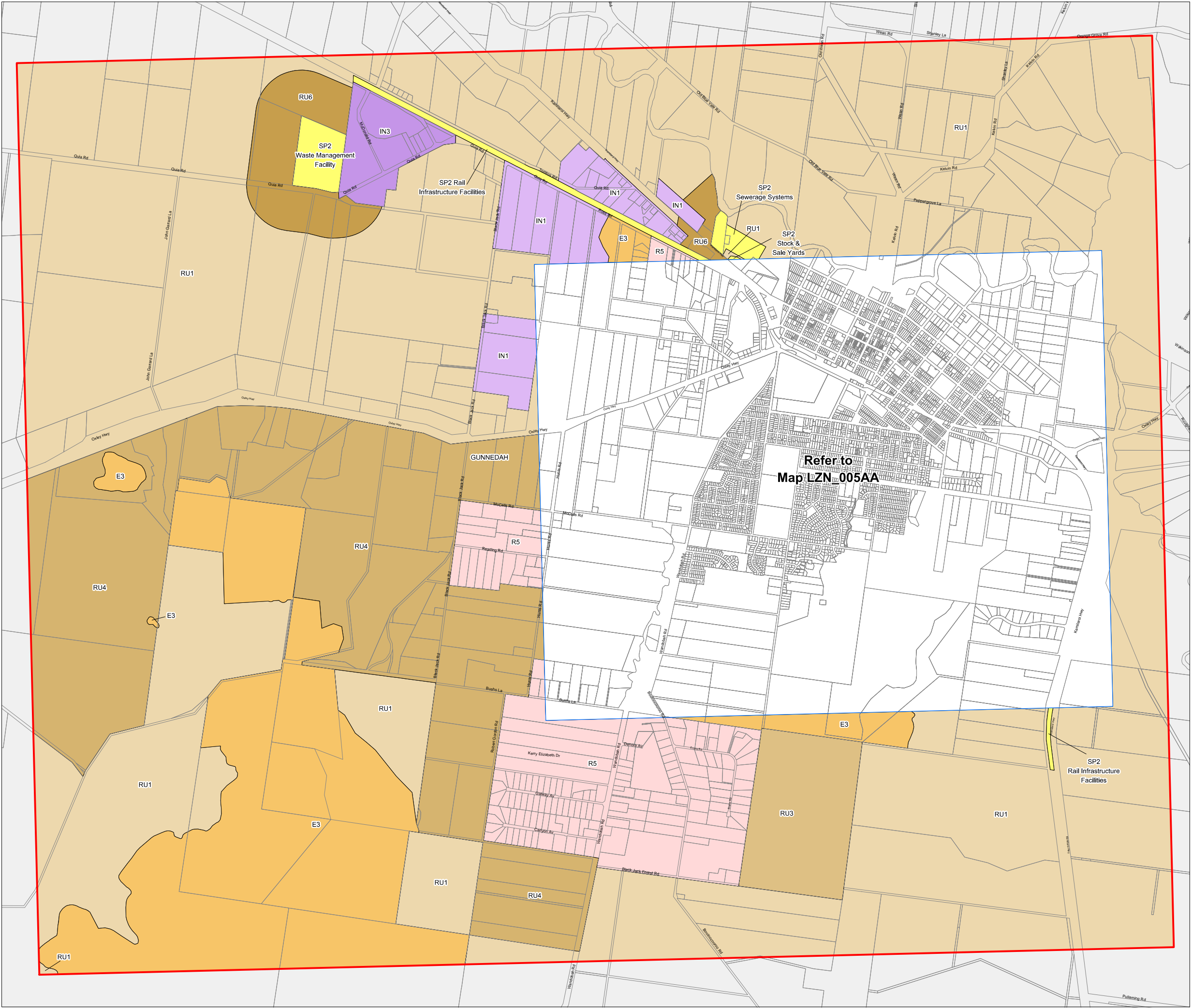
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Gunnedah Local Environmental Plan 2012

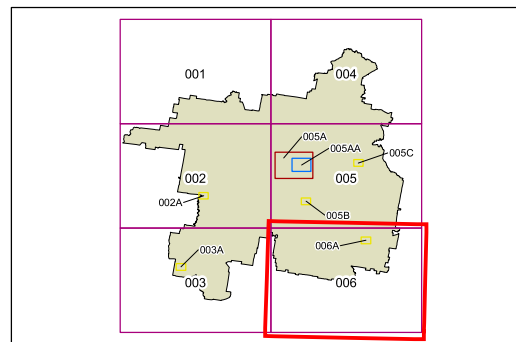
Land Zoning Map - Sheet LZN_006

Zone

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- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

Cadastre

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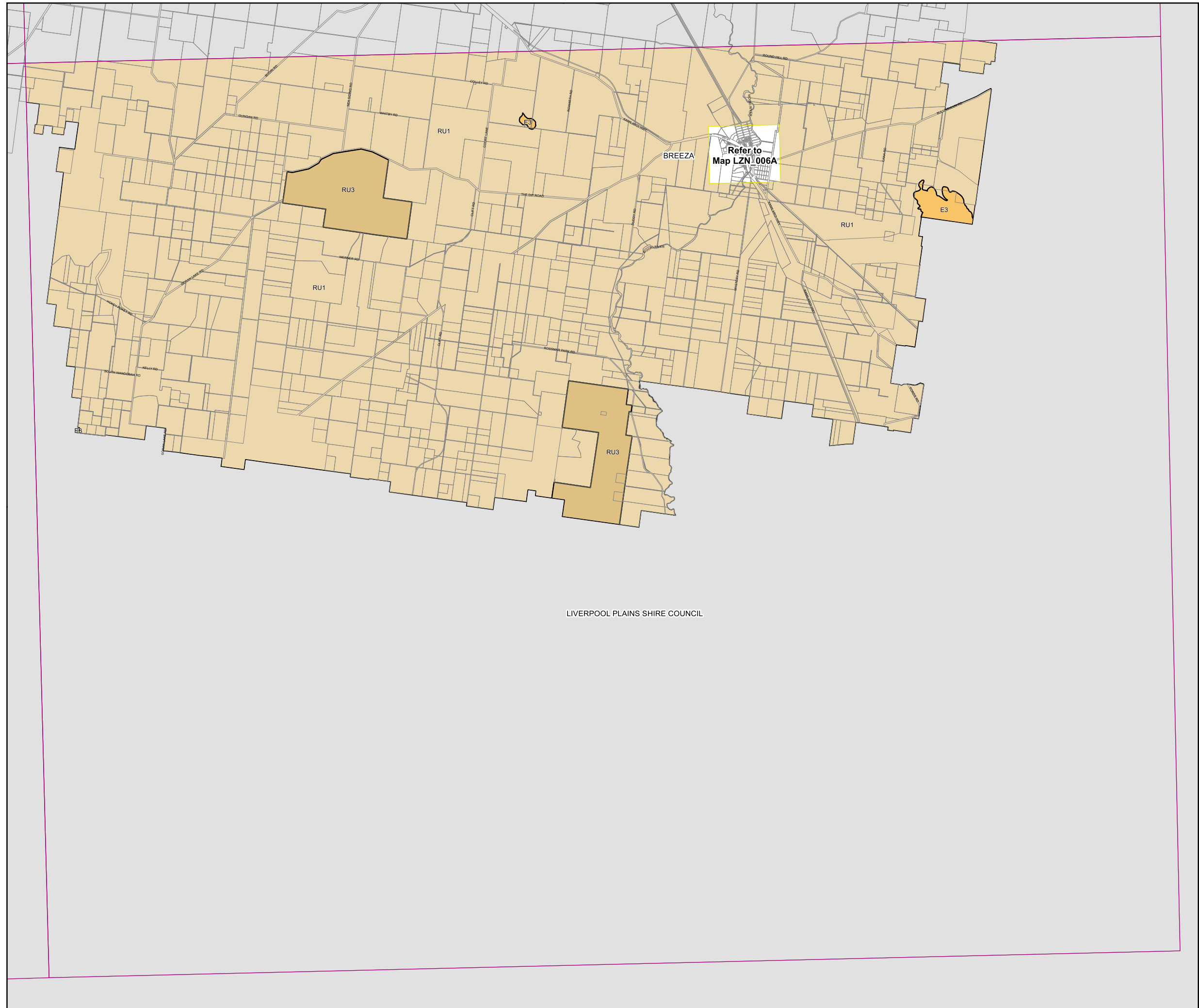


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Zone 56

Map Identification Number:
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APPENDIX 2:

GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 1998 - LAND ZONING MAPS PLAN 1 & 2

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 5 FEBRUARY 2021

PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

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GUNNEDAH NSW 2380
office@stewartsurveys.com

Gunnedah Local Environmental Plan 1998

INDEX

- RURAL**
 - (a) RURAL (AGRICULTURAL PROTECTION)
 - (b) RURAL (GENERAL)
 - (c) RURAL (RURAL RESIDENTIAL)
 - (d) RURAL (FUTURE URBAN)
 - (f) RURAL (FORESTRY)
- RESIDENTIAL**
 - (a) RESIDENTIAL
 - (b) RESIDENTIAL (HIGHER DENSITY)
 - (v) VILLAGE
- BUSINESS**
 - (a) BUSINESS (CENTRAL)
 - (b) BUSINESS (GENERAL)
- INDUSTRIAL**
 - (a) INDUSTRIAL (GENERAL)
 - (b) INDUSTRIAL (OFFENSIVE)
- SPECIAL USE**
 - (a) SPECIAL USE (SCHOOL ETC.)
 - (b) SPECIAL USE (RAILWAY)
- OPEN SPACE**
 - (a) OPEN SPACE (RECREATIONAL)
- ENVIRONMENT PROTECTION**
 - (a) ENVIRONMENT PROTECTION (SCENIC)
- RESERVATION**
 - (a) PROPOSED ROAD
 - (c) PROPOSED OPEN SPACE

Scale: 0 1 2 kilometres

Disclaimer: Although all care is taken in the preparation of this plan, Gunnedah Shire Council accepts no responsibility for any misinterpretation, omissions or inaccuracies. The information contained within this plan is for general information only. Do Not Scale. Accurate measurements should be undertaken by survey. For clarification of detail please contact the Environment & Development section of Gunnedah Shire Council.

- INDEX**
- 1. RURAL**
 - (a) RURAL (AGRICULTURAL PROTECTION)
 - (b) RURAL (GENERAL)
 - (c) RURAL (RURAL RESIDENTIAL)
 - (d) RURAL (FUTURE URBAN)
 - (f) RURAL (FORESTRY)
 - 2. RESIDENTIAL**
 - (a) RESIDENTIAL
 - (b) RESIDENTIAL (HIGHER DENSITY)
 - (v) VILLAGE
 - 3. BUSINESS**
 - (a) BUSINESS (CENTRAL)
 - (b) BUSINESS (GENERAL)
 - 4. INDUSTRIAL**
 - (a) INDUSTRIAL (GENERAL)
 - (b) INDUSTRIAL (OFFENSIVE)
 - 5. SPECIAL USE**
 - (a) SPECIAL USE (SCHOOL ETC.)
 - (b) SPECIAL USE (RAILWAY)
 - 6. OPEN SPACE**
 - (a) OPEN SPACE (RECREATIONAL)
 - 7. ENVIRONMENT PROTECTION**
 - (d) ENVIRONMENT PROTECTION (SCENIC)
 - 9. RESERVATION**
 - (a) PROPOSED ROAD
 - (c) PROPOSED OPEN SPACE

DISCLAIMER

Although all care is taken in the preparation of this plan, Gunnsedah Shire Council accepts no responsibility for any misprints, errors, omissions or inaccuracies.

The information contained within this plan is for pictorial representation only. Do Not Scale. Accurate measurements should be undertaken by survey.

For clarification of detail please contact the Environment & Development section of Gunnsedah Shire Council.

A horizontal scale bar with markings at 0, 1, and 2 kilometres. The bar is divided into segments, with the first segment from 0 to 1 being black and the subsequent segments being white.

- [illegible]



APPENDIX 3:

AERIAL PHOTOGRAPHY OF GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 SHOWING E3 ZONE

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 5 FEBRUARY 2021

PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592

GUNNEDAH NSW 2380
office@stewartsurveys.com



SOURCE OF AERIAL PHOTOGRPAHY

NOTE 2011 IMAGERY SHOWS THE LANDSCAPE AT THE TIME OF ORIGINAL REZONING IN THE GUNNEDAH LOCAL ENVIRONMENTAL PLAN 2012.

CURLEWIS - ADS40_SC, DATED 28-07-2011
BOGGABRI - ADS40_SC, DATED 16-08-2011
TAMBAR SPRINGS - ADS40_SC DATED 07-2011
TAMWORTH - ADS40_SC, DATED 30-09-2010
BAAN BAA - ADS40_SC, DATED 1-04-2016

LEGEND

- GUNNEDAH LOCAL GOVERNMENT AREA BOUNDARY
- DIGITAL CADASTRAL DATABASE LOT BOUNDARIES
- CURRENT E3 ENVIRONMENTAL MANAGEMENT ZONE GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012



Client:



Project

GUNNEDAH SHIRE ENVIRONMENTAL MANAGEMENT (E3) REZONING PLANNING PROPOSAL

Title

GUNNEDAH LOCAL ENVIRONMENTAL PLAN 2012 LAND ZONING MAP LZ_N_001
E3 ZONE ON AERIAL PHOTO

Job Number

4759

Date

5 FEB 2021



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Surveying, Environmental & Landscape Architecture

Scale



REDUCTION RATIO
1:75,000

Drawing status

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SOURCE OF AERIAL PHOTOGRAPHY
NOTE 2011 IMAGERY SHOWS THE
LANDSCAPE AT THE TIME OF ORIGINAL
REZONING IN THE GUNNEDAH LOCAL
ENVIRONMENTAL PLAN 2012.

CURLEWIS - ADS40_SC,
DATED 28-07-2011

BOGGABRI - ADS40_SC,
DATED 16-08-2011

TAMBAR SPRINGS - ADS40_SC
DATED 07-2011


TAMWORTH - ADS40_SC,
DATED 30-09-2010

BAAN BAA - ADS40_SC,
DATED 1-04-2016

LEGEND

- GUNNEDAH LOCAL GOVERNMENT
AREA BOUNDARY
- DIGITAL CADASTRAL DATABASE
LOT BOUNDARIES
- CURRENT E3 ENVIRONMENTAL
MANAGEMENT ZONE GUNNEDAH
LOCAL ENVIRONMENTAL PLAN,
2012

Client:




Project

GUNNEDAH SHIRE ENVIRONMENTAL
MANAGEMENT (E3) REZONING
PLANNING PROPOSAL

Title

GUNNEDAH LOCAL ENVIRONMENTAL
PLAN 2012 LAND ZONING MAP LZN_002
E3 ZONE ON AERIAL PHOTO

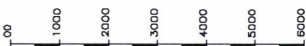
Job Number	4759	Date	5 FEB 2021
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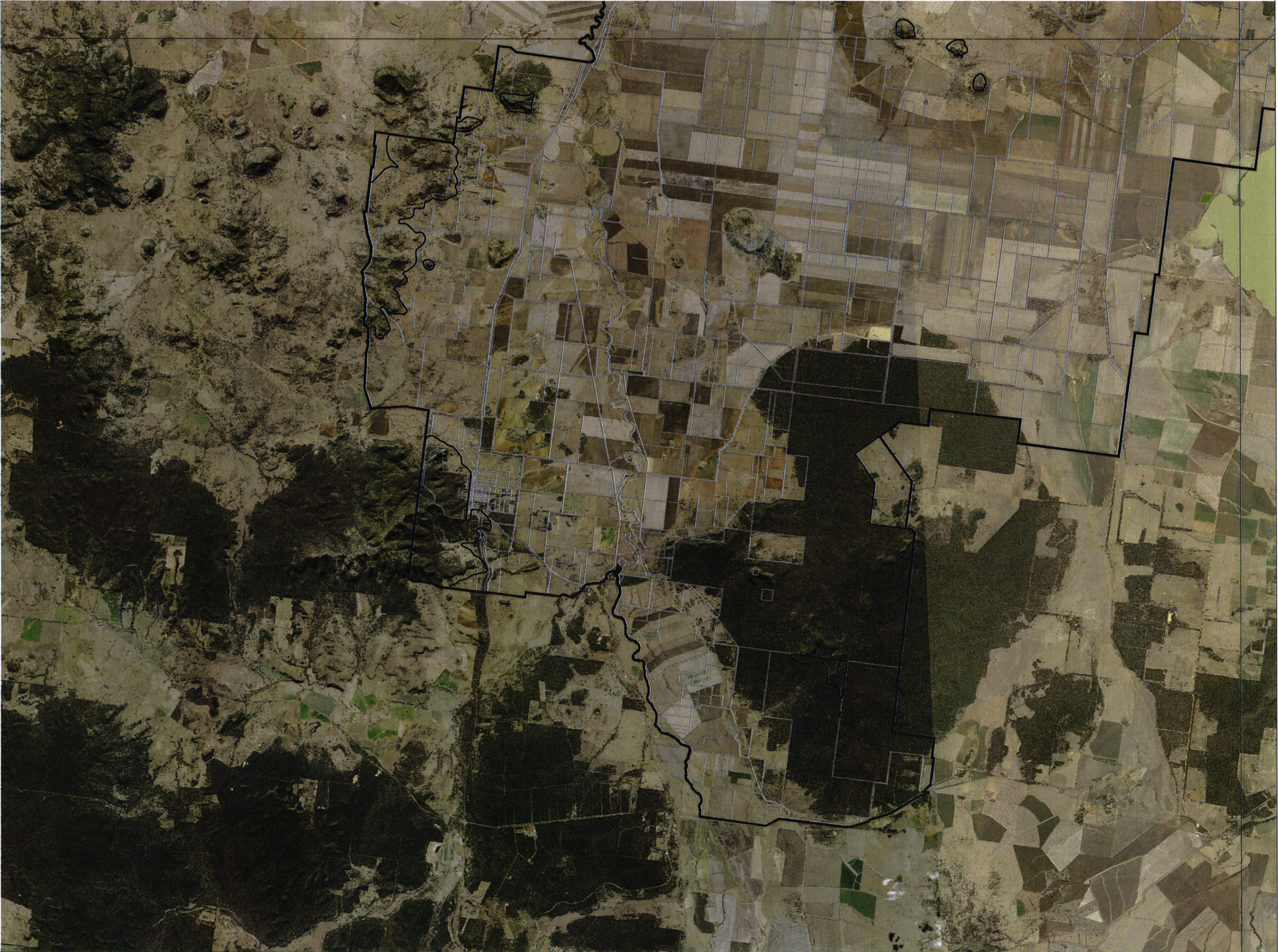
SOURCE OF AERIAL PHOTOGRAPHY

NOTE 2011 IMAGERY SHOWS THE LANDSCAPE AT THE TIME OF ORIGINAL REZONING IN THE GUNNEDAH LOCAL ENVIRONMENTAL PLAN 2012.


CURLEWIS - ADS40_SC, DATED 28-07-2011
BOGGABRI - ADS40_SC, DATED 16-08-2011
TAMBAR SPRINGS - ADS40_SC DATED 07-2011
TAMWORTH - ADS40_SC, DATED 30-09-2010

LEGEND

- GUNNEDAH LOCAL GOVERNMENT AREA BOUNDARY
- DIGITAL CADASTRAL DATABASE LOT BOUNDARIES
- CURRENT E3 ENVIRONMENTAL MANAGEMENT ZONE GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012



Client:



Project

GUNNEDAH SHIRE ENVIRONMENTAL MANAGEMENT (E3) REZONING PLANNING PROPOSAL

Title

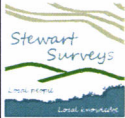
GUNNEDAH LOCAL ENVIRONMENTAL PLAN 2012 LAND ZONING MAP LZN_003
E3 ZONE ON AERIAL PHOTO

Job Number

4759


Date

5 FEB 2021



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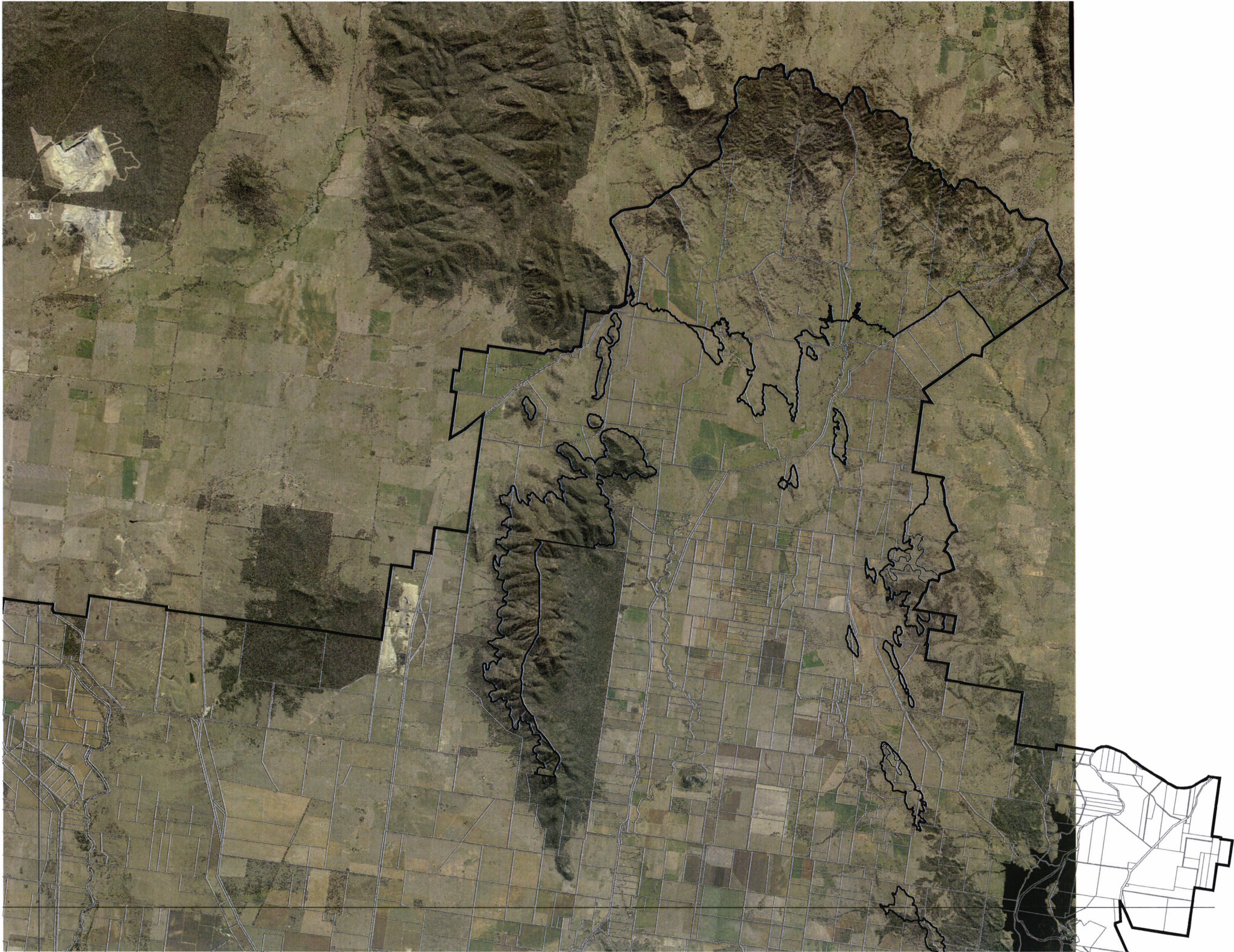


SOURCE OF AERIAL PHOTOGRAPHY
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CURLEWIS - ADS40_SC, DATED 28-07-2011
BOGGABRI - ADS40_SC, DATED 16-08-2011
TAMBAR SPRINGS - ADS40_SC DATED 07-2011
TAMWORTH - ADS40_SC, DATED 30-09-2010

LEGEND

- GUNNEDAH LOCAL GOVERNMENT AREA BOUNDARY
- DIGITAL CADASTRAL DATABASE LOT BOUNDARIES
- CURRENT E3 ENVIRONMENTAL MANAGEMENT ZONE GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012



Client



Project

GUNNEDAH SHIRE ENVIRONMENTAL MANAGEMENT (E3) REZONING PLANNING PROPOSAL

Title

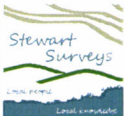
GUNNEDAH LOCAL ENVIRONMENTAL PLAN 2012 LAND ZONING MAP LZN_004
E3 ZONE ON AERIAL PHOTO

Job Number

4759

Date

5 FEB 2021



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SOURCE OF AERIAL PHOTOGRAPHY
NOTE 2011 IMAGERY SHOWS THE LANDSCAPE AT
THE TIME OF ORIGINAL REZONING IN THE
GUNNEDAH LOCAL ENVIRONMENTAL PLAN 2012.

CURLEWIS - ADS40_SC, DATED 28-07-2011
BOGGABRI - ADS40_SC, DATED 16-08-2011
TAMBAR SPRINGS - ADS40_SC DATED 07-2011
TAMWORTH - ADS40_SC, DATED 30-09-2010

LEGEND

-  GUNNEDAH LOCAL GOVERNMENT AREA
BOUNDARY
-  DIGITAL CADASTRAL DATABASE
LOT BOUNDARIES
-  CURRENT E3 ENVIRONMENTAL MANAGEMENT
ZONE GUNNEDAH LOCAL ENVIRONMENTAL
PLAN, 2012




Project
GUNNEDAH SHIRE ENVIRONMENTAL
MANAGEMENT (E3) REZONING
PLANNING PROPOSAL

Title
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PLAN 2012 LAND ZONING MAP LZN_005
E3 ZONE ON AERIAL PHOTO

Job Number 4759 Date 5 FEB 2021

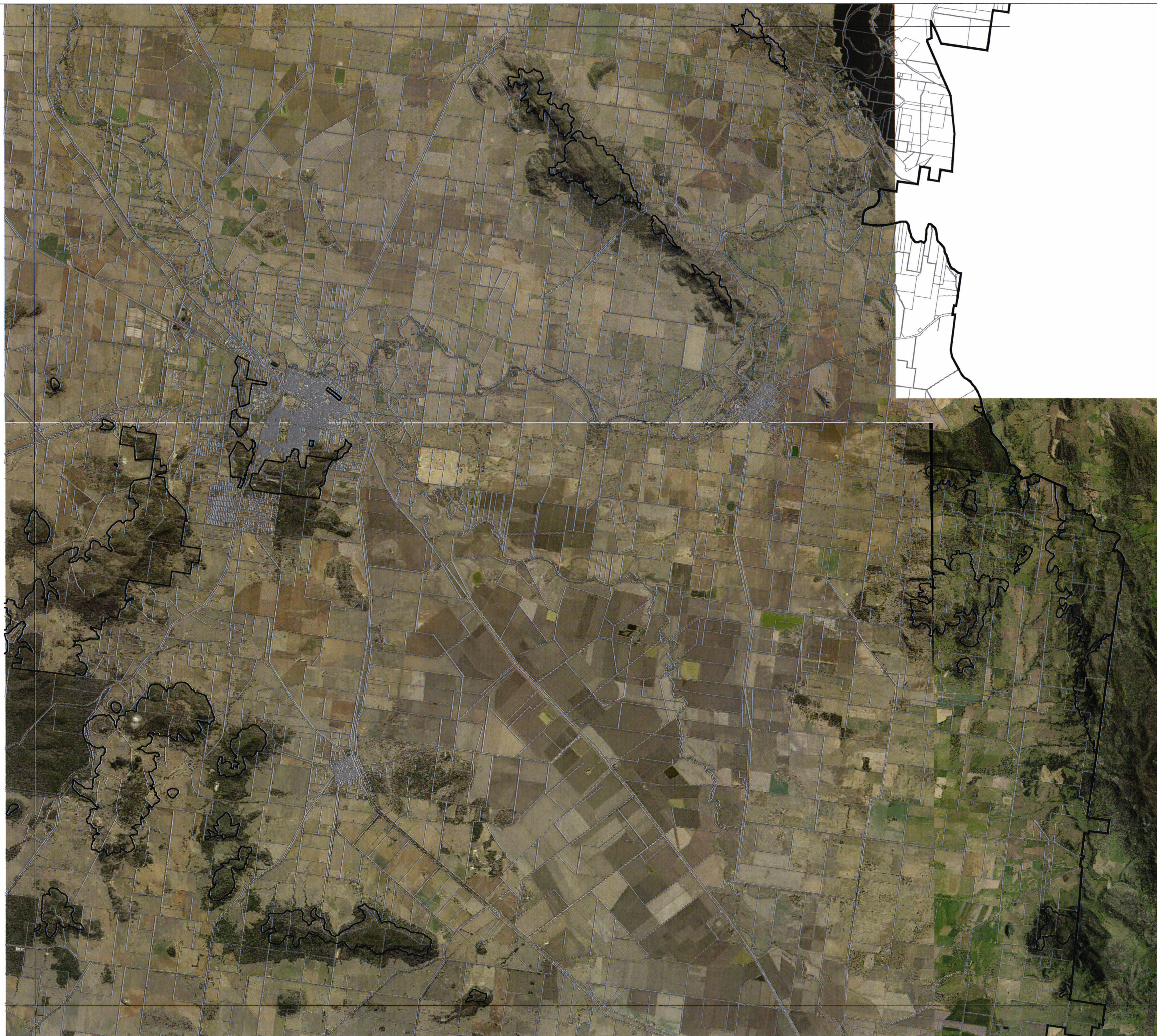
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SOURCE OF AERIAL PHOTOGRAPHY
NOTE 2011 IMAGERY SHOWS THE LANDSCAPE AT
THE TIME OF ORIGINAL REZONING IN THE
GUNNEDAH LOCAL ENVIRONMENTAL PLAN 2012.


CURLEWIS - ADS40_SC, DATED 28-07-2011
BOGGABRI - ADS40_SC, DATED 16-08-2011
TAMBAR SPRINGS - ADS40_SC DATED 07-2011
TAMWORTH - ADS40_SC, DATED 30-09-2010

LEGEND

- GUNNEDAH LOCAL GOVERNMENT AREA
BOUNDARY
- DIGITAL CADASTRAL DATABASE
LOT BOUNDARIES
- CURRENT E3 ENVIRONMENTAL MANAGEMENT
ZONE GUNNEDAH LOCAL ENVIRONMENTAL
PLAN, 2012



Client:



GunnedahShire
Open New Horizons

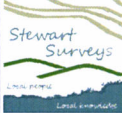
Project

GUNNEDAH SHIRE ENVIRONMENTAL
MANAGEMENT (E3) REZONING
PLANNING PROPOSAL

Title

GUNNEDAH LOCAL ENVIRONMENTAL
PLAN 2012 LAND ZONING MAP LZN_006
E3 ZONE ON AERIAL PHOTO


Job Number	4759	Date	5 FEB 2021
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APPENDIX 4:

GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 LNZ_001 TO LNZ_006 AMENDED LAND ZONING MAPS AND PROPOSED TERRESTRIAL BIODIVERSITY MAPS

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 25 NOVEMBER 2021

PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592
GUNNEDAH NSW 2380
office@stewartsurveys.com



Gunnedah Local Environmental Plan 2012

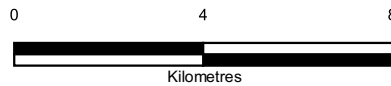
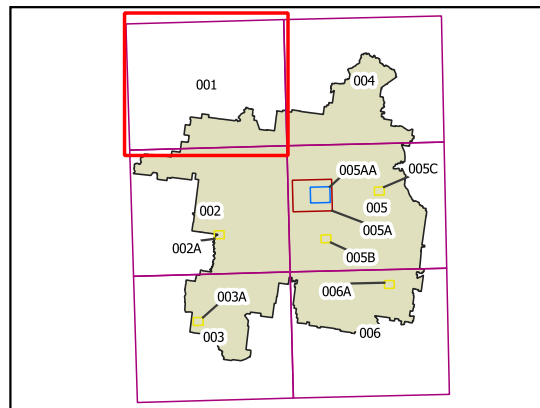
Land Zoning Map - Sheet LZN_001

Zone

B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
E1	National Parks and Nature Reserves
E3	Environmental Management
IN1	General Industrial
IN3	Heavy Industrial
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
RU6	Transition
SP1	Special Activities
SP2	Infrastructure

Cadastral

Cadastral 30/09/2021 © Spatial Services



Projection GDA94
MGA Zone 56

Scale 1:160,000 @A3

Map Identification Number: 3550_COM_LZN_001_160_20210930

NARRABRI LGA

WILLALA

RU1

E3

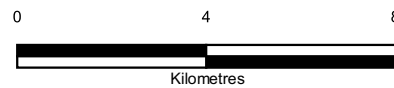
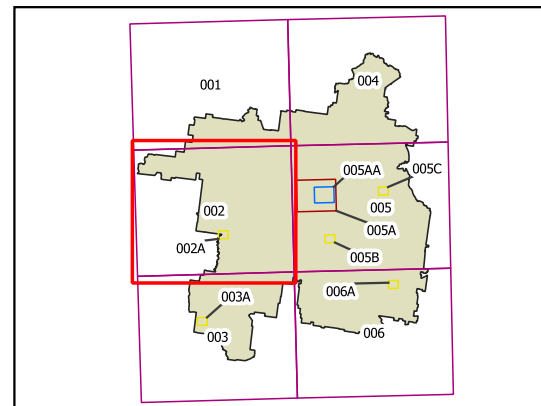
Land Zoning Map - Sheet LZN_002

Zone

- | | |
|-----|------------------------------------|
| B2 | Local Centre |
| B4 | Mixed Use |
| B5 | Business Development |
| B6 | Enterprise Corridor |
| E1 | National Parks and Nature Reserves |
| E3 | Environmental Management |
| IN1 | General Industrial |
| IN3 | Heavy Industrial |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU3 | Forestry |
| RU4 | Primary Production Small Lots |
| RU5 | Village |
| RU6 | Transition |
| SP1 | Special Activities |
| SP2 | Infrastructure |

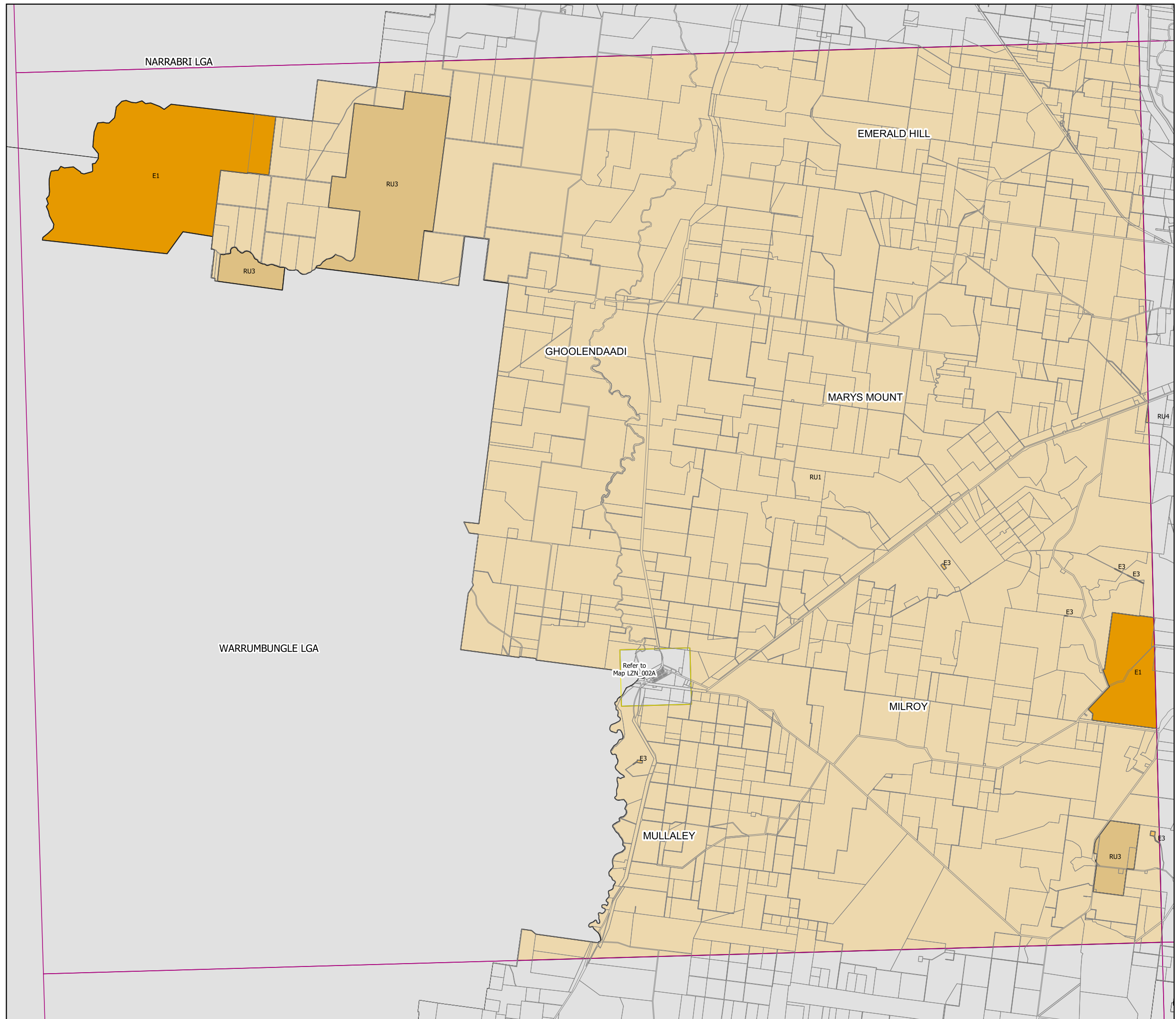
Cadastre

Cadastre 30/09/2021 © Spatial Services



Projection GDA94
MGA Zone 56

Scale 1:160,000 @A3



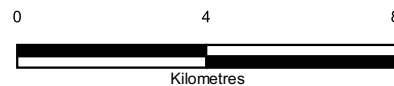
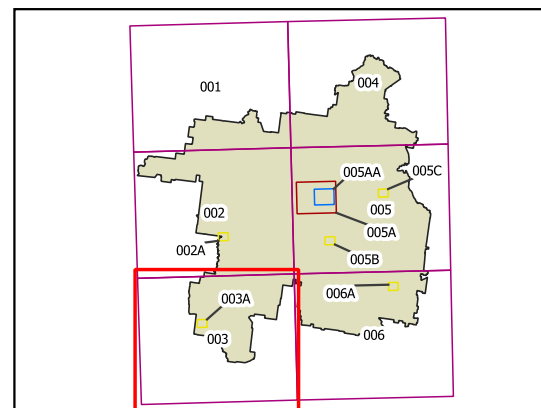
Land Zoning Map - Sheet LZN_003

Zone

- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E3 Environmental Management
- IN1 General Industrial
- IN3 Heavy Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village
- RU6 Transition
- SP1 Special Activities
- SP2 Infrastructure

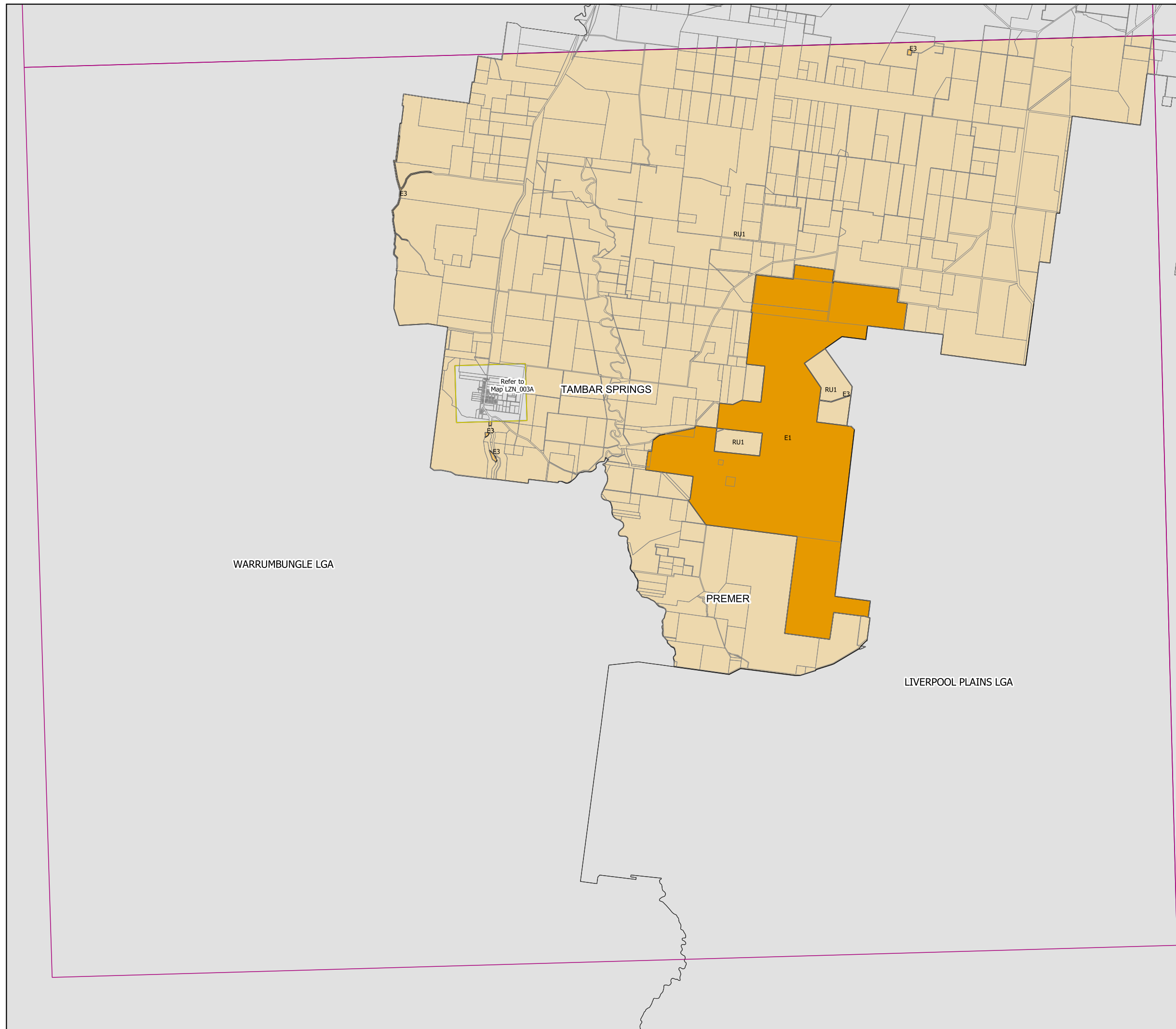
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Cadastral 30/09/2021 © Spatial Services



Projection GDA94
MGA Zone 56

Scale 1:160,000 @A3





Gunnedah Local Environmental Plan 2012

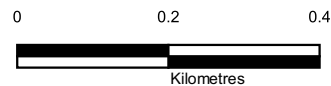
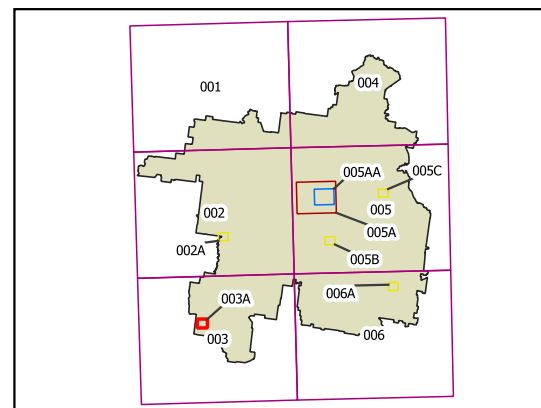
Land Zoning Map - Sheet LZN_003A

Zone

- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

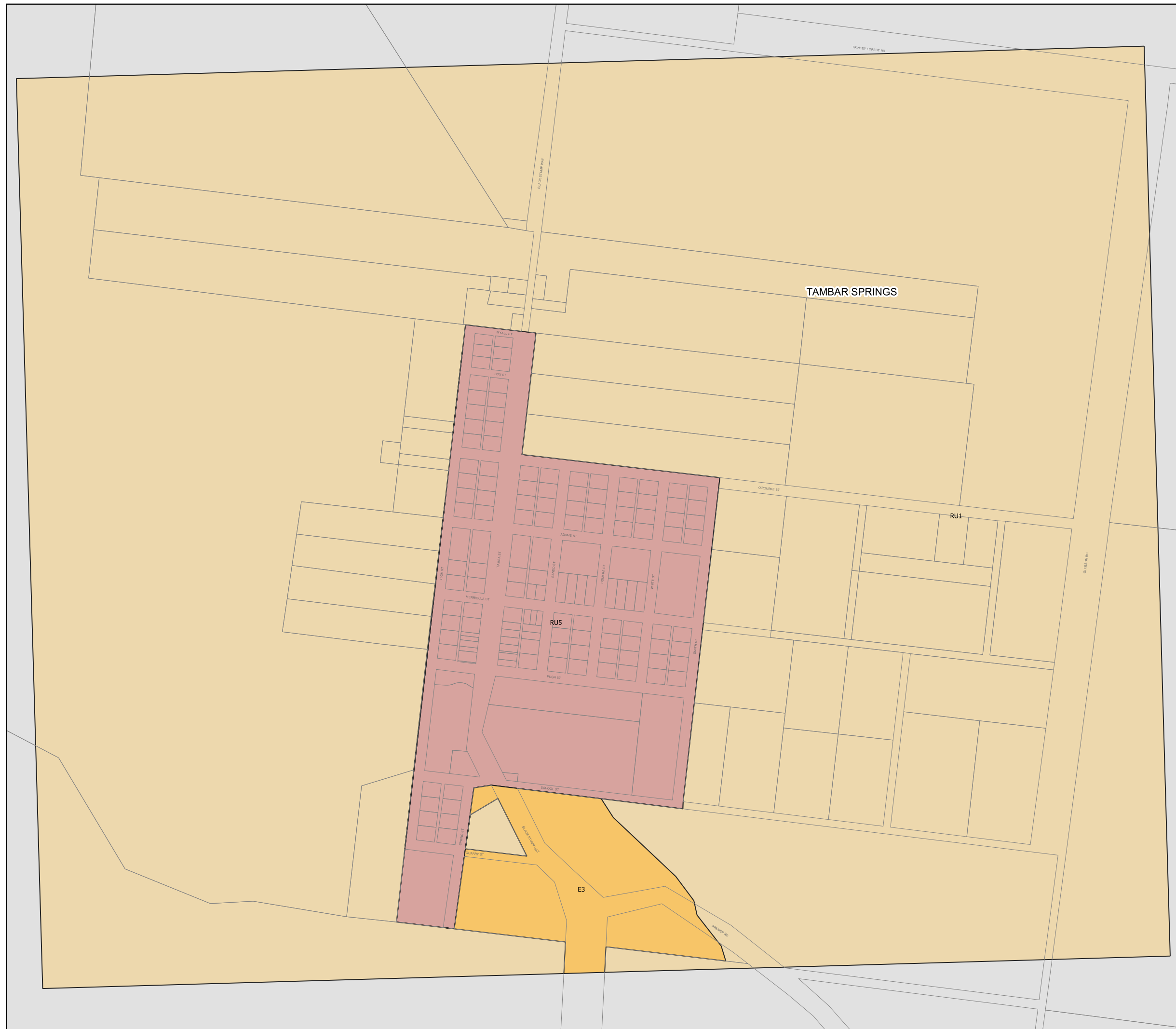
Cadastre

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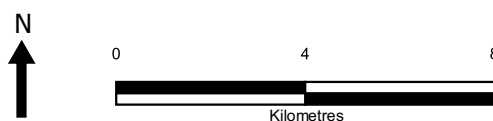


Projection GDA94
MGA Zone 56

Scale 1:10,000 @A3

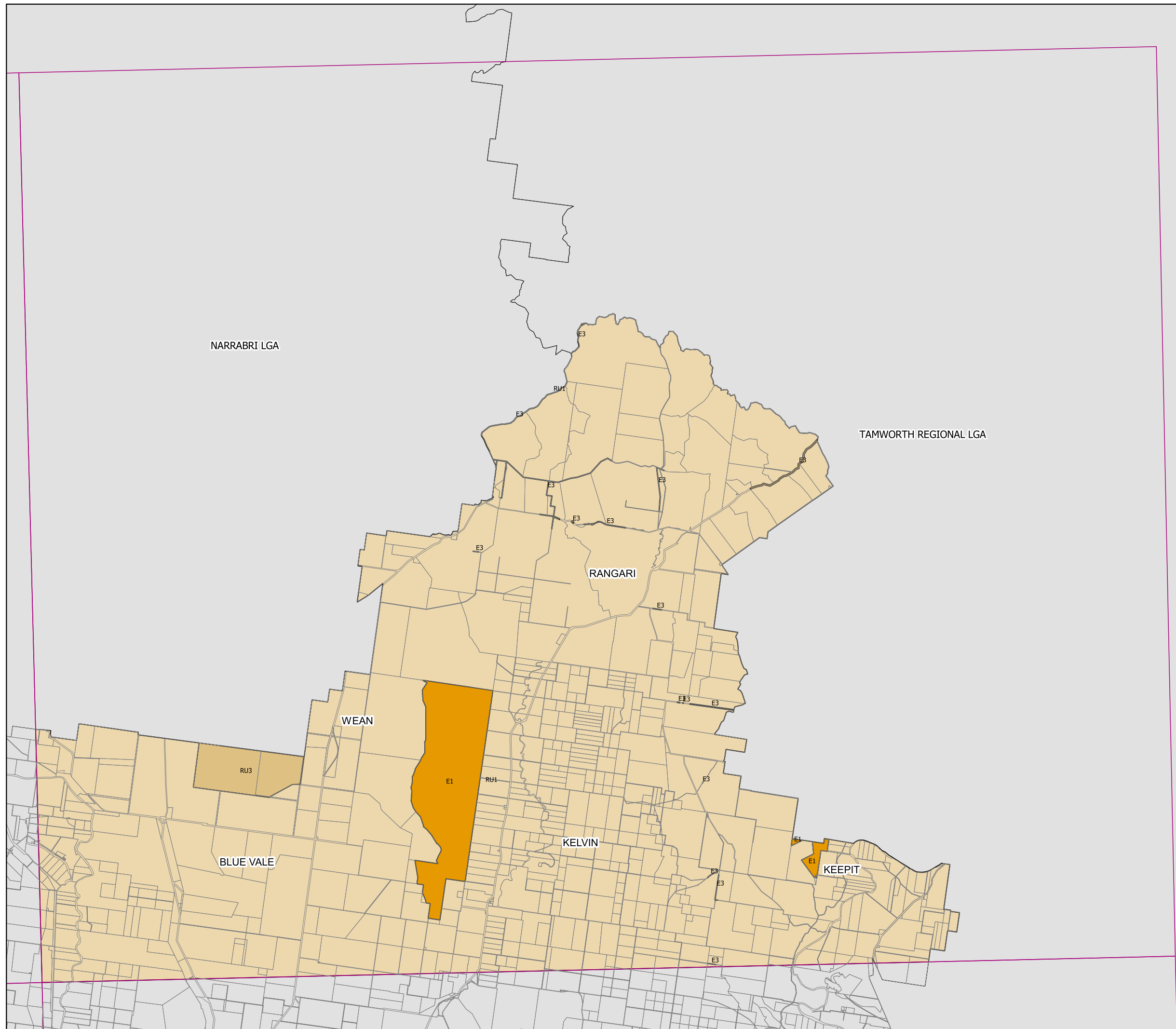


Zone	
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
E1	National Parks and Nature Reserves
E3	Environmental Management
IN1	General Industrial
IN3	Heavy Industrial
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
RU6	Transition
SP1	Special Activities
SP2	Infrastructure
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Projection GDA94
MGA Zone 56

Map Identification Number: 3550 COM LZN 004 160 20210930





Gunnedah Local Environmental Plan 2012

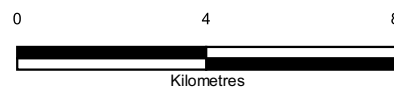
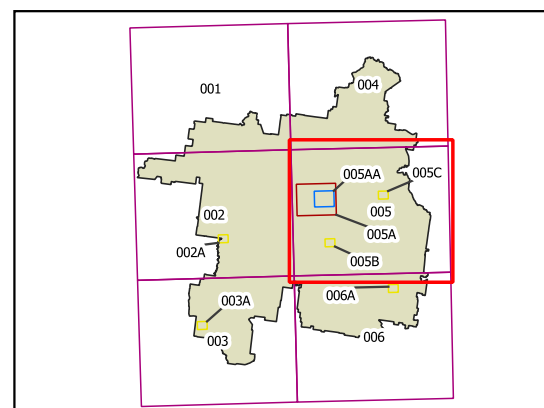
Land Zoning Map - Sheet LZN_005

Zone

- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

Cadastral

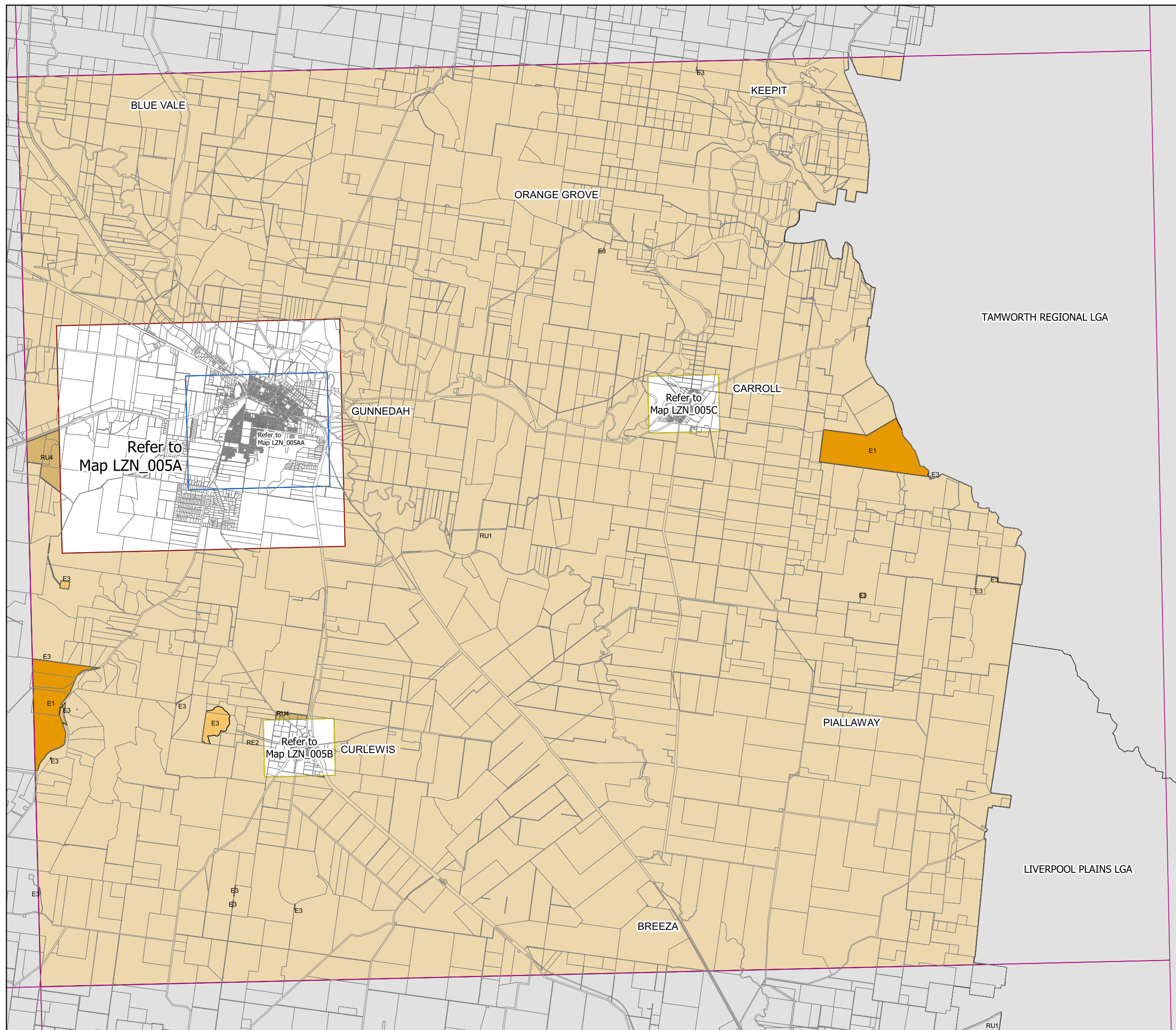
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Projection GDA94
MGA Zone 56

Scale 1:160,000 @A3

Map Identification Number: 3550_COM_LZN_005_160_20210930



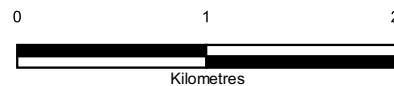
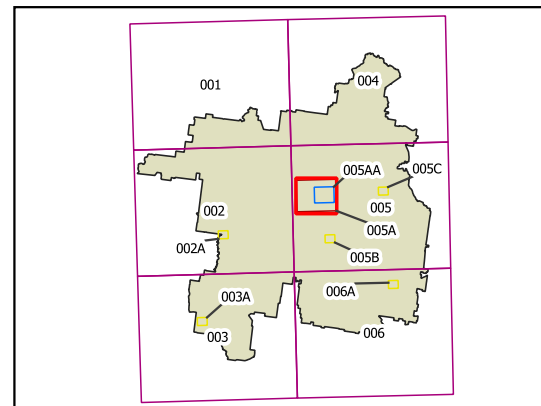
Land Zoning Map - Sheet LZN_005A

Zone

- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

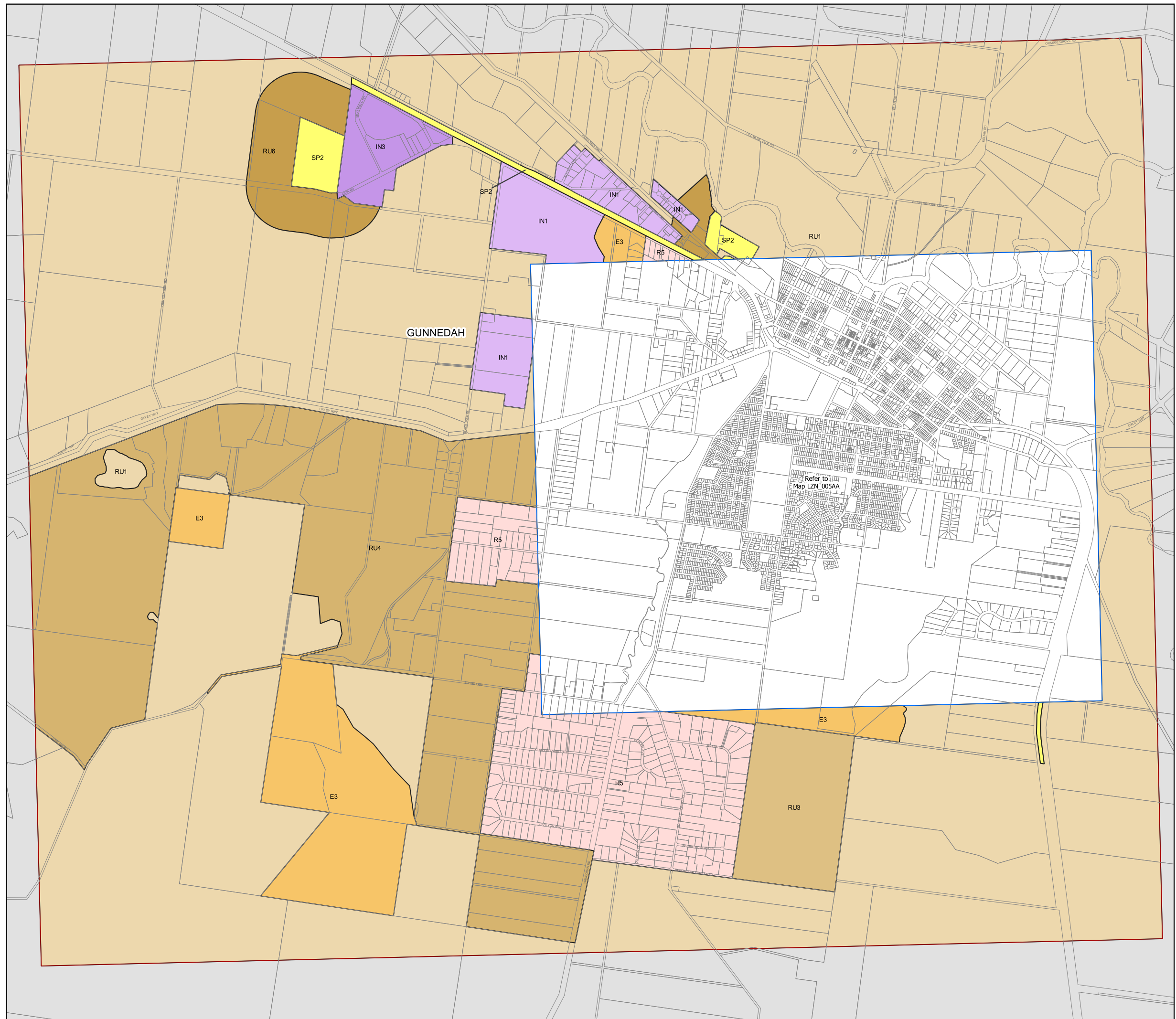
Cadastral

- Cadastral 30/09/2021 © Spatial Services



Projection GDA94
MGA Zone 56

Scale 1:40,000 @A3



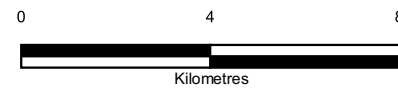
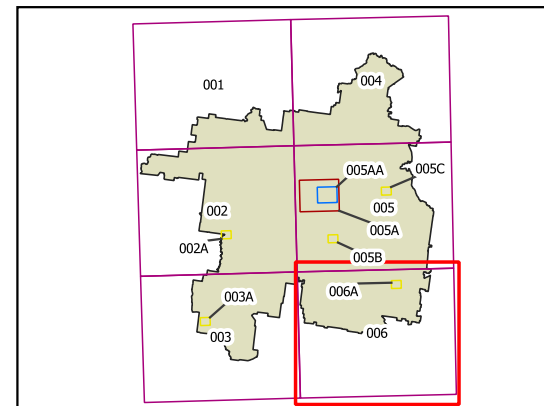
Land Zoning Map - Sheet LZN_006

Zone

- | | |
|-----|------------------------------------|
| B2 | Local Centre |
| B4 | Mixed Use |
| B5 | Business Development |
| B6 | Enterprise Corridor |
| E1 | National Parks and Nature Reserves |
| E3 | Environmental Management |
| IN1 | General Industrial |
| IN3 | Heavy Industrial |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU3 | Forestry |
| RU4 | Primary Production Small Lots |
| RU5 | Village |
| RU6 | Transition |
| SP1 | Special Activities |
| SP2 | Infrastructure |

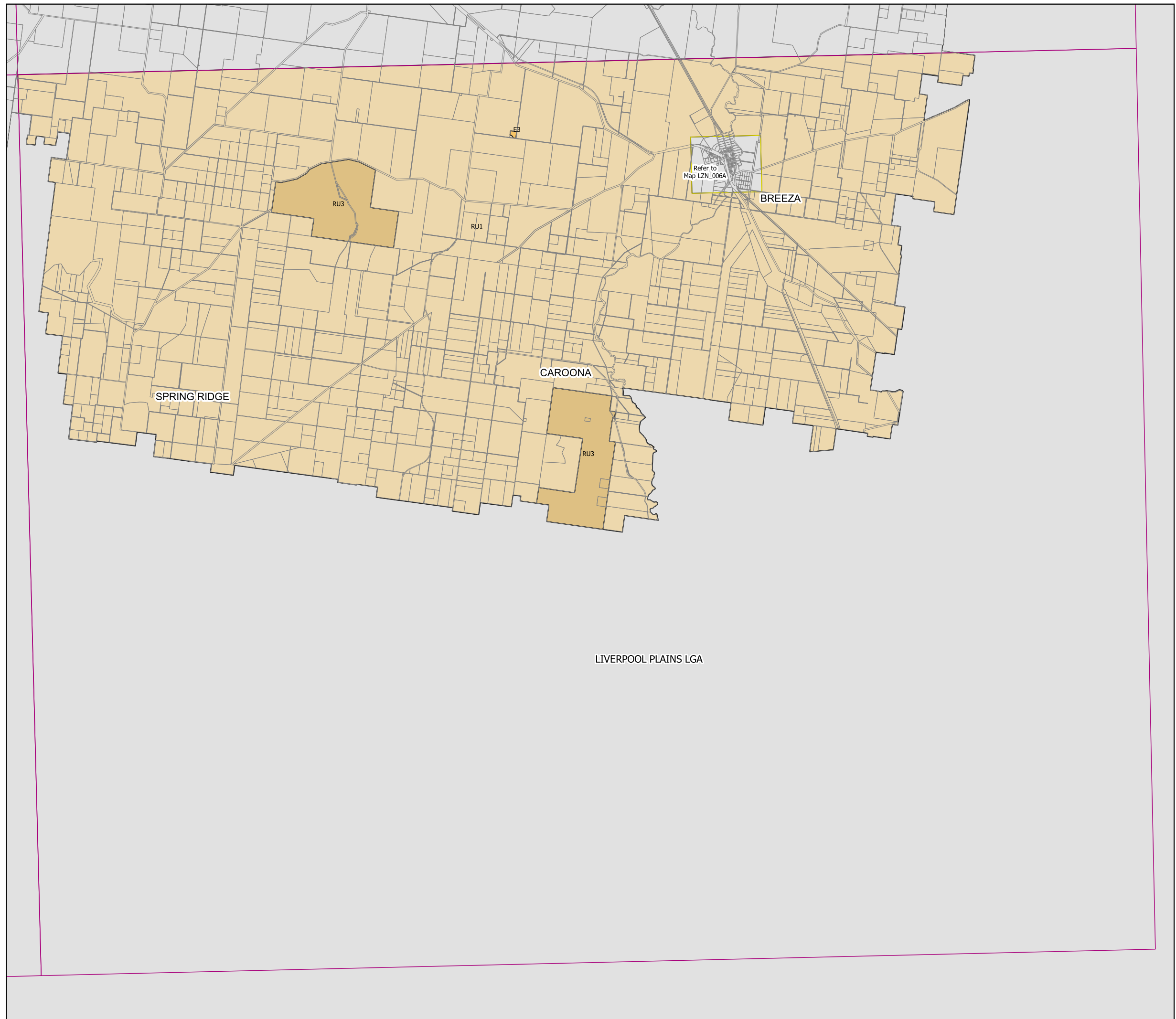
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| | Cadastrate 30/09/2021 © Spatial Services |
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Projection GDA94
MGA Zone 56

Scale 1:160,000 @A3





Terrestrial Biodiversity Map -
Sheet BIO_001

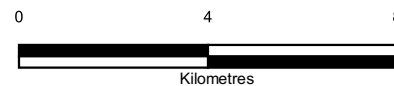
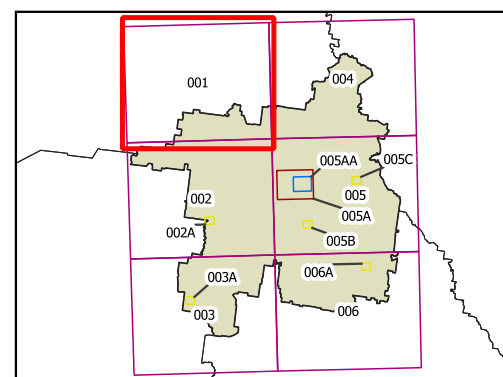
Terrestrial Biodiversity



Biodiversity

Cadastre

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Projection GDA94
MGA Zone 56

Scale 1:160000 @A3

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Gunnedah Local Environmental Plan 2012

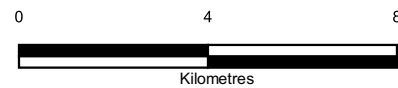
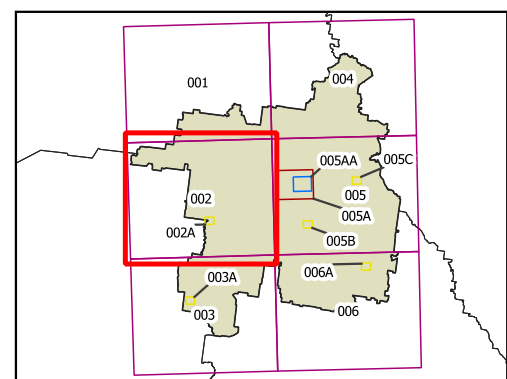
Terrestrial Biodiversity Map - Sheet BIO_002

Terrestrial Biodiversity

 Biodiversity

Cadastre

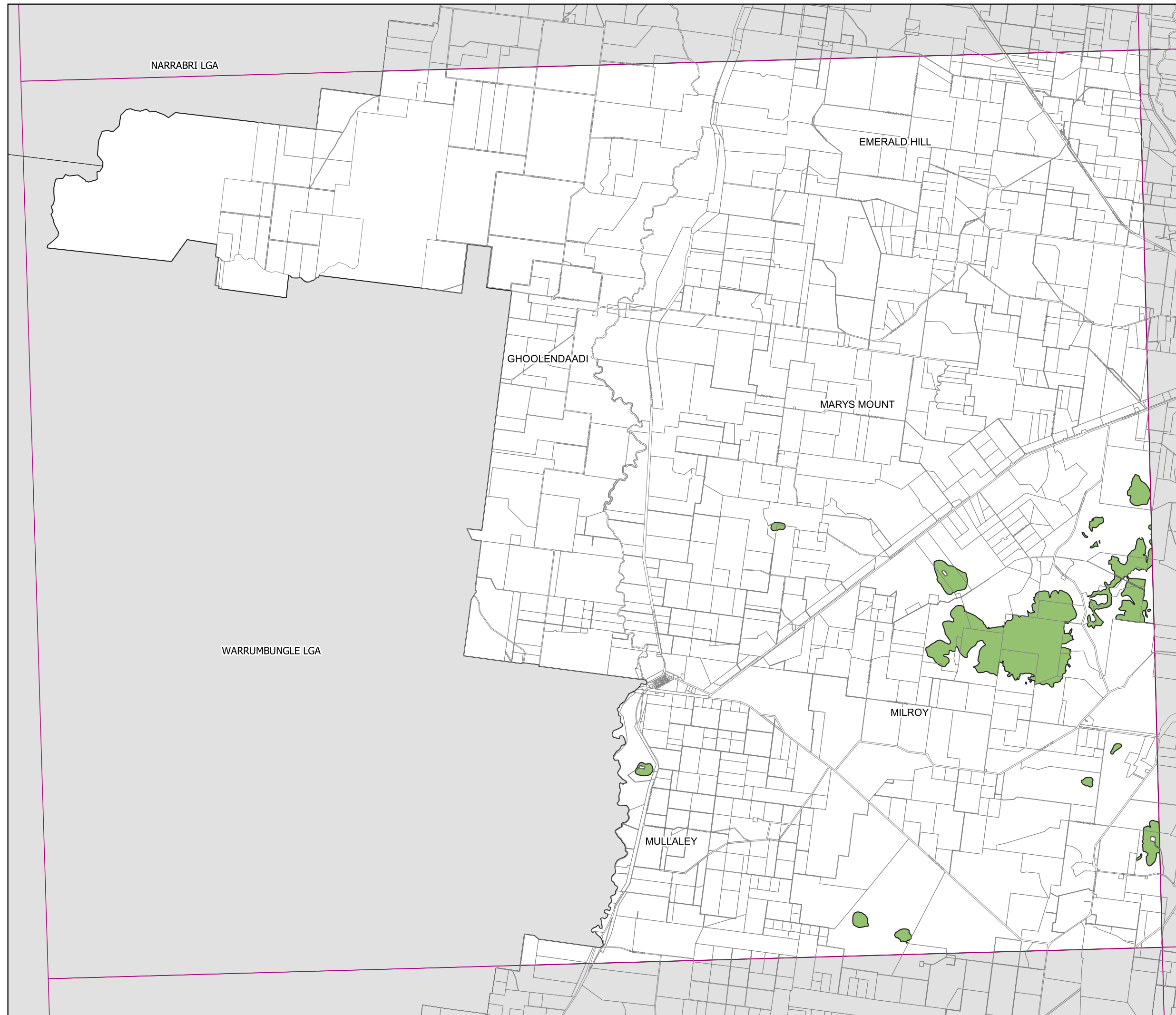
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Projection GDA94
MGA Zone 56

Scale 1:160000 @A3

Map Identification Number: 3550_COM_BIO_002_160_20210630






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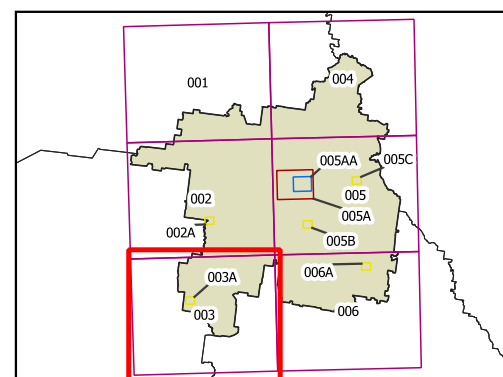
Terrestrial Biodiversity Map - Sheet BIO_003

Terrestrial Biodiversity

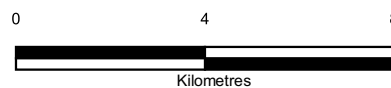
 Biodiversity

Cadastre

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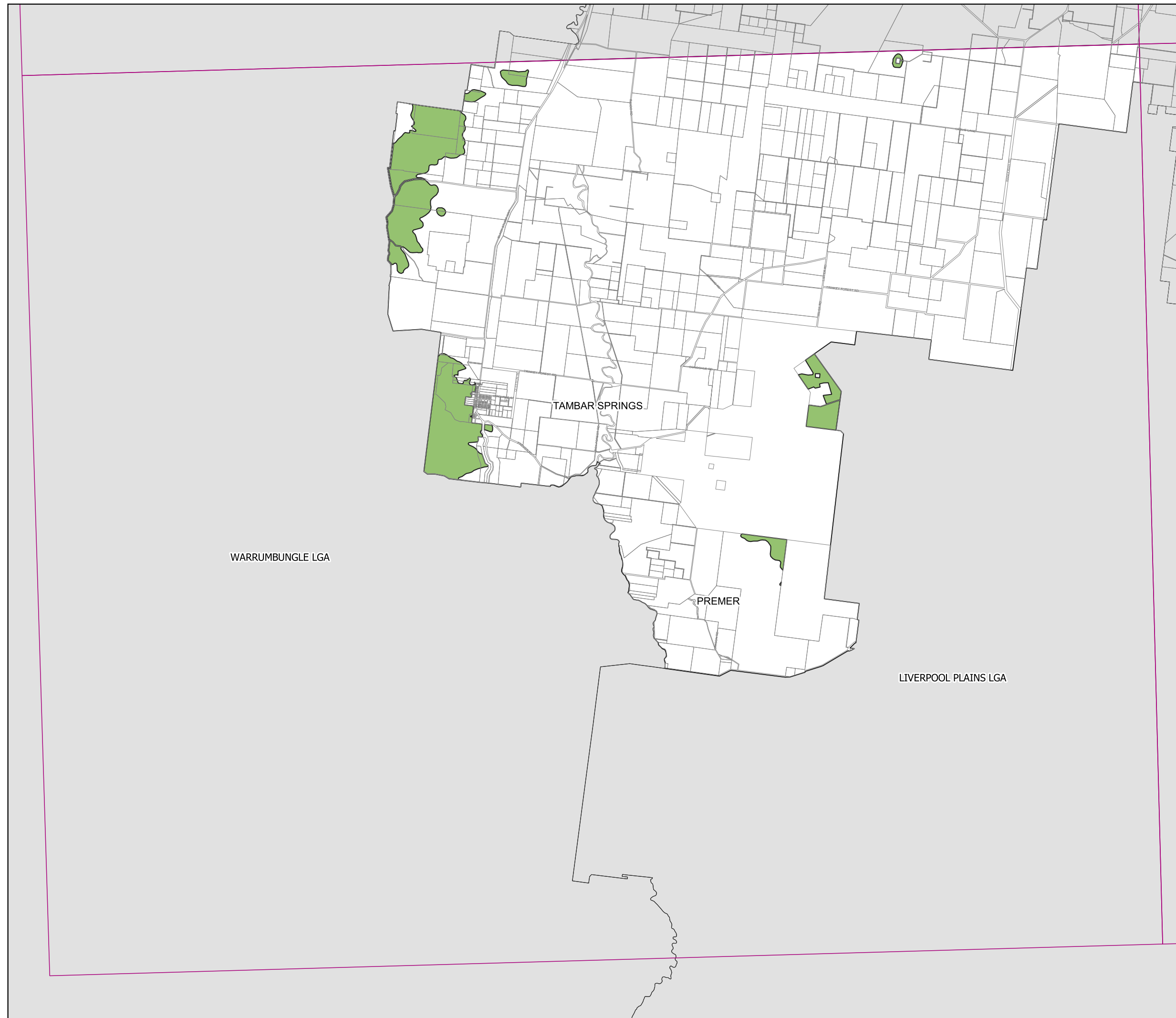


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Projection GDA94
MGA Zone 56

Scale 1:160000 @A3






Gunnedah Local Environmental Plan 2012

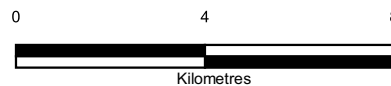
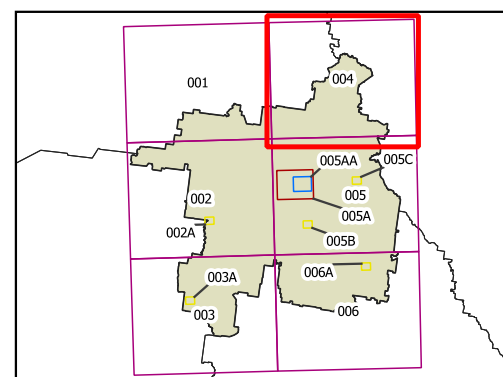
Terrestrial Biodiversity Map - Sheet BIO_004

Terrestrial Biodiversity

 Biodiversity

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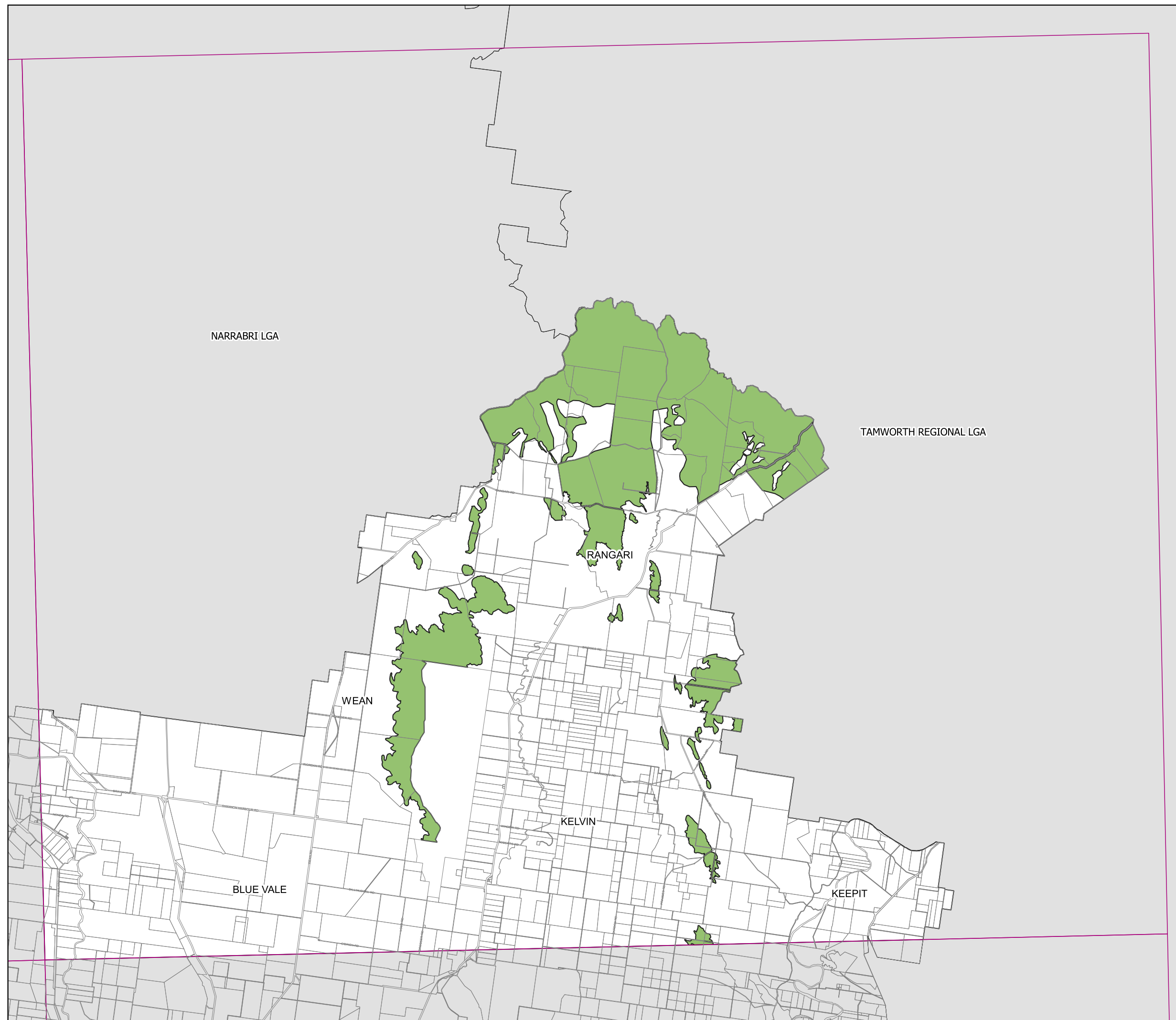
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Projection GDA94
MGA Zone 56

Scale 1:160000 @A3

Map Identification Number: 3550_COM_BIO_004_160_20210630




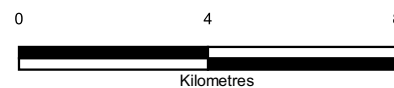
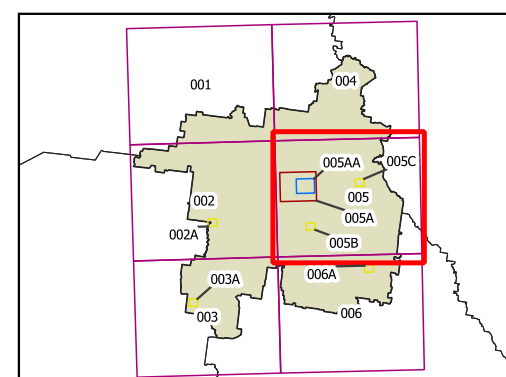
Terrestrial Biodiversity Map -
Sheet BIO_005

Terrestrial Biodiversity

 Biodiversity

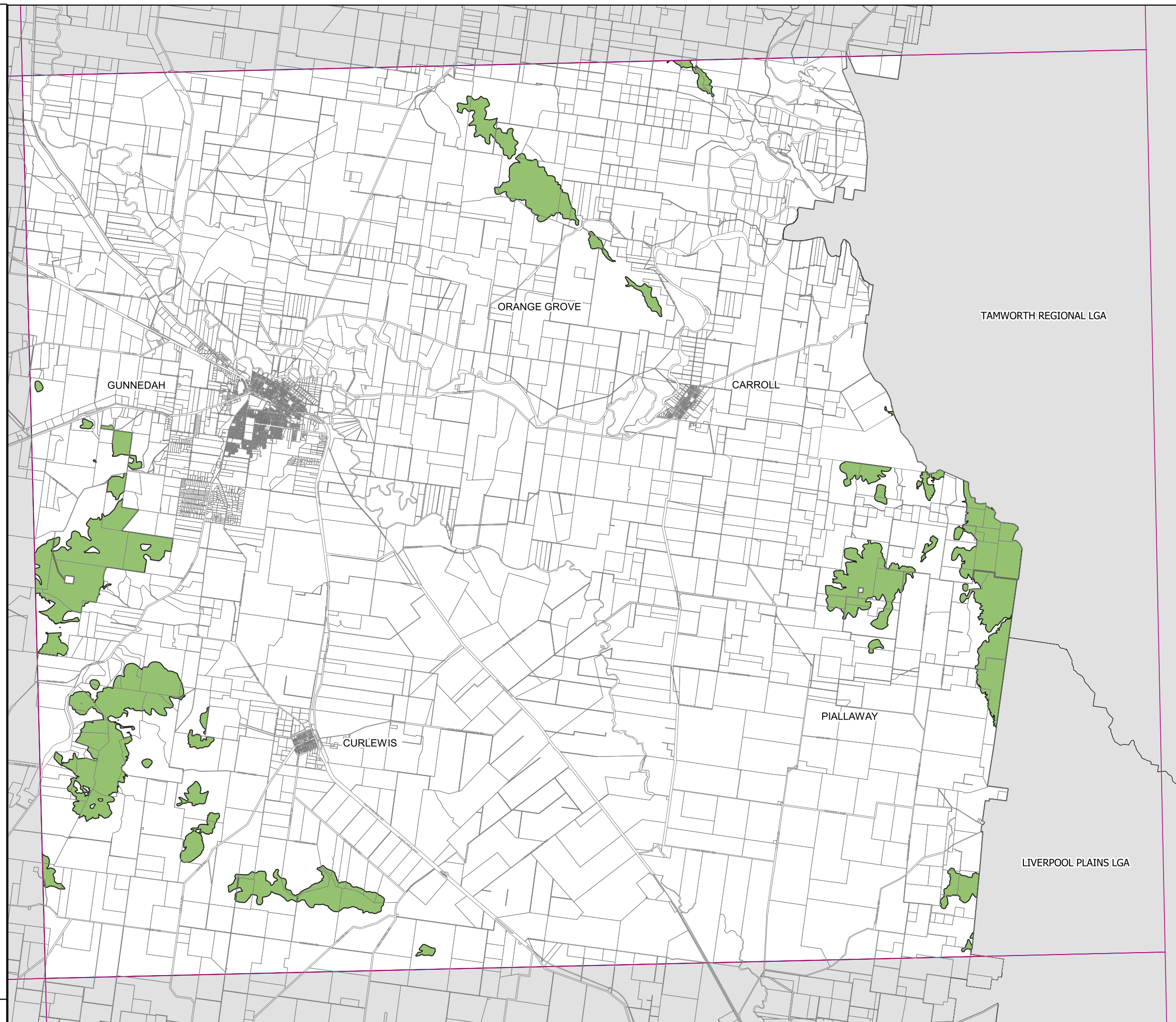
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MGA Zone 56

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Terrestrial Biodiversity Map - Sheet BIO_006

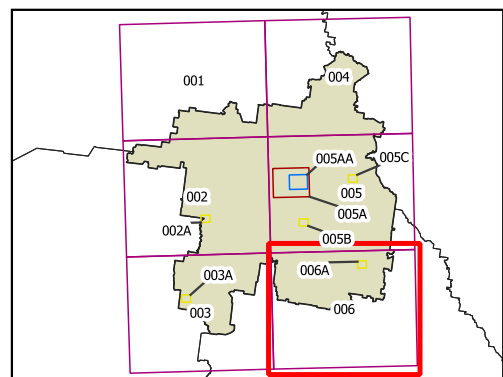
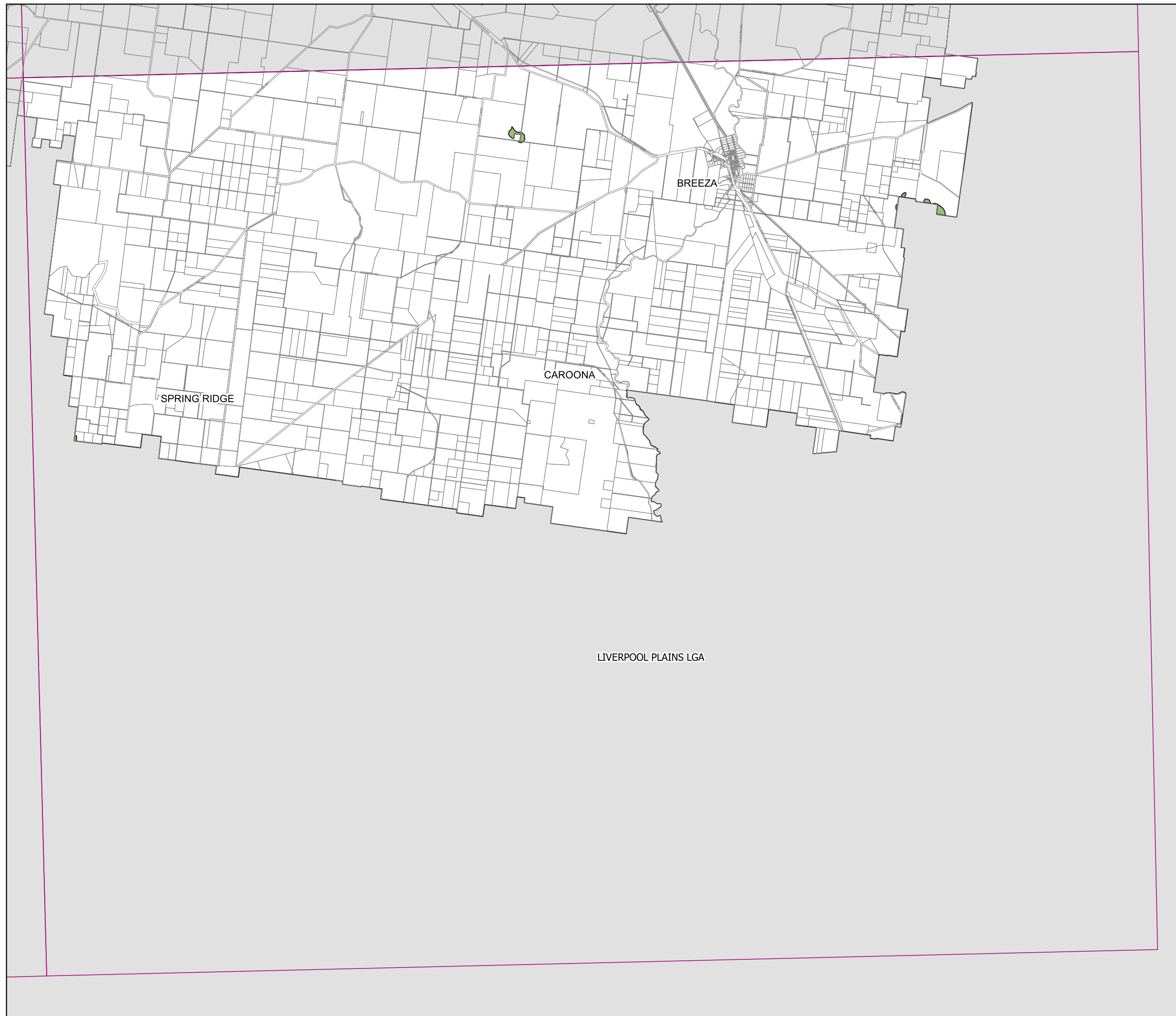
Terrestrial Biodiversity



Biodiversity

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Projection GDA94
MGA Zone 56

Scale 1:160000 @A3

APPENDIX 5:

GUNNEDAH LOCAL ENVIRONMENTAL PLAN, 2012 LAND USE MATRIX (DOP VERSION 3.0)

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 5 FEBRUARY 2021

PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592
GUNNEDAH NSW 2380
office@stewartsurveys.com

Gunnedah Local Environmental Plan 2012

Land Use Matrix [DoP version 3.0]

Legend

- o permitted without consent [mandated under the SI].
 - o permitted without consent.
 - c permitted with consent [mandated under the SI].
 - c permitted with consent.
 - x prohibited [mandated under the SI].
 - x prohibited.
 - A permitted under SEPP (Affordable Rental Housing) 2009.
 - I permitted under SEPP (Infrastructure) 2007.
- fill colours in **green** or **red** mandated under the SI.
- fill colour in **purple** public infrastructure permitted under a SEPP.

Gunnedah Local Environmental Plan 2012				Rural				Residential			Business		Industrial		Special		Recreation		Enviro Prot'n				
Land Use Matrix [DoP version 3.0]				RU1 Primary Production	RU3 Forestry	RU4 Primary Production Small Lots	RU5 Village	RU6 Transition	R2 Low Density Residential	R3 Medium Density Residential	R5 Large Lot Residential	B2 Local Centre	B4 Mixed Use	B5 Business Development	IN1 General Industrial	IN3 Heavy Industrial	SP1 Special Activities	SP2 Infrastructure	RE1 Public Recreation	RE2 Private Recreation	E1 National Parks and Nature Reserve	E3 Environmental Management	
Legend																							
o permitted without consent [mandated under the SI].																							
c permitted without consent.																							
c permitted with consent [mandated under the SI].																							
c permitted with consent.																							
x prohibited [mandated under the SI].																							
x prohibited.																							
A permitted under SEPP (Affordable Rental Housing) 2009.																							
I permitted under SEPP (Infrastructure) 2007.																							
fill colours in green or red mandated under the SI.																							
fill colour in purple public infrastructure permitted under a SEPP.																							
(LAND USE terms WITHIN agriculture group term)																							
Agriculture				c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
aquaculture				c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
extensive agriculture [eg. grazing of livestock, etc.]				o	x	o	o	o	x	x	o	x	x	x	x	x	x	x	x	x	x	o	
bee keeping				o	x	o	o	o	x	x	o	x	x	x	x	x	x	x	x	x	x	o	
dairy (pasture-based)				o	x	o	o	o	x	x	x	x	x	x	x	x	x	x	x	x	x	o	
intensive livestock agriculture [eg.poultry farms, etc.]				x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
feedlots				x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
dairies (restricted)				x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	
intensive plant agriculture [eg. cultivation of irrigated crops]				x	x	c	o	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	
horticulture				o	x	o	c	o	x	x	c	x	x	x	x	x	x	x	x	x	x	x	
turf farming				o	x	o	c	o	x	x	c	x	x	x	x	x	x	x	x	x	x	x	
viticulture				o	x	o	c	o	x	x	c	x	x	x	x	x	x	x	x	x	x	x	
(LAND USE terms OUTSIDE agriculture group term)																							
animal boarding or training establishments				c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
farm buildings				o	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
forestry				o	x	x	x	o	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
(LAND USE terms WITHIN residential accommodation group term)																							
residential accommodation				x	x	x	c	x	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x
attached dwellings				x	x	x	c	x	x	c	x	x	c	x	x	x	x	x	x	x	x	x	x
boarding houses				x	x	c	x	c	c	x	c	c	x	x	x	x	x	x	x	x	x	x	x
dual occupancies				x	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x
dual occupancies (attached)				c	x	c	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x
dual occupancies (detached)				x	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x	x	x	x
dwelling house				c	x	c	c	o	c	c	c	x	x	x	x	x	x	x	x	x	x	x	c
group homes				x	x	x	c	x	c	c	c	x	A	x	x	x	x	x	x	x	x	x	x
group homes (permanent)				x	x	x	c	x	c	c	c	x	A	x	x	x	x	x	x	x	x	x	x
group homes (transitional)				x	x	x	c	x	c	c	c	x	A	x	x	x	x	x	x	x	x	x	x
hostels				x	x	x	c	x	c	c	c	x	c	x	x	x	x	x	x	x	x	x	x
multi dwelling housing				x	x	x	c	x	x	c	x	x	c	x	x	x	x	x	x	x	x	x	x
residential flat buildings				x	x	x	c	x	x	c	x	x	c	x	x	x	x	x	x	x	x	x	x
rural worker's dwellings				c	x	c	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x
secondary dwellings				x	x	x	c	x	A	A	A	x	x	x	x	x	x	x	x	x	x	x	x
semi-detached dwellings				x	x	x	c	x	c	c	x	x	x	x	x	x	x	x	x	x	x	x	x
seniors housing				x	x	x	c	x	c	c	x	x	c	x	x	x	x	x	x	x	x	x	x
residential care facilities				x	x	x	c	x	c	c	x	x	c	x	x	x	x	x	x	x	x	x	x
shop top housing				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
(LAND USE terms OUTSIDE residential accommodation group term)																							
home-based child care				o	x	o	o	x	o	o	o	x	o	c	x	x	x	x	x	x	x	x	x
home business				o	x	c	c	x	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x
home occupations				o	x	o	o	x	o	o	o	o	c	x	x	x	x	x	x	x	x	x	o
home occupations (sex services)				x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x	x	x	x	x
(LAND USE terms WITHIN tourist and visitor accommodation group term)																							
tourist and visitor accommodation				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
backpackers' accommodation				x	x	x	c	x	x	c	x	o	c	c	c	x	x	x	x	x	x	x	x
bed & breakfast accommodation				c	x	c	c	x	c	c	c	c	c	x	x	x	x	x	x	x	x	x	x
farmstay accommodation				c	x	c	c	x	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x
hotel or motel accommodation				x	x	x	c	x	x	x	x	o	c	c	c	x	x	x	x	x	c	x	x
serviced apartments				x	x	x	c	x	x	c	x	c	c	c	x	x	x	x	x	x	x	x	x
(LAND USE terms OUTSIDE tourist and visitor accommodation group term)																							
camping grounds				c	x	x	c	x	x	x	x	x	c	c	x	x	x	x	x	c	c	x	x
caravan parks				x	x	x	c	x	x	x	x	x	c	c	x	x	x	x	c	c	x	x	x
eco-tourist facilities				c	x	x	x	x	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x
(LAND USE terms WITHIN commercial premises group term)																							
commercial premises				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
business premises [eg. banks, post offices, hairdressers, etc.]				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
funeral homes				x	x	x	c	x	x	x	x	c	c	c	c	x	x	c	x	x	x	x	x
office premises				x	x	x	c	x	x	x	x	o	c	c	c	x	x	x	x	x	x	x	x
retail premises				x	x	x	c	x	x	x	x	o	c	c	c	x	x	x	x	x	x	x	x
bulky goods premises				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
cellar door premises				c	x	c	c	c	x	x	x	o	c	c	x	x	x	x	x	x	x	x	x
food & drink premises				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
pubs				x	x	x	c	x	x	x	x	c	o	c	x	x	x	x	x	x	x	x	x
restaurants or cafes				x	x	x	c	x	x	x	x	c	o	c	x	x	x	x	x	x	x	x	x
take-away food & drink premises				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
garden centres				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
hardware & building supplies				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
kiosks				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
landscaping material supplies				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
markets				x	x	x	c	x	x	x	c	c	c	c	x	x	x	x	c	c	x	x	x
plant nurseries				x	x	c	c	x	x	x	x	c	o	c	x	x	x	x	x	x	x	x	x
roadside stalls				c	x	x	c	c	x	x	x	c	o	c	x	x	x	x	x	x	x	x	x
rural supplies				x	x	x	c	x	x	x	x	o	c	c	c	x	x	x	x	x	x	x	x
shops				x	x	x	c	x	x	x	x	o	c	c	c	x	x	x	x	x	x	x	x
neighbourhood shops				x	x	x	c	x	c	c	c	c	c	c	x	x	x	x	x	x	x	x	x
timber yards				x	x	x	c	x	x	x	x	c	c	c	c	x	x	x	x	x	x	x	x
vehicle sales or hire premises				x	x	x	c	x	x	x	x	c	o	c	c	x	x	x	x	x	x	x	x
(LAND USE terms OUTSIDE commercial premises group term)																							
amusement centres				x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x	x
entertainment facilities				x	x	x	c	x	c	x	x	c	c	c	x	x	x	x	c	c	x	x	x
function centres				c	x	x	c	x	c	x	x	c	c	c	x	x	x	x	c	c	x	x	x
				RU1	RU3	RU4	RU5	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E3	

			RU1	RU3	RU4	RU5	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E2
highway service centres			x	x	x	c	x	x	x	x	c	c	c	c	c	x	x	x	x	x	x
industrial retail outlets			x	x	x	c	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x
registered clubs			x	x	x	c	x	x	x	x	c	c	c	x	x	x	x	x	c	x	x
restricted premises			x	x	x	x	x	x	x	x	c	c	c	x	x	x	x	x	x	x	x
service stations			x	x	x	c	x	x	x	x	c	c	c	c	c	x	x	x	x	x	x
sex services premises			x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x
veterinary hospitals			c	x	c	c	c	x	x	x	c	c	c	c	x	x	x	x	x	x	x
wholesale supplies			x	x	x	c	x	x	x	x	x	c	c	c	c	x	x	x	x	x	x
(LAND USE terms WITHIN rural industry group term)																					
rural industries [eg. use of composting facilities and works]			c	x	x	x	c	x	x	x	x	x	x	c	c	x	x	x	x	x	x
agricultural produce industries			c	x	x	c	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x
livestock processing industries			c	x	x	x	c	x	x	x	x	x	x	c	c	x	x	x	x	x	x
sawmill or log processing industries			c	c	x	x	c	x	x	x	x	x	x	c	c	x	x	x	x	x	x
stock & sale yards			c	x	x	x	c	x	x	x	x	x	x	c	c	x	c	x	x	x	x
(LAND USE terms WITHIN industry group term)																					
industries			x	x	x	x	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x
heavy industries			x	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x
hazardous industry			x	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x
offensive industry			x	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x
light industry			x	x	x	x	x	x	x	x	x	c	c	c	c	x	x	x	x	x	x
high technology industries			x	x	c	x	x	c	x	x	x	c	c	c	c	x	x	x	x	x	x
home industry			c	x	c	x	c	c	c	x	c	c	c	c	c	x	x	x	x	x	x
general industries			x	x	x	c	x	x	x	x	x	x	x	c	c	x	x	x	x	x	x
(LAND USE terms OUTSIDE industry group term)																					
boat building and repair facilities			c	x	c	c	c	x	x	x	c	c	c	c	c	x	x	x	x	x	x
vehicle body repair workshops			x	x	x	c	x	x	x	x	x	c	c	c	c	x	x	x	x	x	x
vehicle repair stations			x	x	x	c	x	x	x	x	x	c	c	c	c	x	x	x	x	x	x
(LAND USE terms WITHIN heavy industrial storage establishment group term)																					
heavy industrial storage establishments			x	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x
hazardous storage establishments			x	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x
liquid fuel depots			x	x	x	c	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x
offensive storage establishments			x	x	x	x	x	x	x	x	x	x	x	x	c	x	x	x	x	x	x
(LAND USE terms WITHIN storage premises group term)																					
storage premises			x	x	x	c	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x
self storage units			x	x	x	c	x	x	x	x	x	x	x	c	x	x	x	x	x	x	x
(LAND USE terms OUTSIDE storage premises group term)																					
depots			x	x	x	c	x	x	x	x	x	c	c	c	c	x	x	x	x	x	x
warehouse or distribution centres			x	x	x	c	x	x	x	x	x	c	c	c	c	x	x	x	x	x	x
(LAND USE terms OUTSIDE sewerage system group term)																					
sewerage systems			c	x	c	c	c	c	c	c	c	c	c	c	c	x	c	x	x	x	x
biosolids treatment facilities			i	x	i	c	c	x	x	x	x	x	x	i	i	x	c	x	x	x	x
sewage reticulation systems			i	i	i	i	i	i	i	i	i	i	i	i	i	i	i	i	i	i	i
sewage treatment plants			i	x	i	c	c	x	x	x	c	x	x	x	i	i	x	c	x	x	x
water recycling facilities			i	x	i	c	c	x	x	x	c	x	x	x	i	i	x	c	x	x	x
(LAND USE terms WITHIN waste or resource management facility group term)																					
waste or resource management facilities			i	x	c	c	x	x	x	x	c	c	c	i	i	x	c	x	x	x	x
resource recovery facilities			i	x	c	c	x	x	x	x	x	c	c	i	i	x	c	x	x	x	x
waste disposal facilities			i	x	c	x	x	x	x	x	x	x	x	i	i	x	c	x	x	x	x
waste or resource transfer stations			i	x	c	c	x	x	x	x	c	c	i	i	i	x	c	x	x	x	x
(LAND USE terms WITHIN water supply system group term)																					
water supply systems			c	x	c	c	c	c	c	c	c	c	c	c	c	x	x	c	x	x	x
water reticulation systems			c	x	c	c	c	c	c	c	c	c	c	c	c	x	x	c	x	x	x
water storage facilities			c	x	c	c	c	c	c	c	c	c	c	c	c	x	x	c	x	x	x
water treatment facilities			c	x	c	c	c	x	x	x	c	x	c	c	c	x	x	c	x	x	x
(LAND USE terms WITHIN air transport facility group term)																					
air transport facilities			c	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
airport			c	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
helipad			c	x	c	c	x	x	x	x	c	c	c	c	c	x	x	c	c	x	x
(LAND USE terms OUTSIDE air transport facility group term)																					
airstrip			c	x	x	x	c	x	x	x	x	x	x	x	x	x	x	x	x	x	x
helipad			c	x	x	c	c	x	x	x	c	c	c	c	c	x	x	c	c	x	x
(Other LAND USE terms relating to infrastructure)																					
car parks			x	x	x	c	x	x	x	x	c	c	c	c	c	x	x	c	c	x	x
electricity generating works			i	i	i	x	c	x	x	x	x	x	x	i	i	x	x	x	x	x	x
freight transport facilities			x	x	x	c	x	x	x	x	x	c	c	c	c	x	c	x	x	x	x
passenger transport facilities			x	x	x	c	x	x	x	x	x	c	c	c	c	x	x	c	x	x	x
port facilities			c	x	c	c	x	c	c	c	c	c	c	c	c	x	x	c	x	x	x
roads			c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c
transport depots			x	x	x	c	x	x	x	x	x	c	c	c	c	x	x	c	x	x	x
truck depots			x	x	x	c	c	x	x	x	x	c	c	c	c	x	x	x	x	x	x
wharf or boating facilities			x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
(LAND USE terms WITHIN educational establishment group term)																					
educational establishments [eg. TAFE establishment, etc]			x	x	i	i	i	i	i	i	c	c	i	i	x	x	x	x	x	x	x
schools			x	x	i	c	i	i	i	i	c	c	i	i	x	x	x	x	x	x	x
(LAND USE terms WITHIN health services facility group term)																					
health services facilities			x	x	i	i	i	x	i	i	i	i	i	i	x	x	x	x	x	x	x
hospitals			x	x	i	i	i	c	i	i	i	i	i	i	x	x	x	x	x	x	x
medical centres			x	x	i	i	i	x	i	i	i	i	i	i	x	x	x	x	x	x	x
health consulting rooms			x	x	i	i	i	x	i	i	i	i	i	i	x	x	x	x	x	x	x
			RU1	RU3	RU4	RU5	RU6	R2	R3	R5	B2	B4	B5	IN1	IN3	SP1	SP2	RE1	RE2	E1	E2

APPENDIX 6:

LAND CHARACTER PHOTOGRAPHS

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 5 FEBRUARY 2021

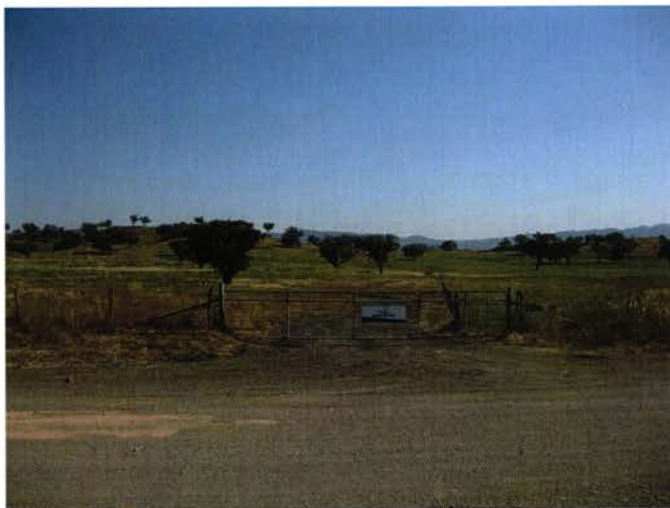
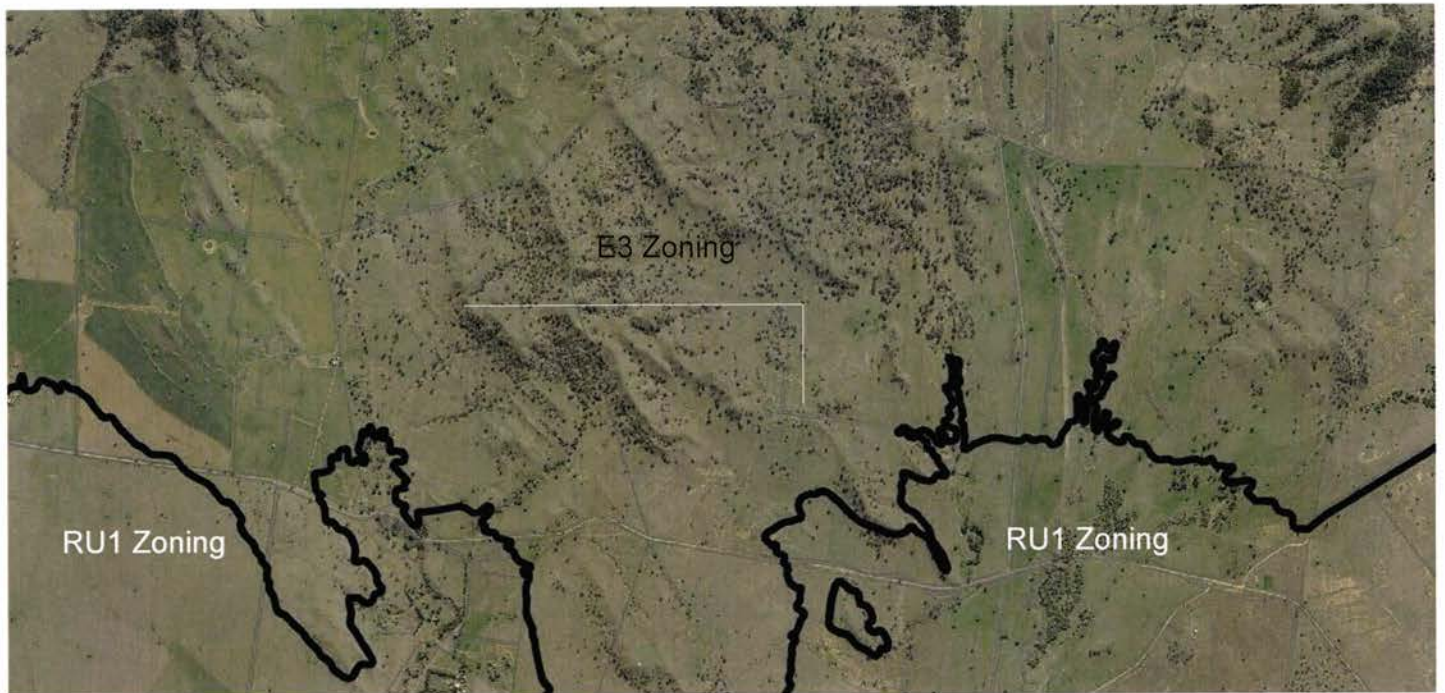
PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592
GUNNEDAH NSW 2380
office@stewartsurveys.com

Aerial of "Myall Park", "Rangari", "Carranya" & "Westgrove"
Photos of "Myall Park" demonstrating agricultural character of land zoned E3



Prairies Road, Kelvin View to Spring Plain
Demonstrates that the hillscape (zoned E3) is not significant.

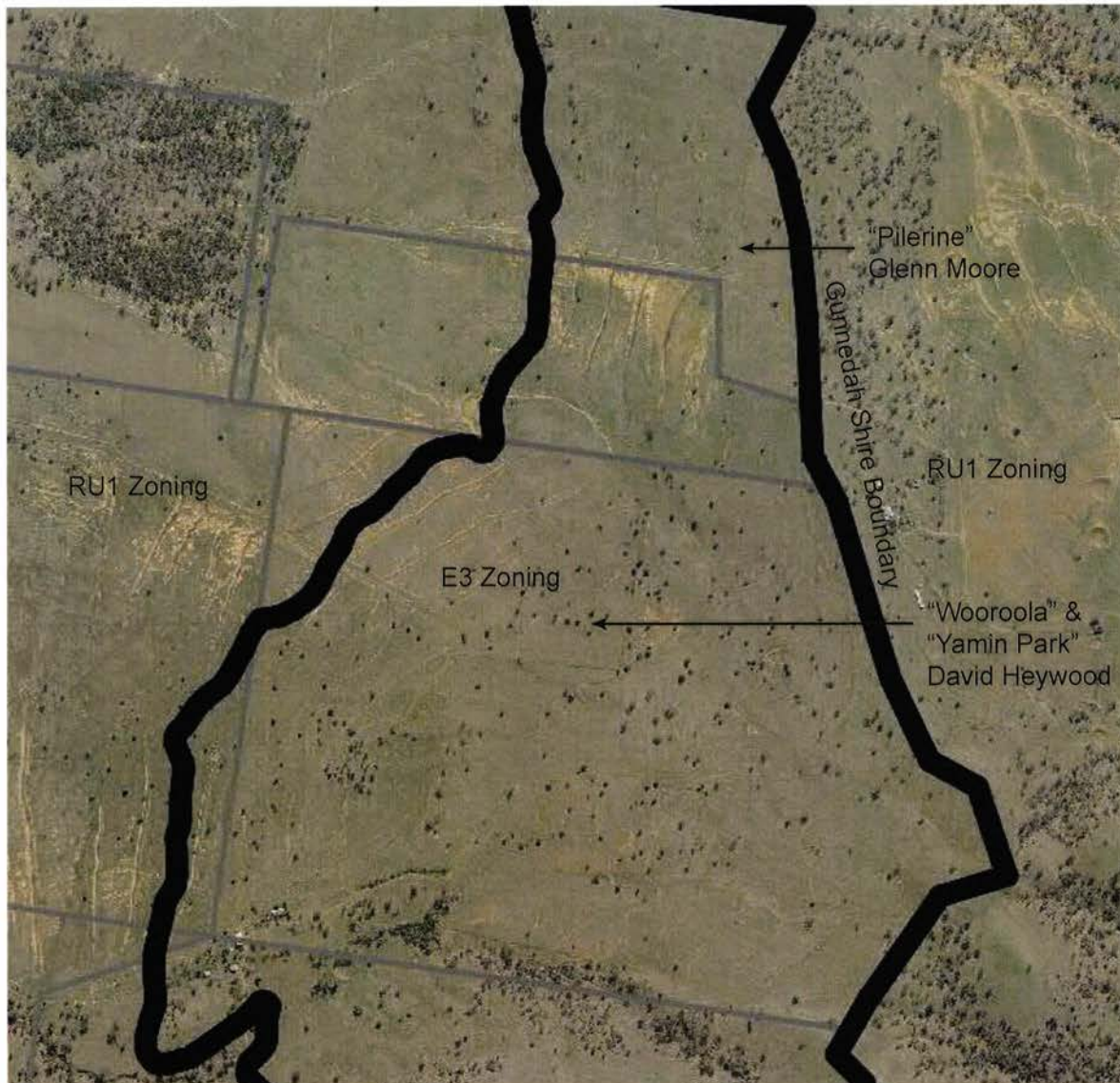


Aerial Photo of Hillscape shown in photo above



Aerial of "The Bulga" & "Gartmore" demonstrating character of land zoned E3 and RU1

Aerial of "Wooroola", "Yamin Park" & "Pilerine"
demonstrating no change in character of land zoned E3 and RU1



Aerial of "Carranya"
demonstrating character of land zoned E3





Narrawarra - Photo from top of Long Hill and Aerial Photos show undulating nature of the country and agricultural characteristics



License to Grow Wheat in 1945-6 on 'Fairlight' owned by Tony Hayne - Demonstrates long standing agricultural land use

W.I.S. 22

ORIGINAL LICENCE

Nº 519

NEW SOUTH WALES.

Licence to Grow Wheat for Season 1945-6.

J.B.

NOT TRANSFERABLE.

NATIONAL SECURITY (WHEAT INDUSTRY STABILIZATION) REGULATIONS.

1. Registered Farm No. 9635 Shire Liverpool Plains,
Parish Rangari County Nandewar,
Basic Acreage 75 acres for grain.
2. Name of Licensed Wheatgrower/s:
Owner or Tenant Messrs. David Charles HAYNE & Walter Frederick HAYNE,
Address "Fairlight" MANILLA. N.S.W.
Sharefarmer Mr. Horace Eric HAYNE (Licence No. 22015)
Address Kelvin, GUNNEDAH. N.S.W.
3. On this 31st day of January, the above-named is/are
licensed to grow Wheat in the season 1945/46, on the Registered farm referred to, as follows:

FOR GRAIN (Basic <u>75</u> acres, Special <u>65</u> acres)	<u>140</u> acres.
FOR HAY AND GRAZING	<u>10</u> acres.
Total Area Licensed for Wheat for all purposes	<u>150</u> acres.

4. This Licence is issued subject to the following conditions, and will remain in force until 1st March, 1946, unless sooner cancelled.

Chas McInnes
Chairman,
Wheat Industry Stabilization Board.

CONDITIONS.

- (a) The Licensee shall not sow with wheat a greater area than the number of acres shown on the Licence.
(b) The Licensee shall not sow wheat for grain on any land other than on a registered farm in respect of which he is licensed.
(c) The Licensee shall not harvest for grain any wheat sown for hay or grazing or sown in contravention of the Wheat Industry Stabilization Regulations.
(d) Cancellation of the Registration Certificate attached to the wheat farm in respect of which he is licensed shall cancel the right of the Licensee to harvest any wheat sown under the licence.
(e) The Licensee shall comply with such other conditions as the Minister for Commerce and Agriculture notifies by Order published in the Gazette.

APPEALS.

Any appeal against this Licence should be lodged, in writing, with the Chairman, Wheat Industry Stabilization Committee, Box 39A, G.P.O., Sydney, within fourteen days of the date hereof.

IMPORTANT: KEEP THIS LICENCE CAREFULLY. YOU WILL BE REQUIRED TO PRODUCE IT WHEN ORDERING CORNSACKS AND CLAIMING COMPENSATION OR FOR INSPECTION IF DEMANDED.

APPENDIX 7:

TAMWORTH REGIONAL LOCAL ENVIRONMENTAL PLAN, 2010 LNZ_001

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 5 FEBRUARY 2021

PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592
GUNNEDAH NSW 2380
office@stewartsurveys.com



Tamworth Regional Local Environmental Plan 2010

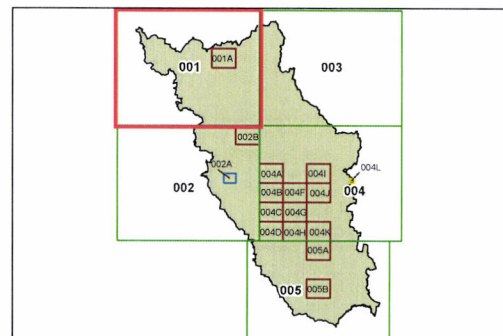
Land Zoning Map - Sheet LZN_001

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- IN1 General Industrial
- IN3 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU4 Rural Small Holdings
- RU5 Village
- RU6 Transition
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist

Cadastral

01/06/2010 © NSW LPMA



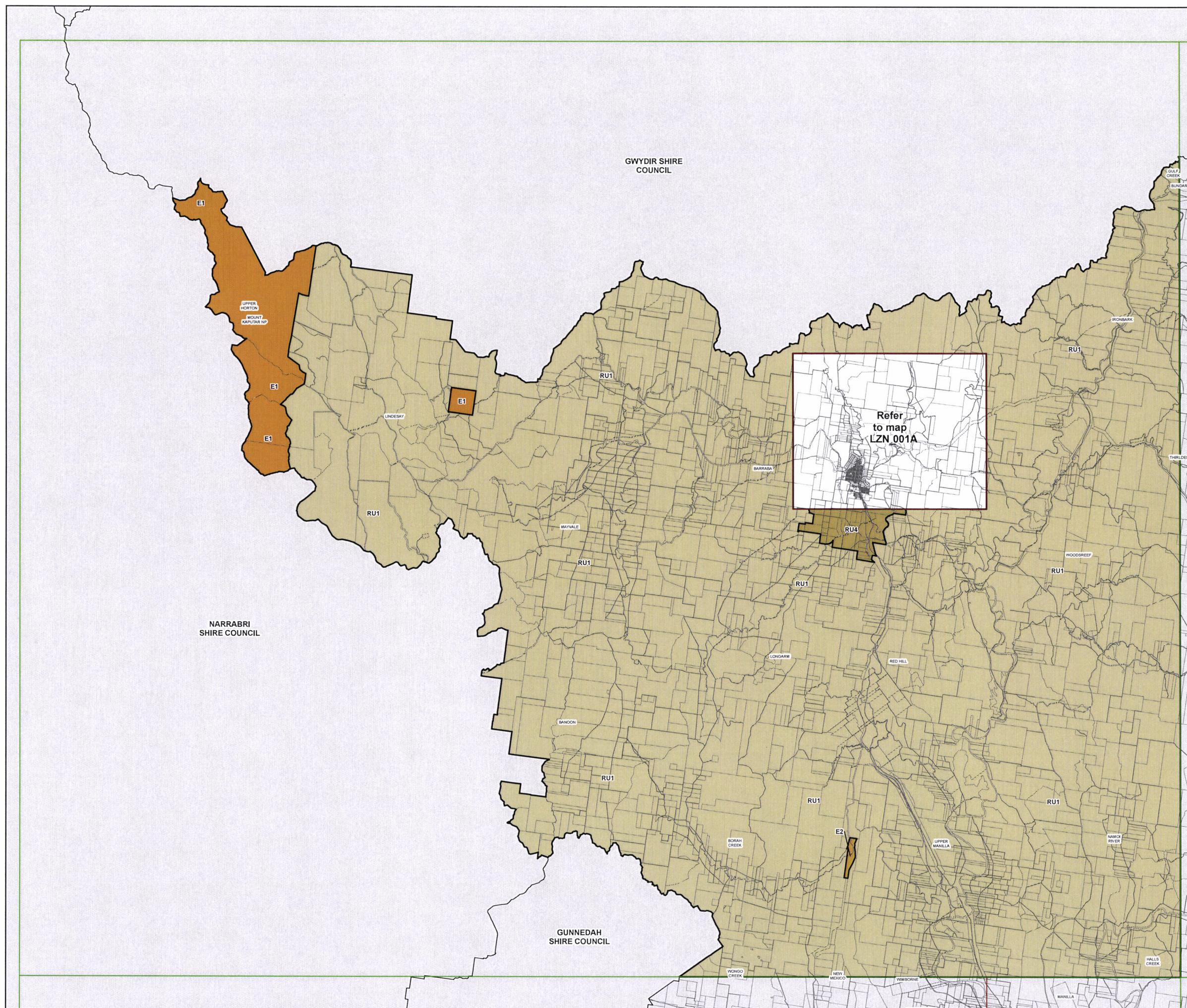
0 2.5 5 Km

Scale 1:240,000 @ A3

Projection: GDA 1994

Zone 56

Map Identification Number
7310_COM_LZN_001_240_20101022



APPENDIX 8:

NARRABRI LOCAL ENVIRONMENTAL PLAN, 2012 LNZ_004

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

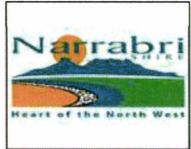
DATE: 5 FEBRUARY 2021

PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592
GUNNEDAH NSW 2380
office@stewartsurveys.com



Narrabri Local Environmental Plan 2012

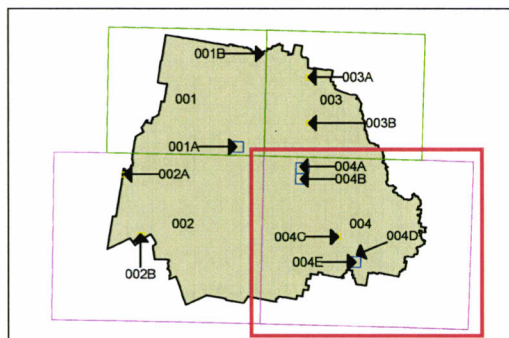
Land Zoning Map Sheet LZN_004

Zone

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
E1	National Parks and Nature Reserves
E3	Environmental Management
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU3	Forestry
RU4	Primary Production Small Lots
RU5	Village
SP2	Infrastructure

Cadastral

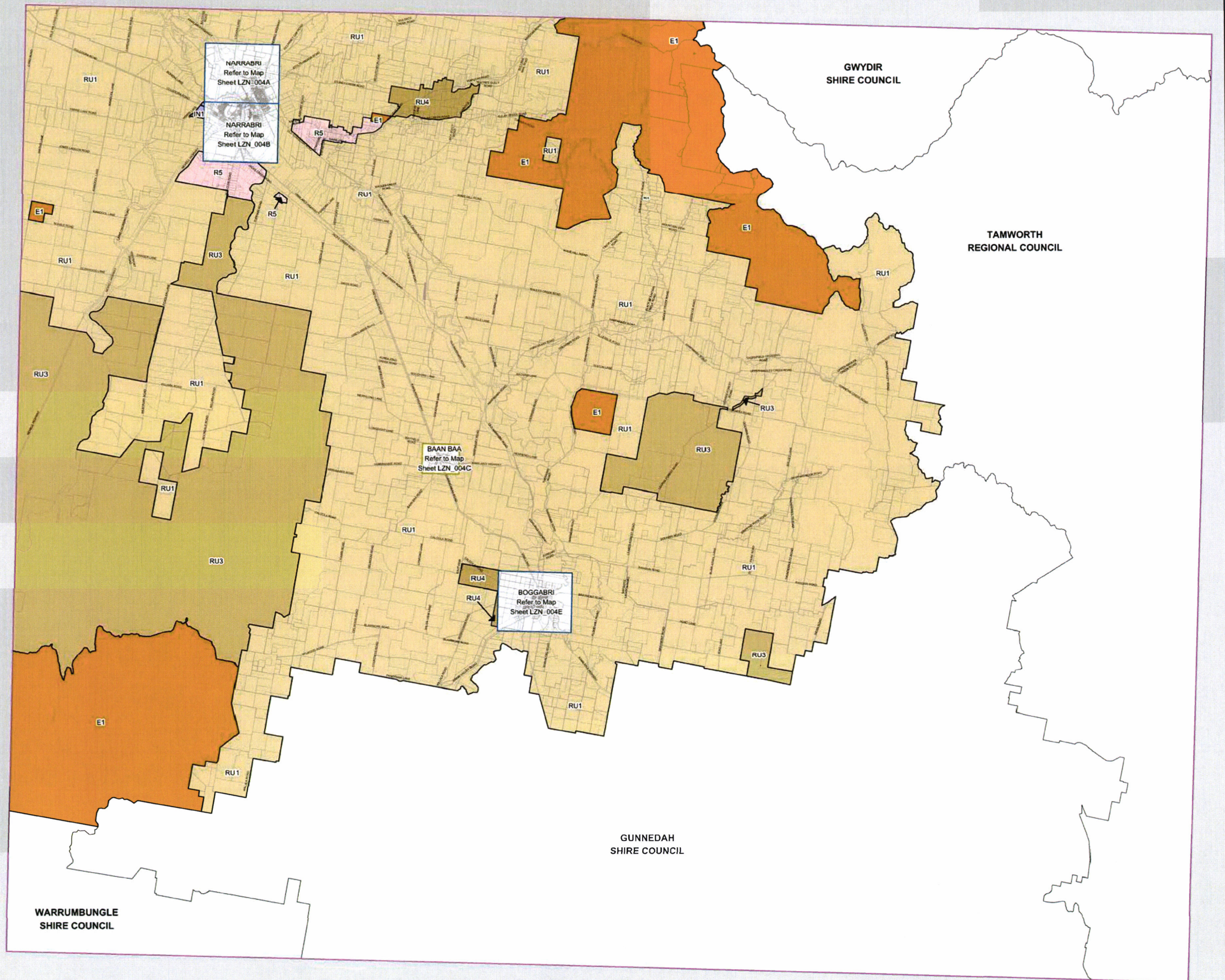
Cadastral 18/03/2011
© Land & Property Information (LPI)



Projection: GDA 1994
MGA Zone 55

Scale: 1:320,000 @ A3

Map Identification Number:
5750_COM_LZN_004_320_20141007



APPENDIX 9:

WARRUMBUNGLE LOCAL ENVIRONMENTAL PLAN, 2013 LNZ_007

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 5 FEBRUARY 2021

PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

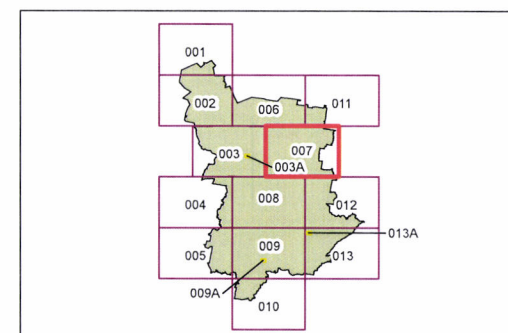
Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592
GUNNEDAH NSW 2380
office@stewartsurveys.com

Zone

- B2 Local Centre
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- IN1 General Industrial
- R1 General Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU5 Village
- SP2 Infrastructure

Cadastre

Cadastre 16/06/11 © Land and Property Information (LPI)



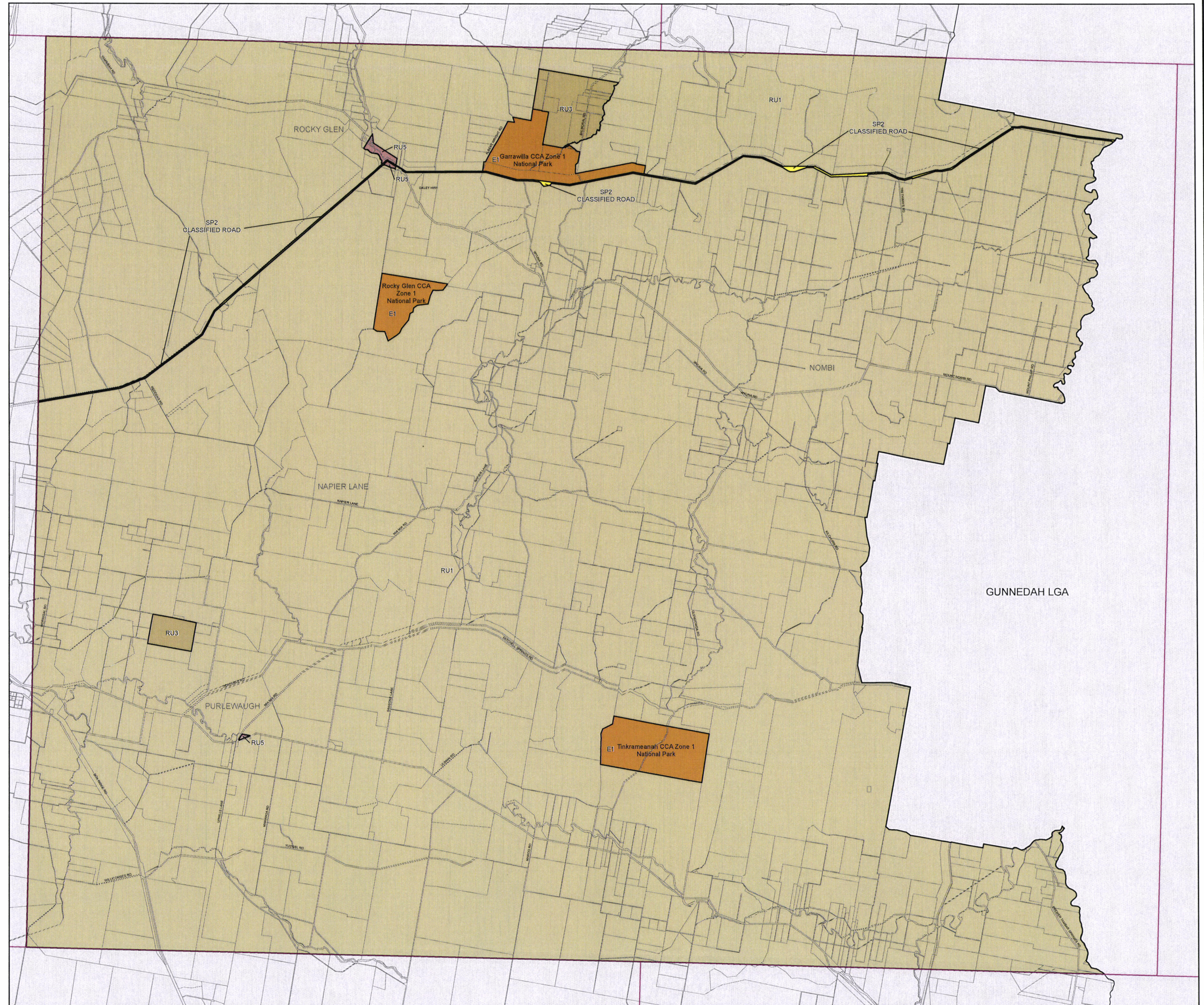
N

0 8 Km

Scale: 1:160,000 @ A3

Projection: GDA 1994
MGA Zone 55

Map identification number: 8020_COM_LZN_007_160_20131101



APPENDIX 10:

MINUTES FROM STATE GOVERNMENT CONSULTATION

PROPOSED REZONING OF E3 ENVIRONMENTAL MANAGEMENT LAND TO RU1 PRIMARY PRODUCTION GUNNEDAH LOCAL GOVERNMENT AREA

DATE: 5 FEBRUARY 2021

PREPARED FOR:

Gunnedah Shire Council

PREPARED BY:

Stewart Surveys Pty Ltd
107-109 Conadilly Street,
PO Box 592
GUNNEDAH NSW 2380
office@stewartsurveys.com

Johns - Andrew

From: Samantha Wynn <Samantha.Wynn@environment.nsw.gov.au>
Sent: Wednesday, 16 October 2019 12:32 PM
To: Jeremy Gray
Cc: Jon Stone; Craig Diss; Liz Mazzer; Johns - Andrew
Subject: FW: Gunnedah Ezones- Meeting Council OEH and Planning- Minutes 26 September 2019

Hi Jeremy

Thank you for sending through the draft meeting minutes. Sorry for the delay in responding.

Please find below some comments / edits about the minutes:

- The minutes refer to the SEEP portal. This should be SEED.
- The minutes should emphasise that the E zone review will be conducted across the entire LGA.
- *It was generally agreed that the rezoning of E zoned land back to a rural zoned would occur in the following stages* – this implies that all E zoned land will be rezoned to rural. It should read, *"It was generally agreed that the investigation to rezone areas of E3 land back to a rural zone would occur in the following stages"*

SEED portal

Seed portal website: <https://www.seed.nsw.gov.au/>

Some data layers that would be of use:

- Landuse 2017: <https://datasets.seed.nsw.gov.au/dataset/nsw-landuse-2017>
- Landuse 2013: <https://datasets.seed.nsw.gov.au/dataset/nsw-landuse-2013>
- State vegetation type map: Border Rivers Gwydir / Namoi Region:
https://datasets.seed.nsw.gov.au/dataset/border-rivers-gwydir-namoi-regional-native-vegetation-map-version-2-0-vis_id-420443dc7
- Namoi CMA extant vegetation map 2013: https://datasets.seed.nsw.gov.au/dataset/namoi-cma-vegetation-extant-map-2013-vis_id-4028fdadf
- EPBC listed natural grasslands: <https://datasets.seed.nsw.gov.au/dataset/epbc-listed-natural-grasslands-on-the-basalt-and-fine-textured-alluvial-plains-of-the-namoi-catfe899>

Regards

Sam

Samantha Wynn
Senior Team Leader Planning – North West
Biodiversity and Conservation Division | Department of Planning, Industry and Environment
T 02 6883 5365 | E samantha.wynn@environment.nsw.gov.au
48-52 Wingewarra St (PO Box 2111), Dubbo NSW 2830
www.dpie.nsw.gov.au



Planning,
Industry &
Environment

From: Jeremy Gray <Jeremy.Gray@planning.nsw.gov.au>
Sent: Wednesday, 2 October 2019 7:46 PM
To: Andrew Johns (Gunnedah Council) <andrewjohns@infogunnedah.com.au>; Jon Stone <Jonathan.Stone@planning.nsw.gov.au>; Craig Diss <Craig.Diss@planning.nsw.gov.au>; Samantha Wynn

<Samantha.Wynn@environment.nsw.gov.au>

Subject: Gunnedah Ezones- Meeting Council OEH and Planning- Minutes 26 September 2019

Hi all

Find attached the minutes from our meeting in Gunnedah Council on the 26 September 2019. Andrew and Sam, could I ask that you forward onwards to Wade and Liz.

Please confirm your acceptance of the minutes or if any changes are required, let me know.

Thanks for your time and I look forward to working with you all on this matter.

Regards

Jeremy Gray
Director, Northern Region
Local & Regional Planning
Department of Planning, Industry and Environment
T 02 6643 6420



**Planning,
Industry &
Environment**



Please consider the environment before printing this e-mail.

-----Original Appointment-----

From: Jeremy Gray

Sent: Tuesday, 3 September 2019 8:28 AM

To: Jeremy Gray; Andrew Johns (Gunnedah Council); Peter Christie; Jon Stone; Craig Diss

Cc: Samantha Wynn

Subject: Placeholder Gunnedah Ezones

When: Thursday, 26 September 2019 10:00 AM-11:00 AM (UTC+10:00) Canberra, Melbourne, Sydney.

Where: Gunnedah Council

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Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Office of Environment and Heritage.

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Gunnedah Shire Council E Zones Meeting

Meeting minutes



Details

Meeting: Gunnedah Shire Council E Zones Meeting

Location: Gunnedah Shire Council
63 Elgin Street
Gunnedah

Date/time: 26 September 2019,
10 – 11am

Chairperson: -

People present

1. Andrew Johns – Director Planning and Environmental Services. Gunnedah Shire Council
2. Wade Hudson – Acting Manager Development & Planning, Gunnedah Shire Council
3. Jeremy Gray – Director, Northern Region, Planning and Assessment
4. Craig Diss – Team Leader, Northern Region, Planning and Assessment
5. Jon Stone – Senior Planning Officer, Northern Region, Planning and Assessment
6. Sam Wynn – Team Leader, North West, Environment, Energy and Science
7. Liz Mazzer – Environmental Planning Officer. North West, Environment, Energy and Science

Andrew Johns commenced the meeting with some background information about the ongoing issue of E Zones in Gunnedah and the Planning Proposal originally lodged in 2017 seeking to rezone some land from E3 Environmental Management to RU1 Primary Production under the Gunnedah LEP 2012.

Andrew advised they were seeking advice on how to move forward with the matter.

Jeremy Gray suggested that staging of a series of planning proposal could be a mechanism to meet the need of Council, the community and environmental management of the land.

Sam Wynn advised that EE&S would be open to such an approach. Council would need to determine what they wanted in the first instance – was it to address the concerns of the people who lodged the planning proposal or to look at it from a wider Shire wide E zone review. Sam suggested that Council could undertake a desktop analysis using GIS from the SEEP Portal (Sharing and Enabling Environmental Data – seed.nsw.gov.au).

Liz Mazzer suggested looking at what GIS layers would be helpful in identifying vegetation coverage such as the state-wide vegetation mapping layers, land use layer, cropping lands etc. This methodology could then be used to justify the rezonings in the Planning Proposal

EE&S offered support to Council to help them access and utilise the data.

Andrew advised that Council would like to examine the entire Shire's e zones rather than focus on the people who lodged the Planning Proposal as he expects the Councillors would want to look at the issue holistically.

Wade suggested they should try to interrogate data from as close to when the Gunnedah LEP 2012 came into force.

Gunnedah Shire Council E Zones Meeting

Meeting minutes



Sam also suggested that a community education program could be used to make people aware that land that has high conservation value can be an economic asset through off setting credits and stewardship arrangements. Fact sheets for this are available from EE&S and Sam would be able to provide details of a key contact for more information.

Jeremy suggested that Council had a great opportunity to include 'Stewardship Site Identification' as part of the LSPS and could be used to engage the community about opportunities for using their high value veg land as an economic asset and identify key biodiversity corridor opportunities.

Discussion was had around the Biodiversity Conservation Trust and the Stewardship Agreement process and how land owners can sell or manage credits for large scale development. Council was also urged to look into this for their land and they Council show civic leadership by tapping in to this process to show the benefits of it to the community.

Sam suggest that the Biodiversity Conservation Trust could come and talk to Council and landholders about the process.

It was generally agreed that the rezoning of E zoned land back to a rural zoned would occur in the following stages:

Stage One: Desktop Analysis undertaken by Council and/or Stuart Surveys (original consultants who lodged the Planning Proposal) with assistance from EE&S to access and utilise spatial data from the SEEP Portal. Analysis to primarily identify obvious cleared agricultural land within the existing E3 Environmental Management zone. Council to also review the land use table of the E3 zone in the Gunnedah LEP 2012 to determine if any appropriate additional uses could be considered that would help facilitate the current farming use of the land. Consideration may also be given to rezoning land if land owners can demonstrate ongoing agricultural use of cleared land.

Stage Two: Areas that are not clearly discernible from the desktop analysis would be considered for rezoning. These 'grey areas' areas would need to be 'ground truthed' or be areas that have been legally cleared since 2012.



Mr Eric Groth
General Manager
Gunnedah Shire Council
PO Box 63
Gunnedah NSW 2380

Via email: council@infogunnedah.com.au
blakeomullane@infogunnedah.com.au

Dear Mr Groth

Desktop Analysis – E3 Environmental Management Zone

I refer to our ongoing discussions with Council staff and the Biodiversity and Conservation Division (BCD) about the proposed rezoning of certain land from E3 Environmental Management to RU1 Primary Production within the Gunnedah LGA.

Through these discussions it was agreed a desktop analysis could be undertaken to identify cleared agricultural land within the existing E3 Environmental Management zone suitable for immediate rezoning without the need for additional environmental studies. Council has since forwarded the analysis to the Department for preliminary comment on 7 July 2020.

The BCD has reviewed the analysis report prepared by Stewart Survey on Council's behalf and have raised some issues with the methodology used to identify the land proposed to be rezoned. BCD's response to the report is attached.

Council is encouraged to address the matters raised by the BCD and amend the methodology used to identify potential areas to rezone prior to submitting a planning proposal for a Gateway determination.

The BCD has reiterated their offer of assistance to Council, and Stewart Surveys, in the preparation of the spatial data to support the analysis report. Council and Stewart Surveys should consult directly with Ms Samantha Wynn, Senior Team Leader Planning – North West at the BCD to discuss the issues raised and to arrange a time when the BCD can provide the technical assistance for this project to continue to move forward as quickly as possible.

If you have any more questions, please contact Mr Jon Stone, Senior Planning Officer, at the Department of Planning, Industry and Environment on 5778 1488.

Yours sincerely

21-8-2020

Jeremy Gray
Director, Northern Region
Local and Regional Planning

Encl: BCD Response to Desktop Analysis



Our ref: DOC20/660277

Your ref:

Jon Stone
Senior Planning Officer – Northern Region
Local Regional Planning
Jonathon.stone@planning.nsw.gov.au

Dear Mr Stone

Desktop analysis of the E3 environmental management zone in the Gunnedah Shire and proposed rezoning to RU1 primary production

Thank you for your email dated 14 July 2020 to the Biodiversity and Conservation Division (BCD) requesting advice on the desktop analysis of the Gunnedah E3 environmental management zone, and recommended rezoning of some areas to RU1 primary production (the analysis).

As stated in the minutes of our meeting on 26 September 2019, the primary aim of the desktop analysis was to use available spatial data to identify obvious cleared agricultural land within the existing E3 zone. This could be used as a basis for identifying and justifying areas to be rezoned from E3 to RU1.

BCD has reviewed the desktop analysis and accompanying map sheets one to twenty, along with the spatial data. BCD consider that the results of the desktop analysis do not accurately apply the methodology outlined in the analysis. Our recommendations are summarised in Attachment A, and details are provided in Attachment B.

The analysis has proposed that land use class 2.1.0 grazing native vegetation that is not within the high conservation value mapping areas be rezoned to RU 1. This is not consistent with the primary aim of the desktop analysis (identifying obvious cleared agricultural land) and is not supported by BCD.

BCD notes the recommendation in the analysis that Gunnedah Council also review the land use table of the E3 zone and the restrictions in the Gunnedah Development Control Plan 2012. BCD request that we be consulted if this review is conducted.

If you require any further information regarding this matter, please contact Liz Mazzer, Conservation Planning Officer, via lilz.mazzer@environment.nsw.gov.au or (02) 6883 5325.

Yours sincerely

Samantha Wynn
Senior Team Leader Planning – North west
Biodiversity and Conservation Division

13 August 2020

BCD recommendations

Desktop analysis of the E3 Environmental Management zone in the Gunnedah Shire

- 1 The following land should not be rezoned from E3 environmental management to RU1 primary production:
 - Land mapped as high conservation value in the New England North West Regional Plan 2036
 - Land mapped as subclass 2.1.0 grazing in native vegetation that is located within patches of woody vegetation
- 2 The desktop analysis should also consider the use of up-to-date mapping and imagery products.
- 3 The methodology be re-considered to include the following:
 - All areas mapped as high environmental value in the New England North West Regional Plan 2036 should be retained within the E3 zone.
 - Areas identified as having woody vegetation should be retained within the E3 zone. These areas can be identified using aerial photography and the NSW Native Vegetation Extent spatial layer.
 - The NSW Landuse 2017 mapping can be used to identify and remove the following classes from the E3 zone:
 - Cropping
 - Residential and farm infrastructure
 - Intensive animal production
 - Grazing modified pastures
 - Mining
 - Utilities
 - Use aerial imagery to check the accuracy of mapping.

The final mapping product should be validated to ensure it reflects the methodology.

BCD review

Desktop analysis of the E3 Environmental Management zone in the Gunnedah Shire

Land mapped as 'grazing in native vegetation' and high conservation value should not be rezoned

Based on the land use mapping (2013), the analysis proposes rezoning the following land classes from E3 environmental management to RU1 primary production:

- Class 3: Grazing in modified pastures
- Class 4: Production from irrigated agriculture and plantations
- Class 5: Intensive

BCD agrees with the selection of classes 3, 4 and 5 for rezoning.

The analysis states that a high percentage of the E3 zone is mapped as land use Class 2: production from relatively natural environments. It proposes that the subclass 2.1.0 grazing in native vegetation be rezoned. The analysis also states,

In consultation with Gunnedah Shire Council we have overlaid the New England North West 2036 Regional Plan, map of high environmental value (HEV) land and nominated areas which are not mapped as being HEV land in class 2.1.0 to also be rezoned to RU1 Primary Production.

While this statement is difficult to interpret, it appears to be stating that all land mapped as subclass 2.1.0, excluding land mapped as high environmental value, is proposed to be rezoned from E3 to RU1.

Many areas of subclass 2.1.0 contain native woody vegetation. Blanket rezoning of subclass 2.1.0 from E3 to RU1 would result in areas of biodiversity value being rezoned.

BCD has conducted a desktop verification of the data supplied by Stewart Surveys and have identified HEV land within areas identified to be rezoned from E3 to RU1. This is not consistent with the methodology outlined in the analysis.

BCD does not support the rezoning of subclass 2.1.0: grazing in native vegetation as currently proposed. In addition, all areas mapped as high conservation value in the New England North West regional plan currently within the E3 zone should be retained in the E3 zone.

Recommendation

- 1 The following land should not be rezoned from E3 environmental management to RU1 primary production:
 - Land mapped as high conservation value in the New England North West Regional Plan 2036
 - Land mapped as subclass 2.1.0 grazing in native vegetation that is located within patches of woody vegetation

The desktop analysis should use the most up-to-date information

The desktop analysis has used the 2013 land use mapping as a basis for identifying agricultural land. The analysis recognises that the 2017 land use mapping is available, but this was not used as it, '...was not considered to be relevant to the desktop assessment...'

The reason for the 2017 mapping being excluded has not been included in the analysis. Minutes from the meeting held on 26 September 2019 indicate that a representative of Gunnedah Shire Council (Wade Hudson) suggested data be used that is dated close to the gazettal of the Gunnedah local environmental plan (i.e. 2012).

BCD considers that, as this analysis has been conducted to support a potential rezoning, the 2017 land use mapping, along with the most recent available mapping and imagery, is highly relevant to the analysis and should also be used.

Recommendation

- 2 The desktop analysis should also consider the use of up-to-date mapping and imagery products.

BCD recommended methodology

BCD recommends that the current proposed methodology for stage 1 of the proposed rezoning be revised to better identify and justify areas of landuse and its associated inclusion or exclusion from the existing E3 zone.

The following spatial data sets are considered relevant to the desktop assessment.

- NSW Landuse 2017:
<https://datasets.seed.nsw.gov.au/dataset/nsw-landuse-2017>
- High Environmental Value for the New England North West Regional Growth Planning area:
<https://datasets.seed.nsw.gov.au/dataset/high-environmental-value-for-the-new-england-north-west-regional-growth-planning-area-detailea47ac>
- NSW Native Vegetation Extent:
<https://datasets.seed.nsw.gov.au/dataset/nsw-native-vegetation-extent-5m-raster-v1-0>

The final mapping product should be validated to ensure it reflects the methodology.

Recommendation

- 3 The methodology be re-considered to include the following:
 - All areas mapped as high environmental value in the New England North West Regional Plan 2036 should be retained within the E3 zone.
 - Areas identified as having woody vegetation should be retained within the E3 zone. These areas can be identified using aerial photography and the NSW Native Vegetation Extent spatial layer.
 - The NSW Landuse 2017 mapping can be used to identify and remove the following classes from the E3 zone:
 - Cropping
 - Residential and farm infrastructure
 - Intensive animal production
 - Grazing modified pastures
 - Mining
 - Utilities
 - Use aerial imagery to check the accuracy of mapping.

The final mapping product should be validated to ensure it reflects the methodology.

Kathryn Yigman

From: Liz Mazzer <Liz.Mazzer@environment.nsw.gov.au>
Sent: Friday, 23 October 2020 11:38 AM
To: Kathryn Yigman; O'Mullane - Blake
Cc: Andrew Johns (Gunnedah Council); Samantha Wynn; Craig Diss; Jon Stone; Helen Knight
Subject: Gunnedah E3 Environmental Management Zone - notes from meeting 14 October 2020

The following are notes from a meeting between Gunnedah Shire Council, Stewart Surveys and Biodiversity Conservation and Science Directorate on 14 October 2020.

Location: Gunnedah Shire Council

Time: 10:45 to 12:00

Present:

Stewart Surveys - Kathryn Yigman

Gunnedah Shire Council - Blake O'Mullane (part), Andrew Johns (part)

Biodiversity, Conservation and Science Directorate (BCS) – Liz Mazzer, Helen Knight

Background discussion

- The background to the issue was briefly discussed, along with some of the differences between land zone interactions with the Biodiversity Conservation Act and Local Land Services Act.
- BCS agrees with the rezoning of the following land classes from E3 environmental management to RU1 primary production:
 - Class 3: Grazing in modified pastures
 - Class 4: Production from irrigated agriculture and plantations
 - Class 5: Intensive
- It was agreed that, as this is a current rezoning, it is appropriate to use the NSW Landuse 2017 mapping rather than the NSW Landuse 2013 mapping.
- It was agreed that land mapped as high environmental value (HEV) in the New England – North West Regional Plan should be retained in the E3 zone.
- It was agreed that land mapped as subclass 2.1.0 grazing in native vegetation that contains patches of woody vegetation should be retained in the E3 zone.
- Areas of subclass 2.1.0 not containing patches of woody vegetation may be rezoned to RU1.

Methodology discussion

Representatives of Gunnedah Shire Council were not present for this discussion, but were advised of the outcomes before the meeting was closed.

- When discussing the HEV data from the New England – North West Regional Plan, it was established that Stewart Surveys had not been provided with the full dataset, nor had they been given spatial data (only a pdf). This meant that their desktop analysis was based on incomplete data. The HEV data is now available for download on the SEED database.
- The Biodiversity Values map was briefly discussed.
- Stewart Surveys and BCS discussed a possible methodology. The draft methodology was:
 - All landuse class 3, class 4 and class 5 can be rezoned from E3 to RU1
 - Retain all land mapped as HEV in the E3 zone
 - For land mapped as landuse subclass 2.1.0:
 - Use the native vegetation extent layer: retain the Tree Cover Matrix mapping as E3.
 - Note that the native vegetation extent data needs to be checked by Helen Knight before the methodology can be finalised.

Actions

- Helen Knight to check spatial datasets and develop an ArcGIS methodology to send to Kathryn Yigman

- Helen Knight and Liz Mazzer to provide links to all required datasets to Kathryn Yigman
- Liz Mazzer to circulate notes from the meeting

Liz Mazzer
Conservation Planning Officer

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I work part-time: Tuesday, Wednesday, Thursday and Friday



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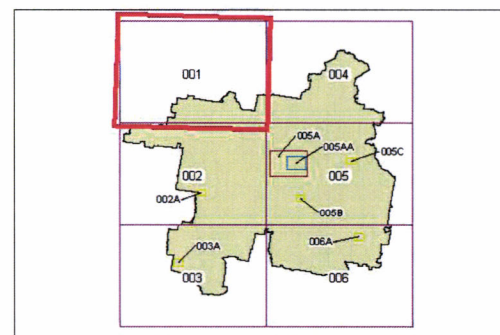
Land Zoning Map - Sheet LZN_001

Zone

- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

Cadastre

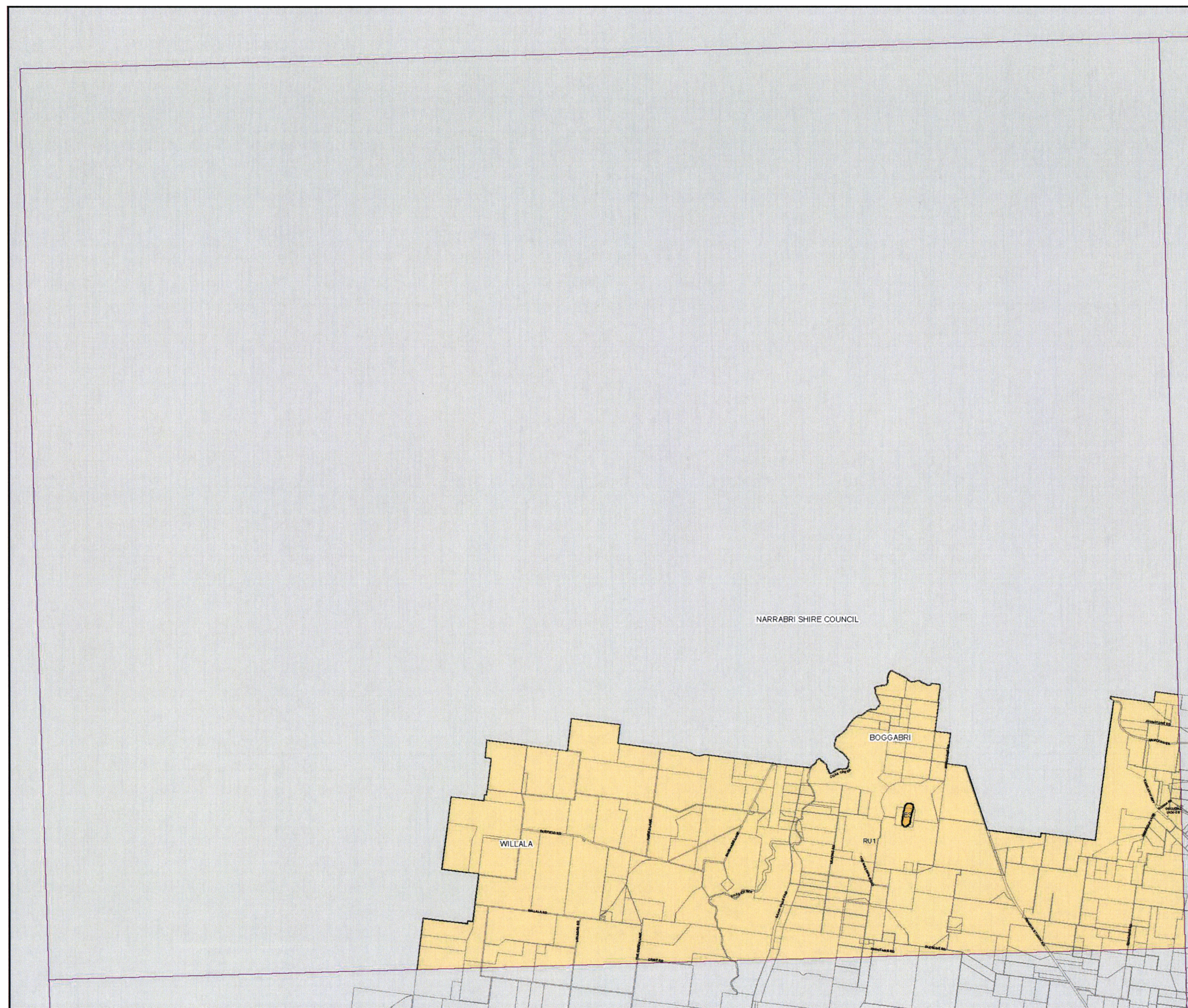
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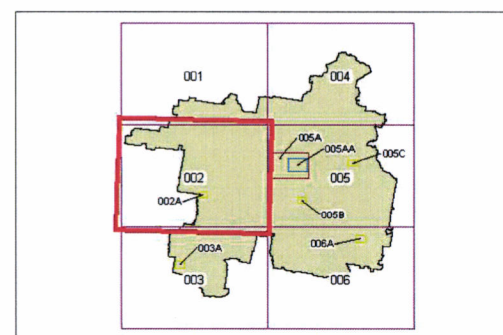
Land Zoning Map - Sheet LZN_002

Zone

- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

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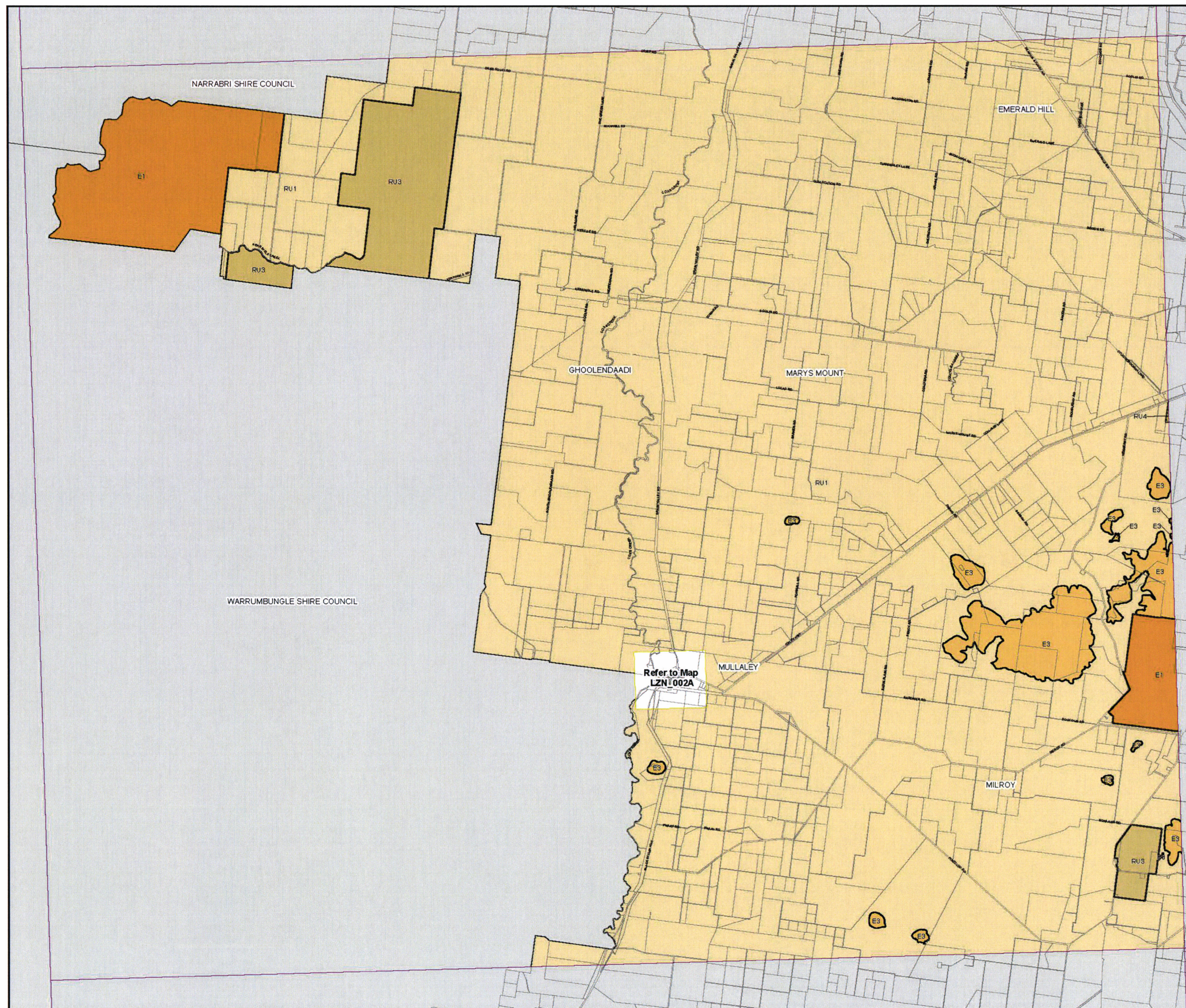


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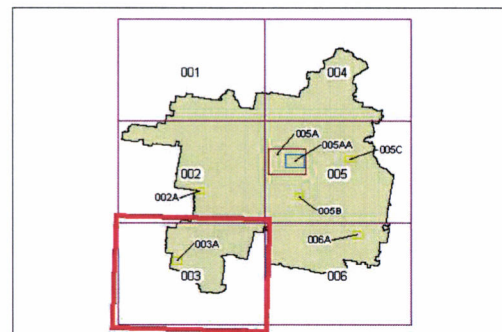
Land Zoning Map - Sheet LZN_003

Zone

- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

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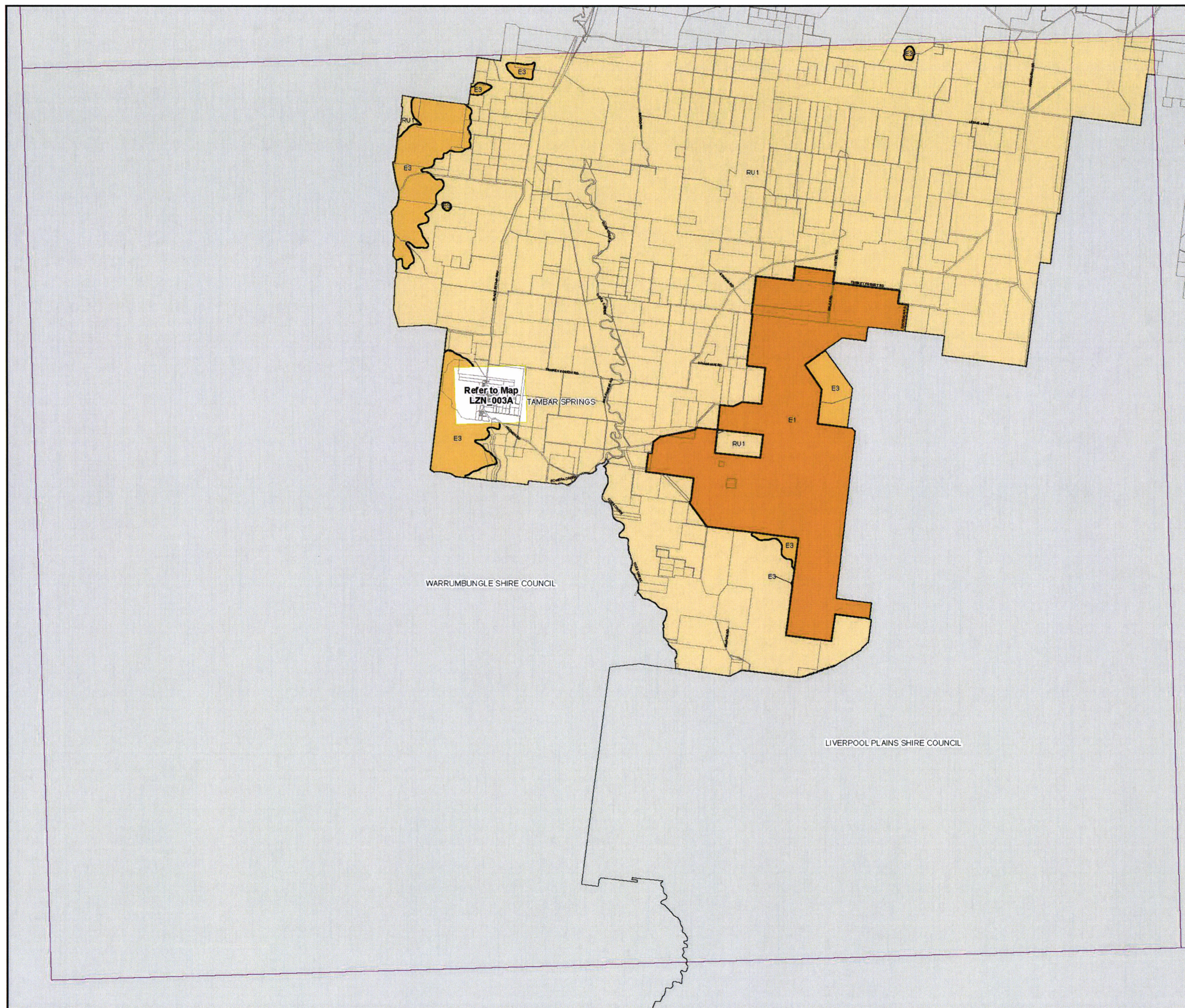


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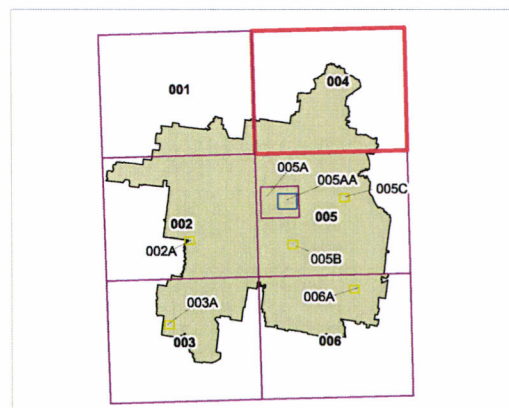
Land Zoning Map - Sheet LZN_004

Zone

- B2** Local Centre
- B4** Mixed Use
- B5** Business Development
- E1** National Parks and Nature Reserves
- E3** Environmental Management
- IN1** General Industrial
- IN3** Heavy Industrial
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RE2** Private Recreation
- RU1** Primary Production
- RU3** Forestry
- RU4** Primary Production Small Lots
- RU5** Village
- RU6** Transition
- SP1** Special Activities
- SP2** Infrastructure

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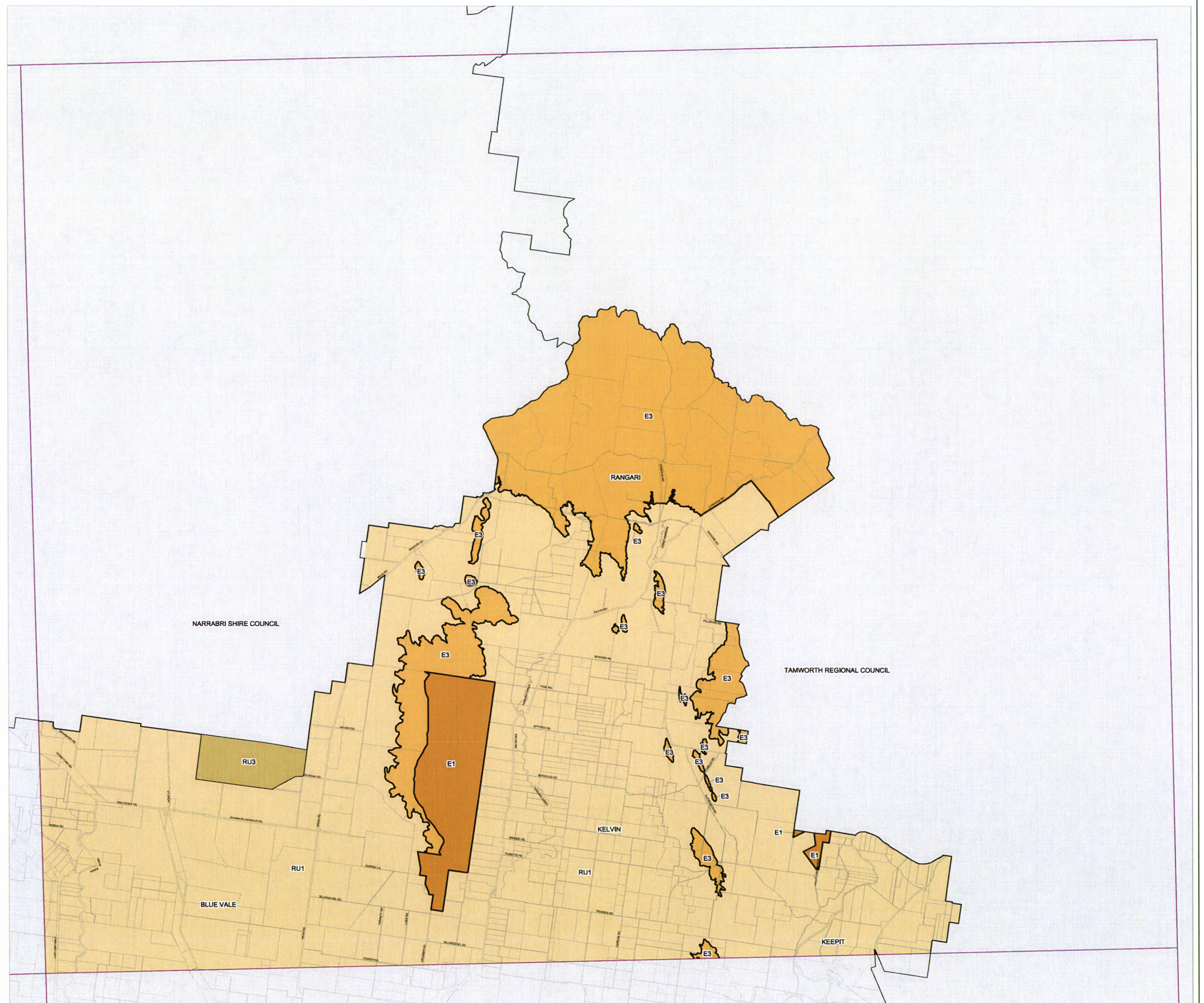
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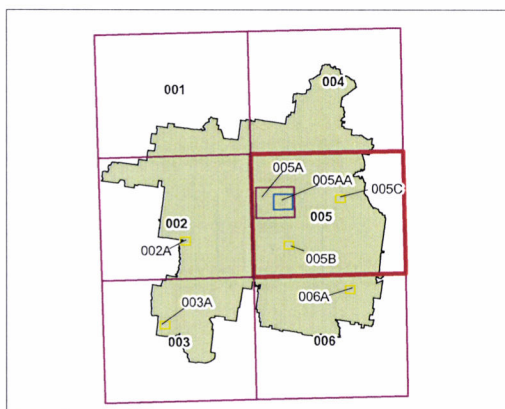
Land Zoning Map - Sheet LZN_005

Zone

- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E3 Environmental Management
- IN1 General Industrial
- IN3 Heavy Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village
- RU6 Transition
- SP1 Special Activities
- SP2 Infrastructure

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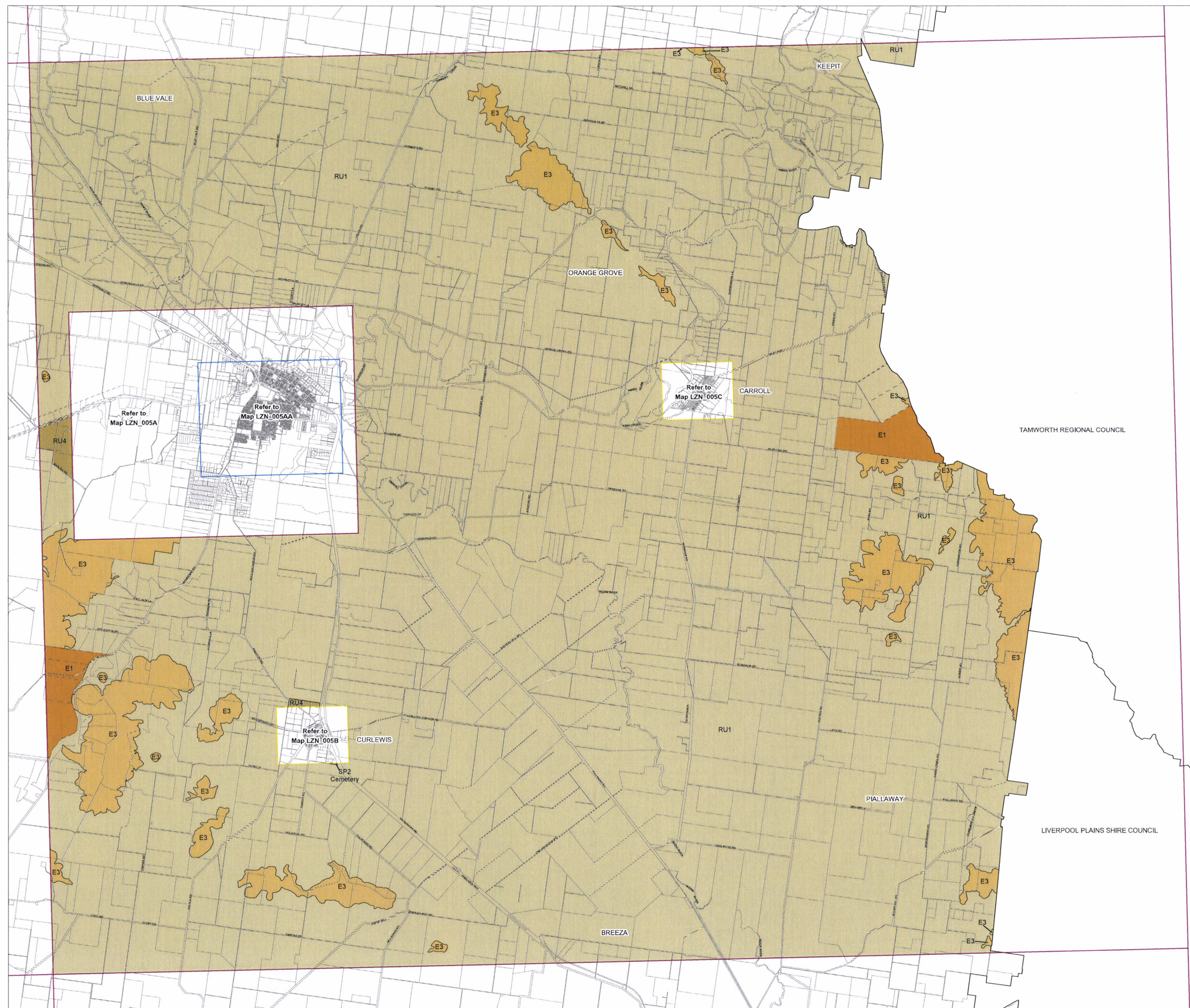
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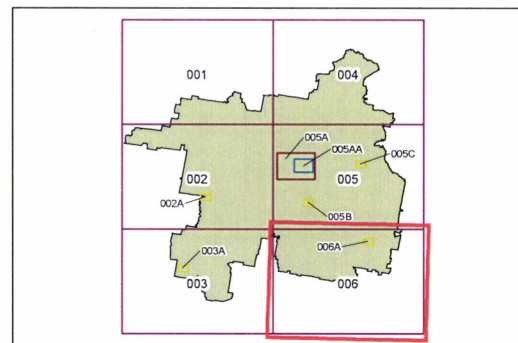
Land Zoning Map - Sheet LZN_006

Zone

- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E3 Environmental Management
- IN1 General Industrial
- IN3 Heavy Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village
- RU6 Transition
- SP1 Special Activities
- SP2 Infrastructure

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