

Planning Proposal:

Gundagai Local Environmental Plan 2011
(Amendment No. 4)

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Background

Former Cootamundra and Gundagai Shire Council merged to become Cootamundra-Gundagai Regional Council on 12 May 2016. The Council is required to create a single Local Environmental Plan (LEP) covering both former shires, however significant strategic planning work needs to be undertaken to ensure that the resulting LEP is measured and does not disadvantage areas. This is being addressed through strategic work Council is undertaking in the form of Village Study and a Rural Lands Study.

The Rural Lands Study in particular is a large and involved process which Council hopes to have finalised in early 2019. Once this work is finalised a new Cootamundra-Gundagai LEP will be created with the gazettal hopefully occurring no later than early 2020. As a new LEP is not likely to be endorsed for 24 months; Council is proposing a final, broad, planning proposal to address some long standing planning concerns and inconsistencies in the existing Gundagai LEP.

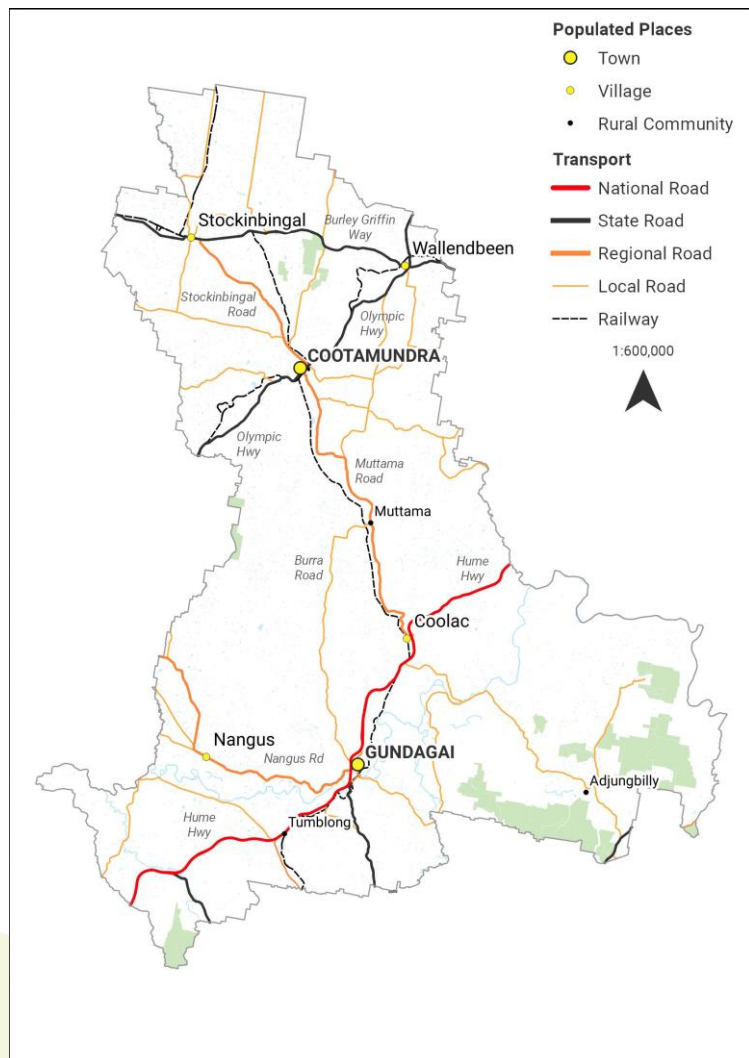


Figure 1: Map of CGRC.

Part 1 – Objectives or Intended Outcomes

The planning proposal seeks to amend the Gundagai Local Environmental Plan 2011 (the LEP) to achieve the following outcomes:

1. Implement zoning and lot size recommendations from the Villages Study;
2. Amend objectives of the RU5 – Village zone;
3. Amend prohibited uses of the RU4 – Primary Production Small Lots zone;
4. Additional permitted use under Schedule 1 of “health consulting rooms” at 236 Punch Street Gundagai, Lot 2 DP 634697; and
5. Correct anomalies in Schedule 5 and associated mapping.

Part 2 – Explanations of Provisions

The proposed outcomes are to be achieved via the following methods:

1A. COOLAC

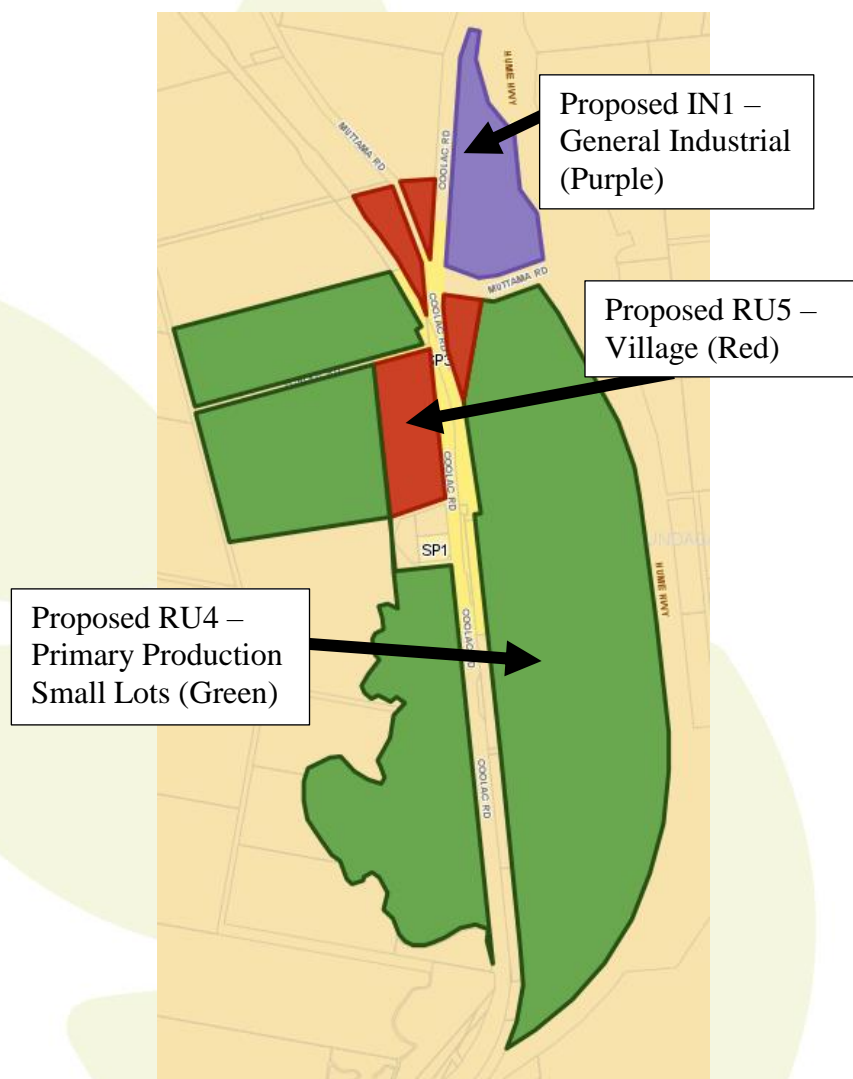
- Rezone the SP3 – Tourism to RU5 Village as shown below in red approximately 19ha in area;
 - Provide a Minimum Lot Size (MLS) of 2,000m² to the proposed RU5 area
 - Potential lot yield of 95 lots of 2,000m²
- Rezone some RU1 – Primary Production close to the village to RU4 Primary Production Small Lots as shown below in green approximately 190ha in area;
 - Provide a Minimum Lot Size (MLS) of 2ha to the proposed RU4 area
 - Potential lot yield of 95 lots of 2ha
- Rezone some RU1 – Primary Production close to the village to IN1 – General Industrial as shown below in purple approximately 16.5ha in area;
 - no minimum lot size for IN1 area

Existing Zones (SP3 Tourist & RU1 Primary Production)



Map 1A

Proposed Zoning



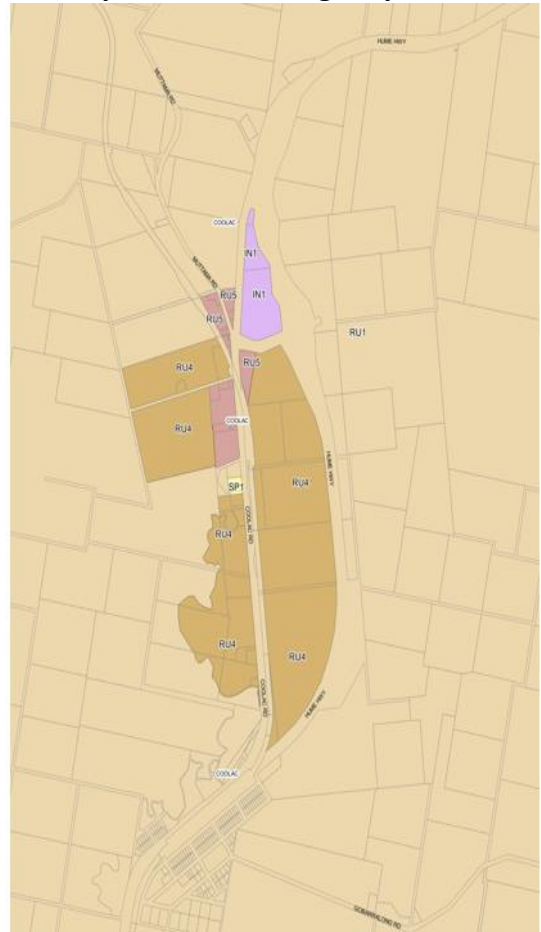
Map 1B

Approximate location of proposed change



Map 1C

Proposed LEP Zoning Map



Map 1D

SP3 Zone removed; RU5, RU4, IN1 zones added

Proposed Minimum Lot Sizes



Map 1E

Minimum lot sizes for RU5 (2,000m²) & RU4 (2ha) areas

Table 1 – Land Proposed to be rezoned - Coolac

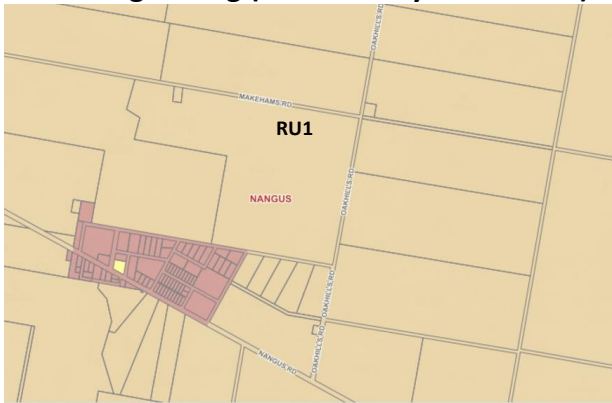
Parcel Title	Property Address	Locality	Current Zone	Proposed Zone
Lot 1 DP813973	507 Coolac Road	COOLAC	RU1 Primary Production	RU5 Village
Lot 2 DP813973	503 Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 1 DP384612	495 Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 2 DP1097499	33 Muttama Road	COOLAC	RU1 Primary Production	RU5 Village
Lot 1 DP1097499	33 Muttama Road	COOLAC	RU1 Primary Production	RU5 Village
Lot D DP411988	9 Muttama Road	COOLAC	SP3 Tourist	RU5 Village
Lot E DP411988	7 Muttama Road	COOLAC	SP3 Tourist	RU5 Village
Lot A DP394628	0 Muttama Road	COOLAC	SP3 Tourist	RU5 Village
Lot B DP394628	0 Muttama Road	COOLAC	SP3 Tourist	RU5 Village
Lot 21 DP1187297	479 Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 22 DP1187297	477 Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 21 DP1049165	470 Coolac Road	COOLAC	RU1 Primary Production	RU5 Village/RU4 Primary Production Small Lot
Lot 262 DP665914	453 Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 263 DP753599	0 School Road	COOLAC	SP3 Tourist	RU5 Village
Lot:127 DP753599	17 School Road	COOLAC	SP3 Tourist	RU5 Village
PLT 316 DP753599	437 Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 4 DP1125835	409 Coolac Road	COOLAC	SP3 Tourist/RU1 Primary Production	RU5 Village/RU4 Primary Production Small Lot
Lot 3 DP1125835	427 Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 2 DP591526	427 Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 237 DP753599	275 Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 10 DP1242413	Coolac Road	COOLAC	RU1 Primary Production	IN1 General Industrial
Lot 238 DP753599	0 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 1 DP231999	313 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 3 DP828084	275 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 2 DP809006	261 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot/RU1 Primary Production
Lot 1 DP315875	273 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot

Parcel Title	Property Address	Locality	Current Zone	Proposed Zone
Parcel_Title	Property_Address	Locality	Current Zone	Proposed Zone
Lot 4 DP828084	275 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 1 DP809006	259 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 96 DP753599	8276 Hume Highway	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot/RU1 Primary Production
Lot 97 DP753599	0 Hume Highway	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot/RU1 Primary Production
Lot 98 DP753599	0 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot/RU1 Primary Production
Lot 51 DP1095204	250 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 53 DP1095204	0 Hume Highway	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 18 DP1049165	0 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot/RU1 Primary Production
Lot 100 DP1065027	0 Hume Highway	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot/RU1 Primary Production
Lot 1 DP1090330	0 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 1 DP179739	420 Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 20 DP1049165	0 Hume Highway	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot/RU1 Primary Production
Lot 21 DP1049165	470 Coolac Road	COOLAC	SP3 Tourist/RU1 Primary Production	RU4 Primary Production Small Lot
Lot 333 DP753599	Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 7001 DP1031312	Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 1 DP1131786	Coolac Road	COOLAC	SP3 Tourist	RU5 Village
Lot 1 DP409642	School Road	COOLAC	SP3 Tourist	RU4 Primary Production Small Lot
Lot 1 DP120749	School Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 1 DP304227	46 School Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot
Lot 7003 DP1031315	Coolac Road	COOLAC	RU1 Primary Production	RU4 Primary Production Small Lot

1B. NANGUS

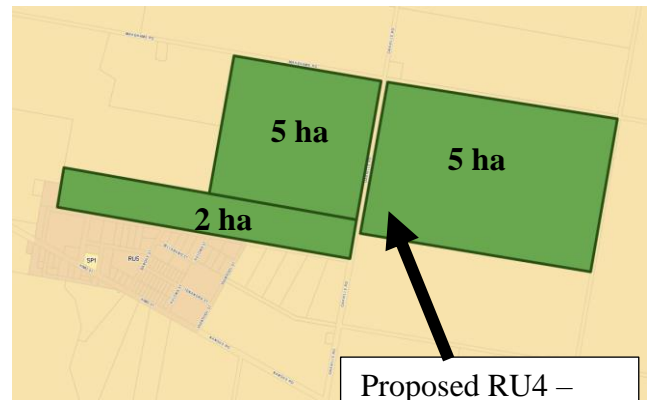
- Rezone identified land from RU1 Primary Production to RU4 – Primary Production Small Lots zone as shown in green below
 - Provide a minimum lot size of 5ha to approximately 150ha for a potential lot yield of 30 lots
 - Provide a minimum lot size of 2ha to approximately 30 ha for a potential lot yield of 15 lots

Existing Zoning (RU1 Primary Production)



Map 2A

Proposed Zone and Lot Size



Map 2B

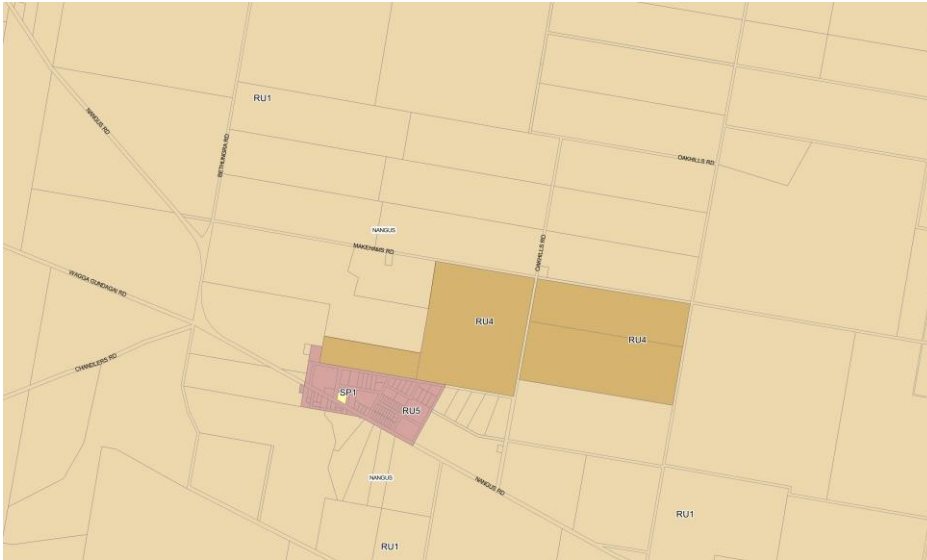
Proposed RU4 –
Primary Production
Small Lots (Green)

Approximate Location of Proposed Change



Map 2C

Proposed LEP Zone Map



Map 2D

Rezone identified land from RU1 Primary Production to Ru4 Primary Production Small Holding

Proposed Minimum Lot Size



Map 2E

RU4 zone to be applied with minimum lot size of 2ha and 5ha as

Table 2 Proposed to be Rezoned – Nangus

Parcel Title	Property Address	Locality	Current Zone	Proposed Zone
Lot: 6 DP: 872765	117 Makehams Road	NANGUS	RU1 Primary Production	RU4 - Primary Production Small Holding
Lot: 5 DP: 872765	0 Makehams Road	NANGUS	RU1 Primary Production	RU4 - Primary Production Small Holding
Lot: 52 DP: 751420	0 Gundagai Shire Parish	GUNDAGAI	RU1 Primary Production	RU4 - Primary Production Small Holding
Lot: 53 DP: 751420	0 Gundagai Shire Parish	GUNDAGAI	RU1 Primary Production	RU4 - Primary Production Small Holding

1C. TUMBLONG

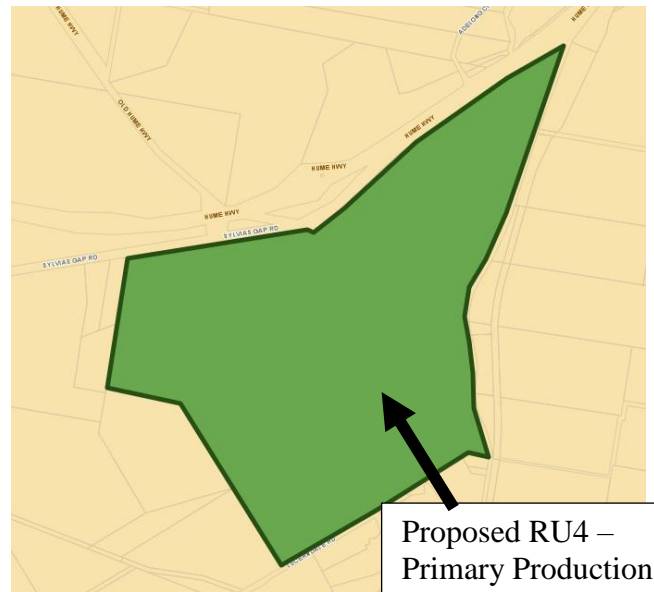
- Rezone identified land from RU1 Primary Production to RU4 – Primary Production Small Lots zone as shown in green below
 - Provide a minimum lot size of 5ha to approximately 205ha for a potential lot yield of 41 lots

Existing Zone (RU1 Primary Production)



Map 3A

Proposed Zone



Proposed RU4 –
Primary Production
Small Lots (Green)

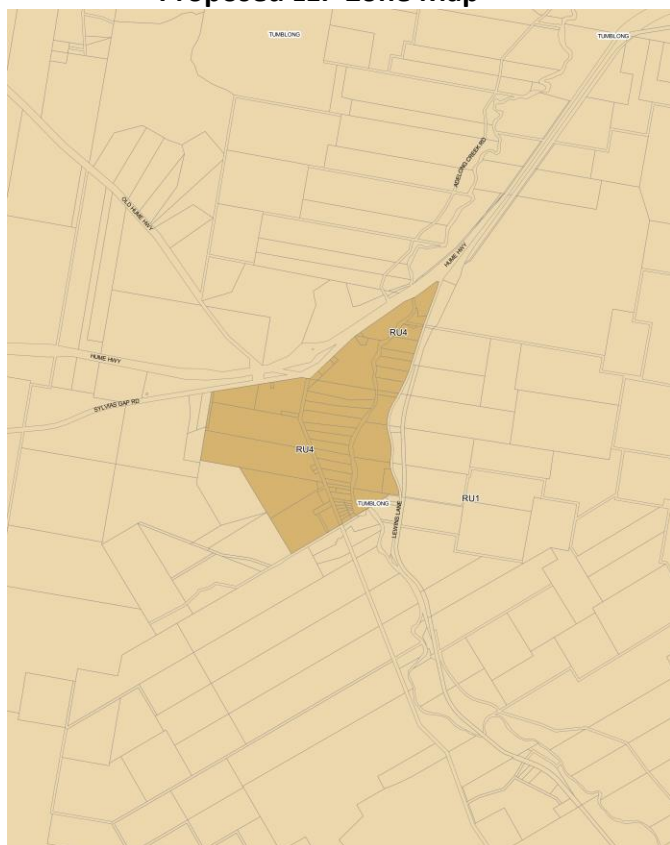
Map 3B

Approximate Location of Proposed Change



Map 3C

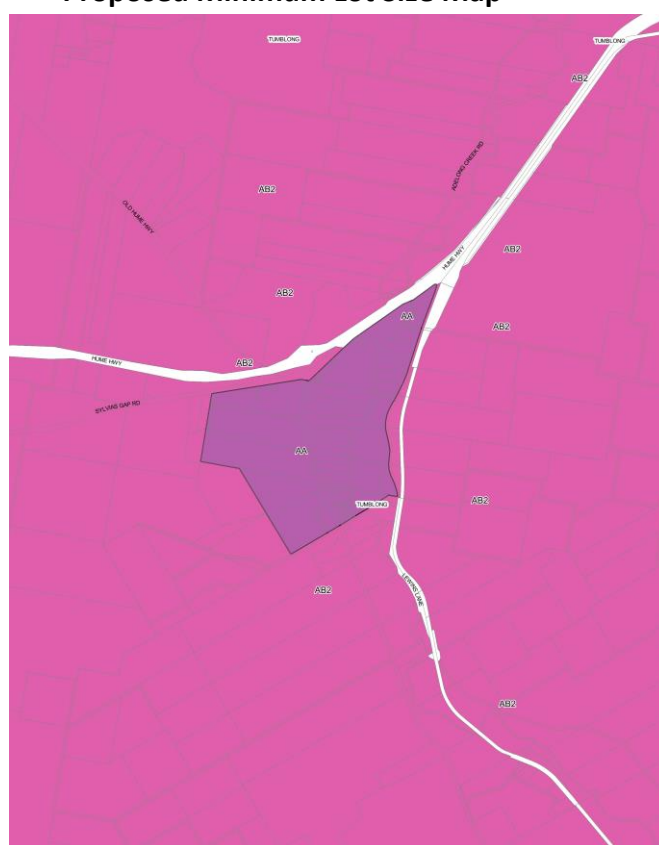
Proposed LEP Zone Map



Map 3D

Rezoned from RU1 to RU4

Proposed Minimum Lot Size Map



Map 3E

Apply minimum lot size of 5ha

Table 3 Proposed to be Rezoned – Tumblong

Parcel Title	Property Address	Locality	Current Zone	Proposed Zone
Lot: 3 DP: 743094	53 Tumblong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 233571	87 Tumblong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 6 DP: 1077586	0 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 7 DP: 1077586	0 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 5 DP: 1077586	0 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 8 DP: 1077586	0 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 9 DP: 1077586	0 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 3 DP: 233571	0 Bangus Parish	GUNDAGAI	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 2 DP: 530977	1971 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 1017965	0 School Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding

Parcel Title	Property Address	Locality	Current Zone	Proposed Zone
Lot: 1 DP: 997396	2051 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 106 DP: 1004734	41 Sylvia's Gap Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 107 DP: 1004734	43 Sylvia's Gap Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 159990	2089 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 155483	0 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 201406	2048 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 389033	1965 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 159991	2013 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 713422	1947 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 222 DP: 757213	1932 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 226 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
PLT: 1 DP: 724325	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 223 DP: 757213	1930 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 95 DP: 757213	1944 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 232 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 224 DP: 757213	1924 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 225 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 2 DP: 233571	93 Tumblong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 233 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 391698	117 Tumblong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 530977	1963 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 29 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 253 DP: 757213	1933 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 234 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding

Parcel Title	Property Address	Locality	Current Zone	Proposed Zone
Lot: 231 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 96 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 276 DP: 757213	1935 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 205 DP: 757213	1936 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 235 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 215 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 47 DP: 757213	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 11 DP: 1092323	123 Tumblong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 12 DP: 1092323	117 Tumblong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 133 DP: 1103311	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 132 DP: 1103314	186 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 1108788	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 3 DP: 1108788	1964 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 2 DP: 1108788	1966 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 1 DP: 1110481	2040 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 7 DP: 1110481	1986 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 6 DP: 1110481	1986 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 5 DP: 1110481	2002 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 4 DP: 1110481	2012 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 3 DP: 1110481	2020 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 2 DP: 1110481	0 Adelong Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 11 DP: 1077586	84 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 277 DP: 757213	8 School Road	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 12 DP: 1077586	110 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding

Parcel Title	Property Address	Locality	Current Zone	Proposed Zone
Lot: 10 DP: 1077586	0 Lewins Lane	TUMBLONG	RU1 Primary Production	RU4 Primary Production Small Holding
Lot: 4 DP: 1116079	45 Sylvia's Gap Rd	TUMBLONG	RU1 Primary Production	RU1 Primary Production/RU4 Primary Production Small Holding



2. Objectives of RU5 – Village zone:
 - Delete specification of “Nangus” and amend to read “villages” (see appendix D)
3. Prohibited Uses in the RU4 – Primary Production Small Lots land use table
 - Delete “camping grounds,” “caravan parks” and “function centres” from the prohibited land use (item 4) to become innominate land uses (see appendix E)
4. Additional permitted use under Schedule 1 of “health consulting rooms” at 236 Punch Street Gundagai, Lot 2 DP 634697 (see appendix A and F)
5. Schedule 5:
 - Amend address of item 3 to read 37 Annie Pyers Drive, amend property description to read Lot 2 DP 160191 and Heritage Map 7A (see appendix C);
 - Amend property description of item 5 to read Lot 21 DP 1173233;
 - Correct Heritage Map 7CA (see appendix D) to reflect:
 - Heritage item 6 on Lots 6 and 7 Section 17 DP 758785, and
 - Heritage item 16 on Lot 1 DP 155397.
 - Amend the significance of item 15 to be “State” rather than “Local”; and
 - Remove “Gundagai Railway Station and Yard Group” as a heritage conservation area and include as a State significant heritage item under Part 1 of Schedule 5 (see appendix D).

Part 3 – Justification

Section A – Need for the Planning Proposal

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

This planning proposal has four distinct objectives which result from varying circumstances:

1A. Coolac

The village of Coolac has been identified as having opportunity for growth as a result of its proximity to the Hume Highway. This planning proposal aims to provide opportunities for that growth by appropriately zoning areas to allow growth to occur strategically and logically. It is proposed to remove the SP3 – Tourism zone and apply a zone of RU5 – Village to reflect the purpose of the area and provide opportunities for additional appropriate development and services which are reflective of the village function that the existing development displays.

Rezoning land close to the existing village core from RU1 Primary Production to RU4 – Primary Production Small Lots allows for additional dwelling choice and small agricultural enterprises that support village life and capitalise on the location adjoining the Hume Highway. Similarly rezoning some land to the north of the exiting village to IN1 – General Industrial zones allows for employment and value add opportunities which minimise travel distance and capitalise on the strategic location of the area adjacent the Hume Highway.

These findings and subsequent proposed amendments to minimum lot sizes are based on the recommendations of the Villages Study 2018. This study is the result of community and other agency consultation as well as rational evaluation of service and infrastructure provision seeking to establish a generational plan for the future of Coolac Village.

The key theme which emerged is that Coolac has potential to leverage economic opportunity from the Hume Highway as both a small industrial area servicing highway freight and also as a rest stop or short stay experience for commuters (Action 3.9). The study recommends that areas be rezoned to support economic opportunities. The areas highlighted as being of economic value are those which are proposed to be either IN1 – General Industrial or RU5 – Village. Areas to support residential growth (Action 3.7) and the development of a farm gate community are proposed to be RU4 – Primary Production Small Lots.

Due to a significant recent development approval (highway service centre), opportunities available through state infrastructure funding and the amalgamation of the Council's water and sewer fund, Council has committed to connecting water to Coolac in the short term. Because of this, minimum lot sizes of 2,000m² are appropriate in order to effectively manage onsite septic systems in the RU5 – Village zone. No minimum lot size is proposed in the IN1 – General Industrial zone as the types of land uses proposed will have varying effluent disposal area requirements. The proposed RU4 – Primary Production Small Lots zone seeks to achieve a village feel with enough usable land to conduct small scale agriculture or other farm gate businesses. As viability and support of the farm gate community is the main consideration for this area, a minimum lot size of 2 hectares is proposed.

Overall the proposal provides opportunities for industrial growth, niche agricultural and value

add enterprises which are supported by the ability for approximately 190 dwellings. This proposal allows for additional dwelling variety and opportunity in the Local Government Area, close to the Hume Highway for commuting if necessary as well as adding to the vibrancy and viability of the village area. It is anticipated that for each additional dwelling there will be one job opportunity created in the immediate vicinity.

1B. Nangus:

The proposed expansion of Nangus village to include larger lots on the northern periphery is the result of actions from the Villages Study (Actions 3.21, 3.22, 3.24 and 3.25). Noting that potable water is to be connected to Nangus in the short term (2 years), it is recommended that growth areas with an ability to connect to water have a minimum lot size of 2 hectares and those outside this service area have a minimum lot size of 5 hectares. The identified growth areas are proposed to be RU4 – Primary Production Small Lots to help maintain a rural character, but also to allow for viable small farm enterprises to be accommodated. Additionally, an increase to the stock of 5 hectare rural living lots will help meet market demand. Council has received consistent feedback over the past twelve months that there are not enough lots of this size to meet demand.

This proposal aims to increase the variety of dwelling stock in this locality without destroying the rural nature of the area. It will also provide opportunities for small scale agriculture, farm gate and value add industries to support the existing village. This will assist in maintaining the viability and vibrancy of the village area through additional population and home industry opportunities.

1C. Tumblong:

The Villages Study recommends that existing small holdings in Tumblong, generally 1.5 kilometres off the Hume Highway be rezoned to RU4 – Primary Production Small Lots (Action 3.50) to better reflect the existing land uses taking place on these sites and to help foster a distinct “Tumblong Community” identity. The consolidation of the small holding area and recognition of its function will assist in promoting the lifestyle opportunities offered by this picturesque location. The proximity to the Hume Highway provides easy access to services and transport routes whilst not distracting from the businesses that support the day to day needs of the local community.

2. Objectives of the RU5 – Village Zone:

Changes to the wording of the land use table for the RU5 – Village Zone is a recommendation from the Villages Study. As the study recommends the application of the RU5 zone to Coolac, consideration of the objectives of the zone can no longer specify application to Nangus alone.

While there are no proposed changes to the location of land uses under items 2-3 of the land use table, the number of innominate uses permissible with consent is large. As innominate uses are generally supported in permissibility by the objectives of the zone, it is important that the objectives encompass both Nangus and Coolac.

3. Prohibited Uses in the RU4 – Primary Production Small Lots Land Use Table

In order to apply RU4 – Primary Production Small Lots to Coolac, Nangus and Tumblong in line with the intended land uses and vision for the community, it has been identified in the Villages Study that the land uses “camping grounds,” “caravan parks” and “function centres” should be deleted from item 4 of the RU4 – Primary Production Small Lots land use table and instead be addressed as innominate land uses.

RU4 – Primary Production Small Lots zoning does apply to a limited area elsewhere in the rural community of Jackalass. It is not envisioned that the removal of these land uses from the prohibited list will detrimentally affect Jackalass.

4. Additional permitted use under Schedule 1:

The proposed additional permitted use under schedule 1 is not the result of a strategic study or report but is the result of a development opportunity. The owners of 236 Punch Street, Gundagai run a successful holistic medicine outlet in Gundagai. In expanding their business, the land owners have decided to operate a home business which would involve “health consulting rooms.”

“Health consulting rooms” are a type of “Health Services Facility” which is a prohibited land use in the RU1 – Primary Production zone. This particular parcel is adjoining both the R1 – General Residential zone and the R5 – Large Lot Residential zone, both of which list “health services facility” as an innominate use. While the LEP has adopted Clause 5.3: development near zone boundaries, the relevant distance is 20m. In this situation, the relevant distance is captured in the road reserves surrounding 236 Punch Street.

As the Council is yet to complete its Rural Lands Study there is reluctance to add or amend the land use table of the RU1 – Primary Production zone. In order to support development and the growth of an established Gundagai business, Council is proposing that an additional permitted use of “health consulting rooms” be added under Schedule 1 of the LEP.

5. Schedule 5:

Proposed corrections to Schedule 5 and associated maps are the result of observed anomalies. Items listed in Schedule 5 are taken from the State Heritage Register which lists items of both state heritage significance and local heritage significance.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This planning proposal affords Council the opportunity to implement some recommendations from recent strategic planning work, support a local business and to clean up some anomalies in the LEP. This proposal supports local emerging development opportunities whilst the strategic work for the comprehensive, review and consolidation of the Local Environmental Plans of the two former Councils is being undertaken.

Coolac, Nangus & Tumblong (items 1A, 1B & 1C)

Coolac:

The location and opportunities afforded to Coolac are unique within Cootamundra-Gundagai Regional Council Area, however they are not necessary unique in the region. The rest stop tourism economy has evolved in recent years, with many commuters seeking an experience and not just a quick meal and toilet break. Cootamundra-Gundagai Regional Council seeks to promote local business and residential growth by allowing land owners to take advantage of economic opportunities when and where they present themselves. In this instance Coolac is seen as the best location for Council to support growth around the highway economy while not detracting from the commercial viability of existing highway service centres and Gundagai Town.

This vision as a highway services village is supported by the Villages Study and the rezoning is assessed as the best method of achieving this vision.

Nangus:

Nangus Village has been assured a potable water connection funded under the merger implementation fund from the merger of former Cootamundra and Gundagai Shires. This opportunity was explored in the Villages Study, with opportunities for some serviced and un-serviced larger holdings on the Nangus periphery highlighted as opportunities to grow the village, ensure viability of services such as increased school attendance and also as a method of maximising the usage of the potable water connection

Tumblong:

Tumblong is identified as a rural community in the Villages Study, however Tumblong is a community which has become markedly contracted over the past century due to the impact of war service and changing rural living. Within proximity of Tumblong Memorial Hall and the Hume Highway it is obvious that a community exists despite the lack of urban form. To formalise this rural community rezoning of current large lot primary production land with a minimum lot size of 40 hectares is proposed to be changed to small lot primary production lots with a minimum lot size of 5 hectares. As explained in the Villages Study, this will allow for existing vacant 5 hectare lots to apply for a dwelling, but will also allow for lots larger than this to potentially subdivide and support the re-emergence and growth of Tumblong to become more of a village.

Amend Objectives of the RU5 – Village Zone (item 2)

Changes to the wording of the land use table for the RU5 – Village Zone is a recommendation from the Villages Study. As the study recommends the application of the RU5 zone to Coolac, consideration of the objectives of the zone can no longer specify application to Nangus alone. Amending the objectives of this land use table is the only option to achieve RU5 – Village zone in Coolac.

Amend Prohibited Uses of the RU4 – Primary Production Small Lots Zone (item 3)

In order to apply RU4 – Primary Production Small Lots to Coolac, Nangus and Tumblong in line with the intended land uses and vision for the community, it has been identified in the Villages Study that land uses “camping grounds,” “caravan parks” and “function centres” should be deleted from item 4 of the RU4 – Primary Production Small Lots land use table and instead be addressed as innominate land uses under “permissible with consent.” Amending the land use table for the RU4 zone is the only method of achieving this outcome.

Schedule 1 Amendment (item 4)

The planning proposal will allow for an additional permitted use which will allow for business growth to occur in Gundagai Town. The site is current subject to an approved development application for a dwelling and attached home businesses, with future plans to include accommodation and other facilities should health consulting rooms be permissible. As this development is a mixture of land uses, an appropriate site elsewhere is difficult to pinpoint and other pressures such as land availability, finances and ownership, make this site the appropriate site for the proposed additional permitted use.

Schedule 5 Amendment (item 5)

Corrections to Schedule 5 could be dealt with as a minor amendment to the LEP under section 73A, however this is seen as not only a duplication of work (as this planning proposal would be pursued even without amendments to Schedule 5), but a missed opportunity to discuss heritage items with the community.

Section B – Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The regional Strategy for Cootamundra-Gundagai Regional Council is *The Riverina-Murray Regional Plan 2036*. This planning proposal directly supports a number of directions and priority actions identified in the Plan. For ease of reading, the rezoning and minimum lot sizes of Coolac has been grouped with the proposed amendment to the RU5 land use table.

Coolac:

Direction 2.1. Encourage agribusiness diversification by reviewing local plans and removing restrictive land use zonings and outdated land use definitions.

The proposed removal of the SP3 – Tourism zone allows for the Coolac community to better grow as a farm gate community by allowing for industry and supporting land uses to develop under more reflective zoning.

Similarly, the proposed expansion of Nangus village via the addition of an RU4 – Primary Production Small Lots will allow for not only residential growth of Nangus, but also opportunities in the agribusiness sector with a greater pool of workers available to surrounding farms, but also land which serves as an entry point to agricultural enterprise, some with potable water and some without. Location along the Nangus Road will allow for enterprising land holders and tenants to capitalise on the increasing tourism traffic by offering unique produce and farmstay opportunities.

In Tumblong the proposed removal of the RU1 – Primary Production Zone, to be replaced by RU4 – Primary Production Small Lots, better reflects the existing land use trends and usage of the area. This action for Tumblong is seen to be supportive of this direction of the regional plan, as it will allow for a greater variety of land uses which are compatible with smaller farms such as agribusiness and farm gate opportunities to emerge.

Direction 4.1. Encourage the sustainable development of industrial land to maximise the use of infrastructure and connectivity to the existing freight network.

The former Gundagai Shire Area has a recognised deficit of industrial land due to the steep, undulating terrain of Gundagai Town. As the main population centre and with no other locations connected to utilities such as water, industrial activity was not able to take place outside of Gundagai. The Hume Highway bypass and future connection to potable water for Coolac means that there is now flat land with a B Double connection to the Hume Highway. This planning proposal seeks to rezone a portion of land in Coolac for industrial purposes directly to this direction for growth of industrial land based on existing infrastructure and connections to the freight network. Future possibilities are also available, should the Cootamundra-Tumut railway line become operational once more.

Direction 7.2. Enable opportunities for tourism development and associated land uses in local plans.

The intention of planning proposal 3 (Amendment 3) to the Gundagai LEP was to allow for greater flexibility and use of Coolac as a highway service centre precinct which would encourage tourism related development. This was proposed to be achieved by the application of SP3 – Tourist zone. Unfortunately, this has not eventuated how it was anticipated, particularly as a highway service centre has been approved in the current RU1 Zone (innominate use) and the SP3 zone is restrictive to other land uses which would be independent but complement the highway services industry. For this reason, it is assessed that a more appropriate zone for this area would be the RU5 – Village zone as it offers greater flexibility and compliments existing land uses.

Amend Objectives of the RU5 – Village Zone:

No specific directions are applicable to this proposal in the Riverina-Murray Regional Plan.

Amend Prohibited Uses of the RU4 – Primary Production Small Lots Zone:

No specific directions are applicable to this proposal in the Riverina-Murray Regional Plan.

Schedule 1 Amendment

Direction 27.3. Manage land use conflict that can result from cumulative impacts of successive development decisions.

The proposed inclusion of “health consulting rooms” is viewed as the best method of minimising land use conflict whilst still allowing for a local business to grow and expand. By including “health consulting rooms” in Schedule 1 in relation to 236 Punch Street, Gundagai, Council is demonstrating that it is flexible and responsive to community needs and encourages business growth.

Schedule 5 Amendment

Direction 29.4. Recognise and conserve heritage assets that have community significance in local plans.

By correcting the anomalies identified in Schedule 5 and the associated maps, this planning proposal seeks to clarify the treatment and evaluation of identified heritage items. This in turn leads to better conservation and development outcomes.

Is the planning proposal consistent with the local council's local strategy, or other local strategic plan?

Items 1-3 of this planning proposal is consistent with the Villages Study which was finalised and adopted by Council in 2018. It is however noted that the Study has not yet been endorsed by the Department of Planning, however discussion have been held with this Department and other agencies throughout the development of the Study and the outcomes have been viewed positively by all.

The inclusion of the Schedule 1 Amendment is consistent with the former Gundagai Shire Community Strategic Plan (CSP) action 4.1 "Enhance the Shire's natural and built heritage through strategic land use and urban planning that utilises environmentally sustainable development practices". Although this CSP is now repealed and replaced by the Cootamundra-Gundagai Regional Council CSP "Our Place, Our Future," the sentiment of this action is seen via objective 2.2 "Strategic land-use planning is coordinated and needs based."

Updating anomalies identified in Schedule 5 and associated mapping is not based on any strategic work; inconsistencies were identified as a part of routine Council operations.

Is the planning proposal consistent with the applicable state environmental planning policies?

The proposal has been assessed as being consistent with all applicable State Environmental Planning Policies in particular the State Environmental Planning Policy (Rural Lands) 2008. Clause 4.2A(3)(b) of Gundagai Local Environmental Plan 2011 can, at times, be viewed as contradictory to this State Environmental Planning Policy. In the instances of Coolac, Nangus and Tumblong these inconsistencies will be reduced as a result of this proposed amendment.

Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

Relevant s9.1 directions that impact or are applicable to this planning proposal are listed below. The planning proposal is generally consistent with the relevant s9.1 directions.

Table 1: s9.1 Directions applicable to the planning proposal

Direction Title	Direction Objectives	Consistency
1.1. Business & Industrial Zones	The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified centres.	This proposal is consistent with this direction as it is supported by the Villages Study which identifies Coolac as an area with substantial commercial potential through supporting users of the Hume Highway. In order to harness this potential the introduction of industrial zoning and village zoning to support these sorts of activities are required.
1.2. Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	This proposal is inconsistent with the terms of this direction as it proposed to rezone some land from primary production to other land uses, ie village and industrial at Coolac. However the inconsistency is justified in the Villages Study which gives consideration to this direction. Additionally, it is considered that the rezoning of Coolac is of minor significant as the application of the RU5 zone largely reflects existing form and use. The IN1 zone to be introduced is minor and is marginal in terms of agricultural output. The application of the RU4 zone is considered consistent with this direction as it better supports the agricultural use and output of the land.
1.5. Rural Lands	The objectives of this direction are to: (a) protect the agricultural production value of rural land, (b) facilitate the orderly and economic development of rural lands for rural and related purposes.	This proposal is considered consistent with this direction as it gives consideration to the objectives of this direction, application of RU5 and IN1 zoning largely reflect existing form and land uses. The application of the RU4 zone will result in a greater agricultural output than currently exists under RU1 zoning.

2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The proposal is consistent with this s117 directive, there will be negligible impact on heritage items, rather this proposal will clarify the location of heritage items ensuring that development assessment requirements are appropriately applied to heritage items, particularly complying development which largely relies on accurate mapping.
3.1. Residential Zones	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands	This proposal is considered against this direction as the proposal will introduce the RU5 zone to Coolac in accordance with the recommendations of the Villages Study. Overall the RU5 zone will simply cover the existing urban form and use, however it does allow for additional residential development to occur. The proposed minimum lot size of 2,000m ² insures that there is adequate space on each block for septic disposal and the connection of potable water to Coolac means that there is minimal requirement for tanks on site and/or bores.
3.3. Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	This proposal will continue to allow home occupations to be carried out in dwelling houses without a requirement for development consent.
4.4. Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	The proposal is consistent with this direction as it will not alter nor detrimentally impact the application of Planning for Bushfire Protection 2006. This proposal does not seek to diminish the ability to reduce hazards within an APZ.
5.10. Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	This proposal addresses the regional plan under Part 3, Section B and is considered consistent with this direction.
6.1 Approval	The objective of this direction is to ensure that LEP	The planning proposal is consistent with this direction. It is anticipated

and Referral Requirements	provisions encourage the efficient and appropriate assessment of development.	<p>that should a Gateway Determination be issued in relation to item 1A of this proposal that a condition will be imposed to consult with:</p> <ul style="list-style-type: none"> • Office of Environment and Heritage; • Roads and Maritime Services; • John Holland Railways; • Department of Primary Industries – Agriculture; • Department of primary Industries – Water; and • Rural Fire Service.
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Table 2: State Environmental Planning Policies (SEPP) applicable to this proposal

SEPP Title	Objectives	Consistency
Primary Production and Rural Development 2019	<p>The aims of this SEPP are to:</p> <ul style="list-style-type: none"> (a) facilitate the orderly economic use and development of lands for primary production; (b) reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources, (c) identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations, (d) simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts, (e) encourage sustainable agriculture, including sustainable aquaculture, (f) to require consideration of the effects of all proposed development in the State on oyster 	<p>This proposal is consistent with this aims of this policy as it provides opportunities for rural living and working without significantly impacting upon the amount of land available for agriculture. Where minimum lot sizes are proposed that are smaller than the existing controls, these are justified through the Villages Study. It provides separation between broader acre farming and residential zoning by the use of topographical or infrastructure features. At the same time it reflects, for the most part, the existing use of the land and its socio economic opportunities to the wider community.</p>

	<p>aquaculture,</p> <p>(g) identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>	
Remediation of Land (SEPP 55)	<p>The aims of this SEPP are to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:</p> <ul style="list-style-type: none"> (a) by specifying when consent is required, and when it is not required, for a remediation work, and (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements. 	<p>The proposal is consistency with the aims of this SEPP as no residential land is to be created from RU1 Primary Production land. The land to be rezoned RU5 is currently an SP3 Tourist zone.</p> <p>Whilst it is acknowledged that agricultural pursuits can be a contaminating land use as identified in Table 1 of <i>Managing Land Contamination – Planning Guidelines, SEPP 55 – Remediation of Land</i>. Where it is part of this proposal that the land be rezones from RU1 Primary Production to RU4 Primary Production Smalling or IN1 General Industrial the land use is not changing to a higher use and therefore there is no requirement for further investigations.</p>

Table 3: Regional Plan applicable to this proposal

Plan Title	Goals	Consistency
Riverina Murray Regional Plan	<p>The goals of this Plan are:</p> <ul style="list-style-type: none"> (1) a growing and diverse economy; (2) a healthy environment with pristine waterways; (3) efficient transport and infrastructure networks; (4) strong, connected and healthy communities. 	<p>This proposal is consistent with this goals of this Plan. In particular 1 and 4 are key aims of this proposal. Providing additional economy and social opportunities to support existing communities and villages will assist in their vibrancy and viability. Introducing additional employment and dwelling opportunities which capitalise on the strategic location and wishes of the individual communities as identified in the Villages Study will increase the lifestyle opportunities for newcomers and residents alike.</p> <p>Similarly, the provision, by Council, of water infrastructure to Coolac and Nangus will support the existing communities as well as provide additional lifestyle and dwelling opportunities which will ensure the continuity viability of these areas.</p>

Section C - Environmental, Social and Economic Impact

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?

No critical habitat or threatened species, populations or ecological communities, or their habitats have been identified at the sites of this planning proposal and it is expected that the impact of any development in line with this planning proposal will have a negligible impact on flora and fauna of these areas. Additionally any development would be subject to assessment and would address critical habitat or threatened species, populations or ecological communities, or their habitats.

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

The planning proposal is largely administrative to improve the functionality and use of the Gundagai LEP in the interim period before a combined Cootamundra-Gundagai LEP is created.

Zoning changes proposed (items 1A, 1B and 1C) are likely to have a negligible impact on existing environmental conditions as they are largely reflective of existing land uses and built form. There is likely to be an increase in traffic volume however. This is assessed as manageable and of minimal concern as Coolac is serviced by a Federal Road and a Regional Road, Nangus is serviced by a Regional Road and Tumblong is serviced by a Federal Road. This road hierarchy is demonstrated in figure 2.

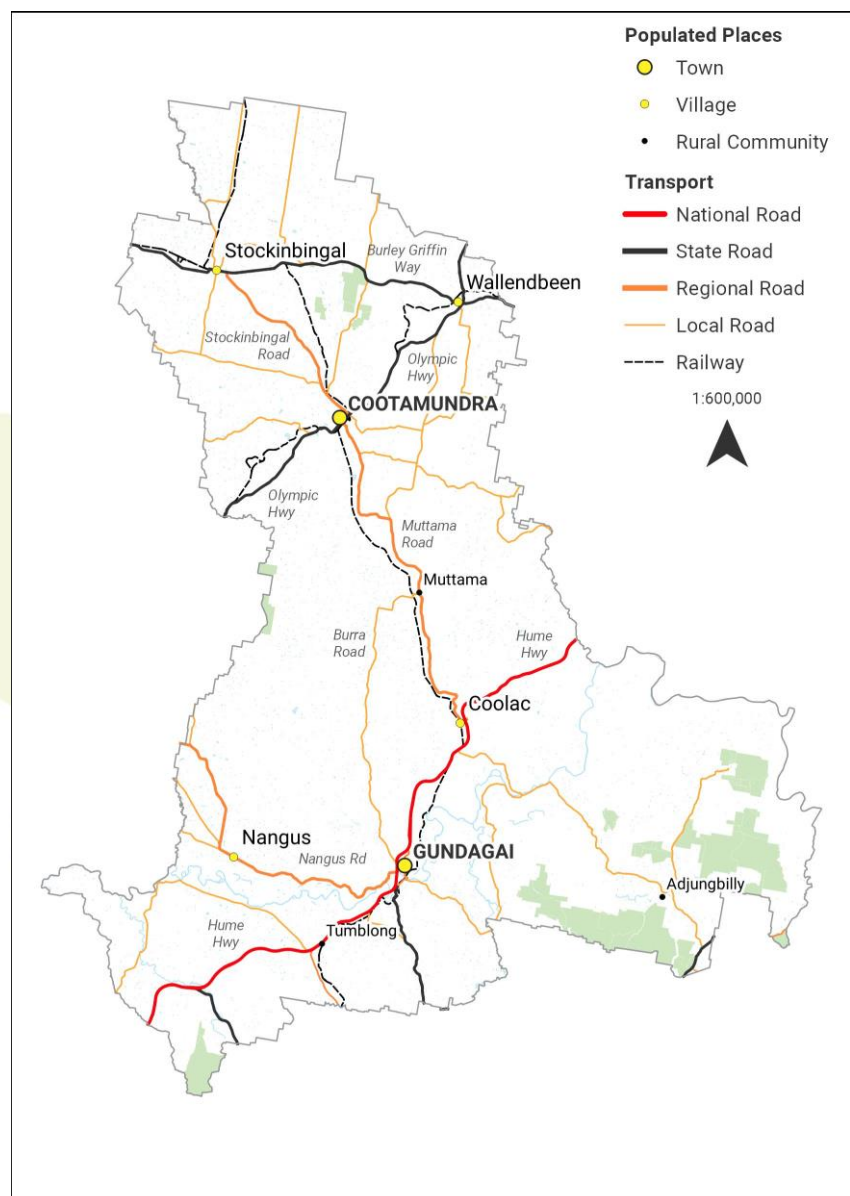


Figure 2: Road hierarchy of CGRC.

How has the planning proposal adequately addressed and social and economic effects?

The proposal will likely have a net positive impact and benefit to the economic and social aspects of the community of former Gundagai Shire. The proposal will provide additional lifestyle, dwelling and employment opportunities through recognition and consolidation of existing localities, communities and villages. These additional opportunities will increase the vibrancy and viability of these areas. The proposal provides for an additional 190 dwelling opportunities in the Coolac village and immediate surrounds which are supported by additional employment and economic opportunities in the industrial area, proximity to the Hume Highway and the development of a highway service centre. It is anticipated that these growth opportunities, in addition to providing dwelling opportunities and population growth, will also provide employment opportunities in the industrial areas and farm gate market niches afforded by the proposal.

Similarly, the recognition and consolidation of the areas around Tumblong and Nangus will firm provide lifestyle opportunities and dwelling variety. The opportunities provided in these areas by the addition of 45 dwelling opportunities in Nangus and a further 41 dwelling opportunities in Tumblong will add to the social fabric of these areas. The location of these area close to major transport networks and surrounding broadacre agricultural enterprises allows for specialised, niche and value add opportunities to further the economy and tourism benefit to the area overall.

The proposal will clarify and simplify the application of certain aspects of the LEP. The proposal allows for greater flexibility and land use in Coolac, Nangus and Tumblong in particular. The addition to Schedule 1, will also assist a local business to expand.

Overall this proposal addresses social and economic effects in the areas proposed to be rezoned, however the likely to flow on from this planning proposal in terms of economic and social benefit are highlighted in the Villages Study where each village of Coolac, Nangus and Tumblong is discussed individually.

Section D - State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure available to accommodate this planning proposal or there will be by 2020.

What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination, and have they resulted in any variations to the planning proposal?

No other consultation has been conducted with any other relevant State or Commonwealth Public Authorities. It is expected that should a Gateway Determination be issued for this proposal that authorities as outlined under Part 3, Section B of this document will be listed as authorities to refer and liaise with regarding this planning proposal.

Part 4 – Mapping

The Gundagai Local Environment Plan 2011 will need to be amended and expanded to incorporate the range of mapping changes proposed with this planning proposal. For ease of reference these mapping changes are grouped and addressed as per the four intended outcomes of this planning proposal:

1A. Coolac:

It is proposed to remove the SP3 – Tourism zone (see Map 1A) and apply RU5 – Village, RU4 – Primary Production Small Lots and IN1 – General Industrial zones (see Maps 1B and 1D). Maps 1B and 1E show the applicable proposed minimum allotment size.

1B. Nangus:

It is proposed to rezone some land currently zoned RU1 – Primary Production (see Map 2A) to RU4 – Primary Production Small Holding (see Map 2B and 2D). Minimum allotment size changes are shown in Maps 2B and 2E.

Due to the scale and coverage of the Nangus Village map it is proposed to be consolidated into one map as the existing two maps are inconsistent with the mapping standard and scale.

1C. Tumblong:

The proposed introduction of the RU4 – Primary Production Small Lots zone into Tumblong is shown on Maps 3B and 3D. This area is to be rezoned from RU1 Primary Production as shown on Map 3A. The minimum allotment size for this area is shown in maps 3B and 3E.

2. Objectives of the RU5 – Village Zone:

No mapping changes or additions are required.

3. Amend prohibited uses of the RU4 – Primary Production Small Lots zone:

No mapping changes or additions are required.

4. Additional permitted use under Schedule 1:

Creation of an additional permitted use map “Additional Permitted Use Map 1” is required. The proposed map is located in appendix A.

5. Schedule 5:

Corrections to Schedule 5, mean that Heritage Maps 7A and 7CA must be amended. The proposed amendments are located in appendices B and C respectively.

Part 5 – Community Consultation

Following Gateway Determination the planning proposal will be placed on public exhibition for a period of not less than 28 days. The proposal will be placed on Council’s website, in Council’s newsletter, at Council administration buildings in Cootamundra and Gundagai. An advertisement will

be placed in the Gundagai Independent, the local newspaper for the area affected by the proposal and a media release will also be drafted advising the public that the proposal is on exhibition.

Council will also undertake agency consultation as outlined in the Gateway Determination.

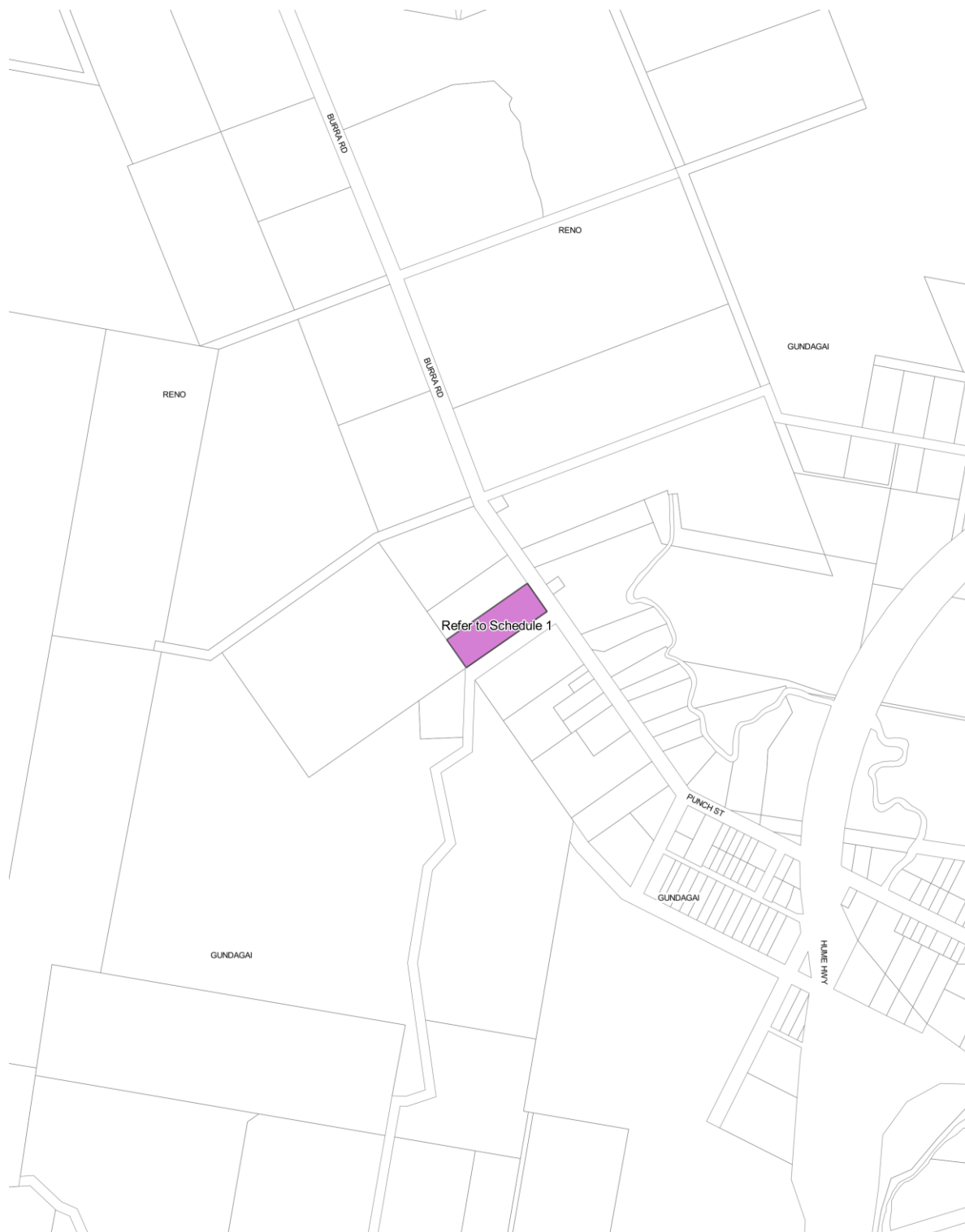


Part 6 – Project Timeline

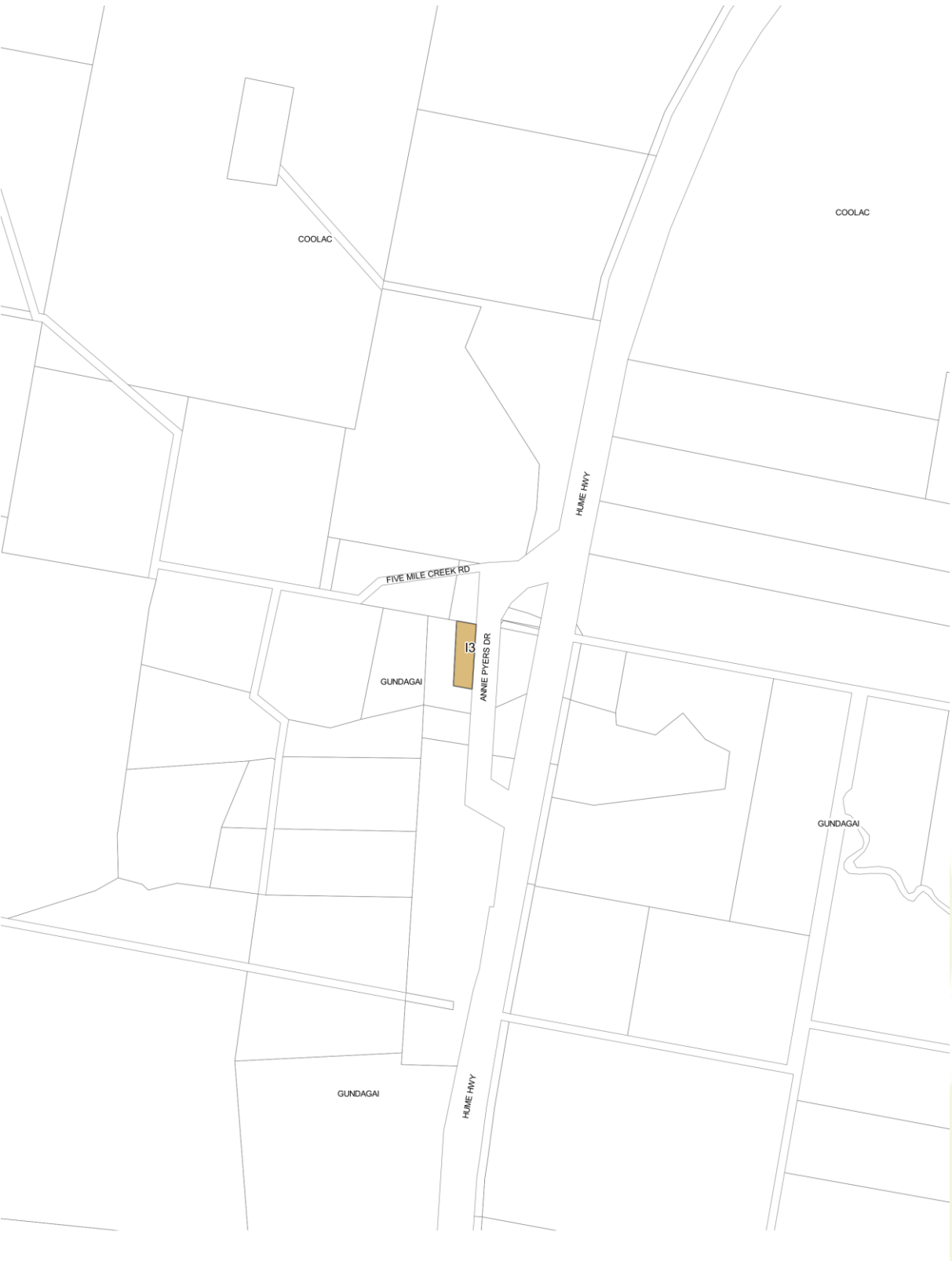
Stage	Timing
Planning Proposal Lodgement	August 2019
Assessment by the Department	August – September 2019
Gateway Determination	September 2019
Revision of Planning Proposal	September 2019
Public Exhibition	October – November 2019
Submission to Department and Parliamentary Council to Finalise LEP	December 2019
Anticipated date RPA will make the Plan	February 2020



Appendix A – Additional Permissible Uses (Schedule 1) Map 7



Appendix B – Heritage Map 7A



Appendix C – Heritage Map 7CA



Appendix D

Gundagai LEP 2011: RU5 – Village Zone Land Use Table Amendment

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To encourage development which will help to strengthen the economy of the ~~village of Nangus.~~ villages.
- To promote and encourage development that enhances the heritage and landscape characteristics of the ~~village of Nangus.~~ villages.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Light industries; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Any other development not specified in item 2 or 4

4 Prohibited

Air transport facilities; Aquaculture; Correctional centres; Eco-tourist facilities; Extractive industries; Forestry; Hazardous storage establishments; Industrial training facilities; Industries; Intensive livestock agriculture; Livestock processing industries; Offensive storage establishments; Open cut mining; Rural workers' dwellings; Sawmill or log processing works; Stock and sale yards; Wharf or boating facilities

Appendix E

Gundagai LEP 2011: RU4 – Primary Production Small Lots Land Use Table Amendment

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage the protection and management of remnant native vegetation.

2 Permitted without consent

Extensive agriculture; Home occupations; Intensive plant agriculture

3 Permitted with consent

Backpackers' accommodation; Bed and breakfast accommodation; Cellar door premises; Dwelling houses; Farm buildings; Farm stay accommodation; Landscaping material supplies; Markets; Plant nurseries; Roads; Roadside stalls; Rural supplies; Vehicle sales or hire premises; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Air transport facilities; Amusement centres; Attached dwellings; ~~Camping grounds~~; Car parks; ~~Caravan parks~~; Cemeteries; Centre-based child care facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Dual occupancies; Eco-tourist facilities; Educational establishments; Electricity generating works; Entertainment facilities; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; ~~Function centres~~; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (major); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Shop top housing; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Wharf or boating facilities; Wholesale supplies

Appendix F

Gundagai LEP 2011: Schedule 1 Additional Permitted Uses

1 Use of certain land at 236 Punch Street, Gundagai

- (1) This clause applies to land at 236 Punch Street, Gundagai being Lot 2 DP634697.
- (2) Development for the purpose of health consulting rooms is permitted with development consent.

