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COMMERCIAL
INDUSTRIAL
RESIDENTIAL

URBAN
LANDUSE
STRATEGY

June 2016



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Gunnedah Urban Landuse Strategy: Volume 4: Residential Development Strategy	Draft Prepared By:	Edit / QA
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DRAFT GUNNEDAH URBAN LANDUSE STRATEGY

VOLUME 4: Residential Strategy

June 2016

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PART FOUR: RESIDENTIAL RELEASE STRATEGY

8. Residential Development Context

8.1 Purpose of the Strategy

The purpose of Volume Four of the Gunnedah Urban Land Use Strategy - the Residential Strategy, identifies all residentially zoned land in the context the Gunnedah Local Environmental Study 1982 undertaking an appraisal of current approvals and final development (mostly within DCP Masterplan Areas identified as Stage 1 and 2). The evaluation assesses current lot availability and future lot yield levels to accommodate future population projections. Additionally lands identified as Stage 3 and Stage 4 not already zoned residential will be reevaluated for suitability for residential development based on the sustainability assessment matrix.

8.2 Summary of Key Residential Issues

In respect to residential land use the following key issues have been identified from consultation, research and analysis of residential development data and up to date aerial photography.

- The Residential development analysis has highlighted that most DCP Masterplan areas whilst holding development approvals for subdivision have not been developed for housing with a total of 801 lots still undeveloped, averaging over 80% per Masterplan area still available for new dwellings.
- Preliminary estimates conclude that with the projected population growth figures issued by Department of Planning and Environment (2013) there is a total forecasted increase of 900 persons up to the year 2031, or 429 new households. Therefore based on Department of Planning and Environment figures it can be concluded that the existing Masterplan areas can cater well in excess of the projected demand for new housing with 801 lots remaining.
- As part of the research associated with developing this strategy, the Department of Planning and Environment population projections have been revised. This revision has been based on dwelling approvals over the last 5 – 10 years and is presented for comparative analysis purposes outlining an alternative projected demand of housing over the next 17 years up to 2031. This indicates the existing supply of residential lots could be extinguished by 2031 and additional R5 zoned residential lands will be required for future residential land use.
- There is merit in considering release of additional land for residential purposes primarily to retain housing location options in the market and retain property prices at affordable levels.
- According to RealEstate.com, the median house price in Gunnedah is \$375,000. The median house price in Gunnedah is marginally lower than Narrabri (\$380,000), but higher than both Tamworth (\$310,000) and Boggabri (\$157,500).
- There is a reasonably wide choice of housing options and development sites in Gunnedah. Housing affordability, both to buy and rent, has been raised as an issue. House prices have increased as a result of the increase in coal mining, however the progressive release of residential land has taken some of the heat out of the market. As the MAC Villages at Boggabri and Werris Creek become fully operational, there may be a decrease in demand for residential rental properties from the mining sector, which may also place some downward pressure on rent levels.
- Within the housing sector, there is a marked under-supply of independent living units for the aged, with a waiting list of around 86 people for units at Gunnedah Aged Care Services.

8.3 Population Projections for Residential Growth

Volume 1 – the Contextual profile outlined population projections released by Department of Planning and Environment In 2013 forecasting that the population of Gunnedah Shire will increase by 7.2% between 2011 and 2031 (0.3% per annum compound), to 13,400 people, an increase from 2011 population of 900 persons.

However, this Urban Landuse Review has presented alternative population projections based on dwelling approval data from the last decade indicating a varied outcome when compared to the Department of Planning and Environment Projections. These are based on an increase in dwelling approvals per year indicating a substantial level of growth that it is reasonable to expect, which will increase or sustain current levels for a decade while mining sector growth continues and stabilises. Accordingly an alternative population projection is presented based on a reasonable average number of dwellings to be approved (average of 2010-2014 being 75 dwelling approvals per year).

	Population Projections					Change 2011-2031		Growth
	2011	2016	2021	2026	2031	Persons	%	pa
Department of Planning & Environment Projections	12,500	12,700	12,900	13,200	13,400	900	7.2	0.3%
Alternative Population Projections*	12,500	13,300	14,100	14,900	15,600	3,100	24.8	1.24%

* Based on 75 additional dwellings per year with an occupancy rate of 2.1 per household

The alternative population projections presented in Volume 1 indicate that the existing 801 approved residential lots currently undeveloped (as outlined in Section 8.6 below) will be exhausted by approximately 2025 and there may be mandate in rezoning additional lands for residential to provide for future demand.

8.4 Current Development achieved under 1981 ‘Residential Release Phasing’.

The Plan below highlights lands identified within the 1981 Environmental Report ‘Residential Release Staging Plan’ – Stages 1 – 4 and the ‘Potential Expansion Areas Plan’ against the 2012 LEP zones and approved or notional development areas (white). It is evident that all lands identified in the 1981 Environmental Study as phases 1 and 2 have been absorbed by completed residential development or are subject to approvals. Areas identified as ‘Potential Rural Residential Areas’ in the 1981 Environmental Study on the southern borders of the town are almost all subject to established rural residential development or approvals.

Section 8.6 of this Strategy individually identifies each areas scheduled as Stage 3 and Stage 4 in the 1981 Environmental Study to reevaluate suitability for future development potential having regard for sustainability principles and servicing capabilities, and the concluding Structure Plan in section 10 provides an overall strategic context for the greater Gunnedah Urban Area.

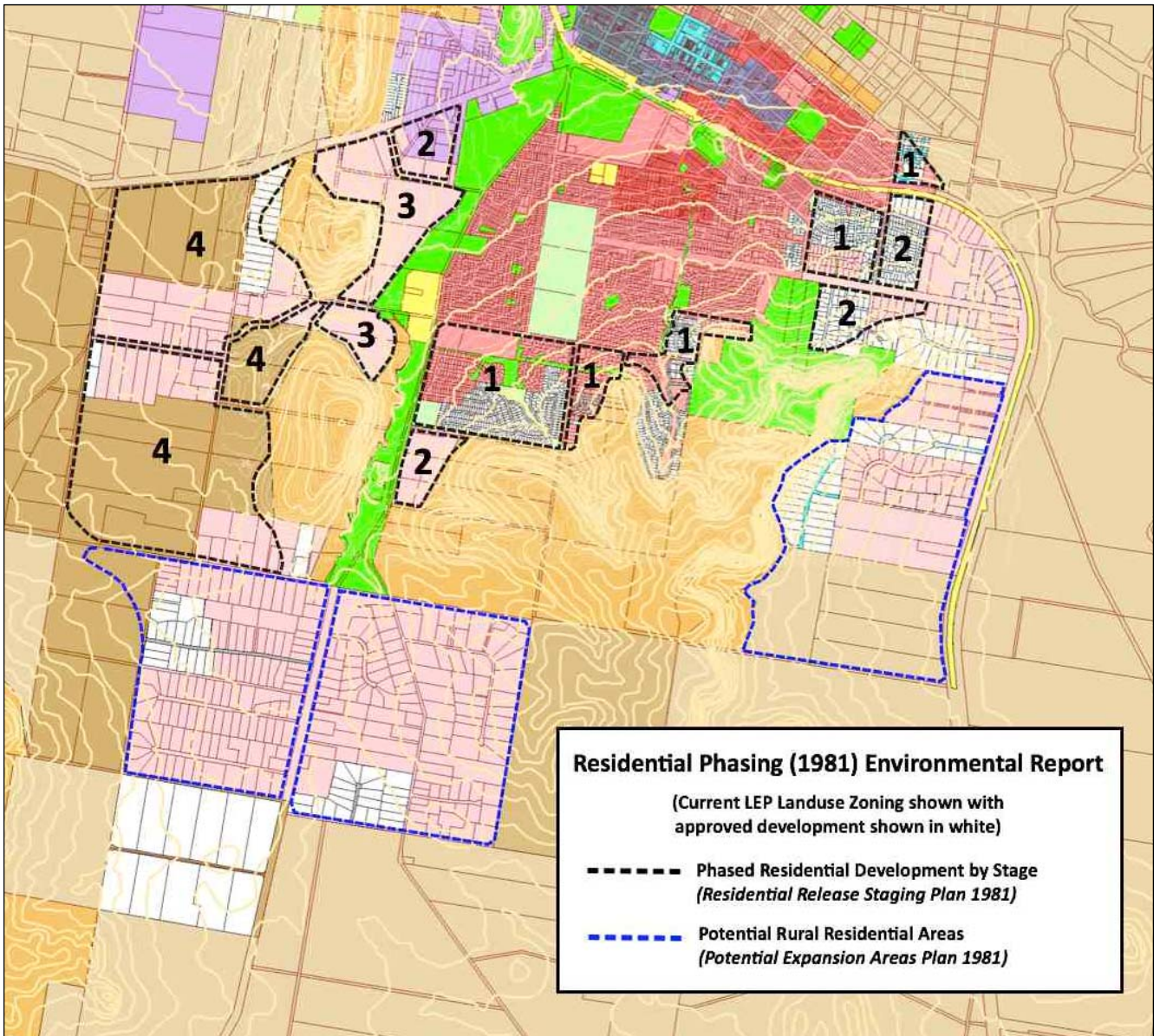


Figure 53 LEP Zoning (2012) and Current Subdivision Approvals with (1981) Residential Release Phasing

8.5 DCP Masterplan Area Subdivision Approvals

This section provides an appraisal of residential development completion within the Masterplan areas contained within Section 5.22 of the Gunnedah Shire DCP 'Additional Development Controls for Specific Sites'. The appraisal of each area below consists of:

- The LEP (2012) Land Zoning, mostly being R2, Low Density Residential (650sqm minimum lot size) or R5 Large Lot Residential (10,000sqm minimum lot size) unless otherwise indicated;
- The current Masterplan outline (which acts to guide subdivision layouts when submitted for development approval). Note: Some amended layouts have already been approved by Council as indicated, therefore requiring an updated DCP Masterplan as recommended;
- Current aerial photography (source: Google Maps, being the most up to date available);
- A residual lot availability assessment to determine current development take up and lot yield from remaining undeveloped sites.

8.5.1 East Gunnedah Masterplan

This area zoned approximately 40% R2 Low Density Residential and 60% R5 Large Lot Residential and is located on the eastern side of the Gunnedah urban area straddling Stock Road. The Masterplan is bound to the north by Kamilaroi Road, east by Carroll and Pearson Street and the south by the Porcupine Reserve area zoned RE1 Public Recreation. The Masterplan area is made up of many individual residential subdivision areas by varying developers. Minimum lot sizes within the Masterplan area also contain variation to the standard R5 Zoning (most rural residential areas being 1.2ha – 12,000sqm minimum) where three R5 areas have minimum lot sizes of 2000sq (V), 3000sqm (W) and 40ha (AB2) for historical reasons, as shown in the figure below.

The Masterplan area has had a detailed development history and as is the nature of residential development, approval layouts and configurations within the area have been amended over time to meet market demands and desired development outcomes of different developers. Accordingly, it is acknowledged that the East Gunnedah Masterplan area has recently been subject to Council approved amendment to incorporate a Seniors Living Development on the corner of Pearson Street and Kamilaroi Road as shown below. The final masterplan appraisals and Structure Plan will account for these revisions and resulting change to anticipated lot yields.

LEP Land Zoning Plan:

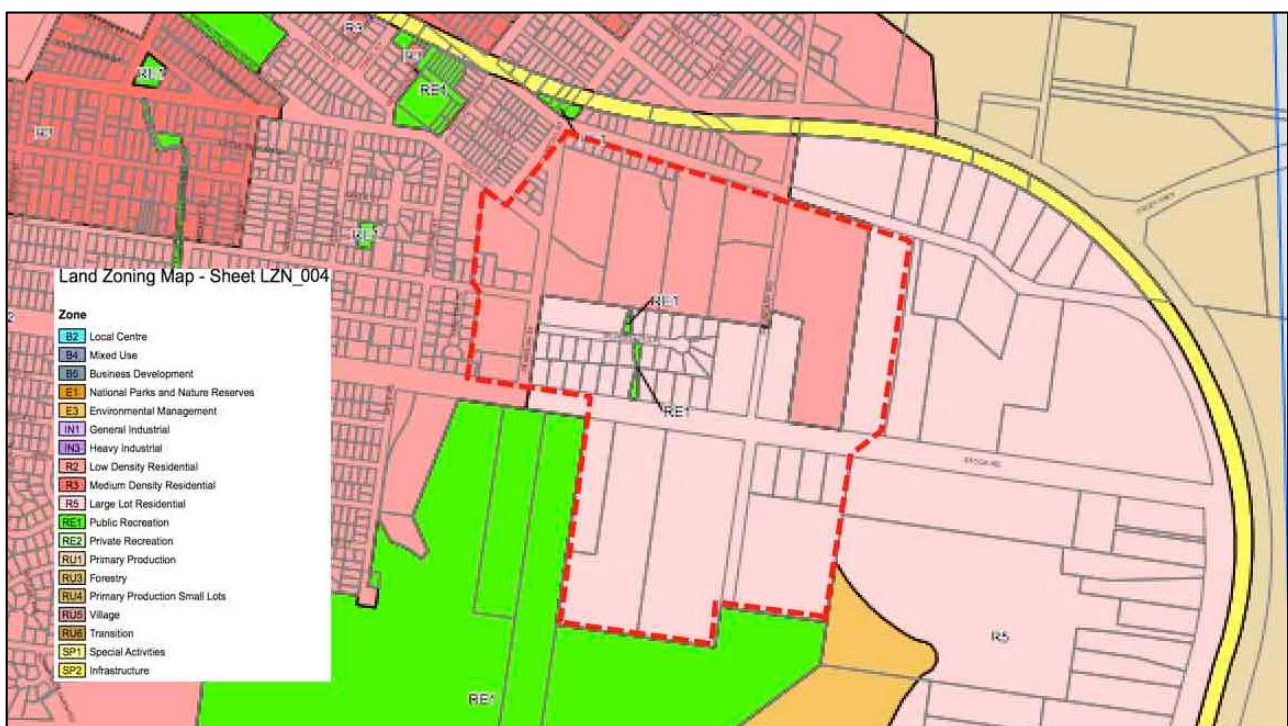


Figure 54 East Gunnedah Masterplan LEP Zoning

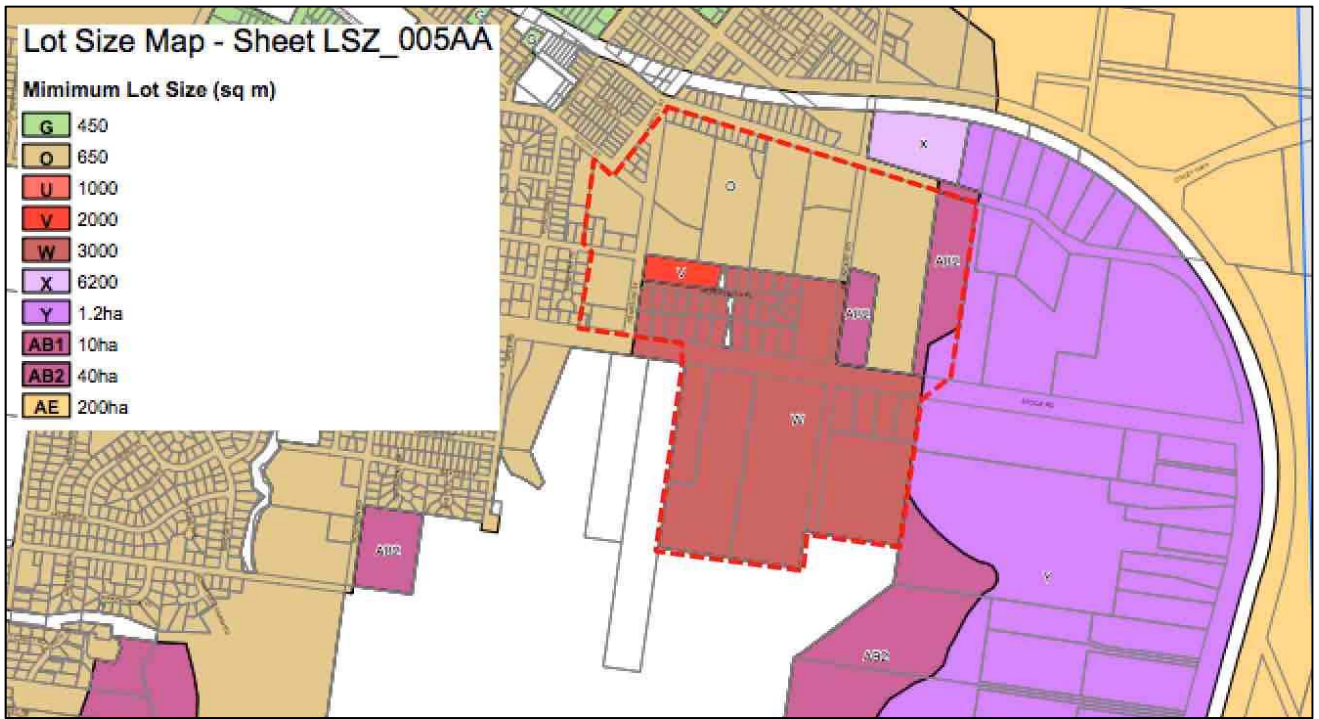


Figure 55 East Gunnedah LEP Minimum Lot Size Map

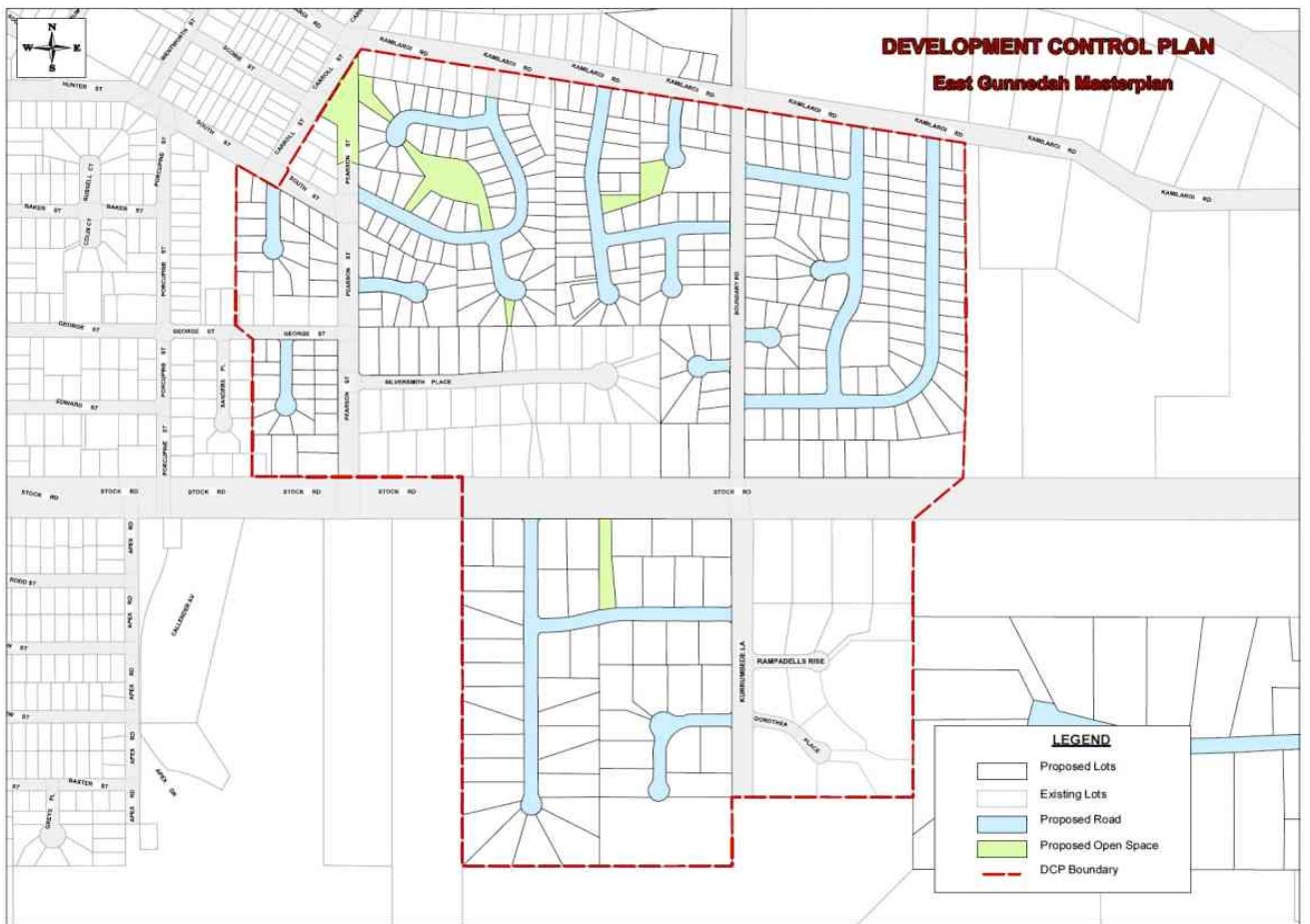


Figure 56 East Gunnedah DCP Masterplan



Figure 57 East Gunnedah Masterplan Context and Aerial



Figure 58 Oak Tree Developments Development Proposals

Residual lot availability assessment

Analysis to date has highlighted that the East Gunnedah Masterplan site, whilst subject to recent amendments due to varying development approvals (for example the Oak Tree Seniors Development shown above) aerial photography as shown above and assessment of Councils approvals data demonstrates the following current status of land take up as per the current DCP Masterplan:

Masterplan Area Development Analysis	Developed Lots	Lots Undeveloped	% Undeveloped
East Gunnedah Masterplan Undeveloped Lots (419 total)	67	352	84%

Accordingly this existing Masterplan Area is still more than 85% undeveloped representing a key future development area within the existing Gunnedah Urban area. Development of the Oak tree Seniors Living complex will absorb 2.0751ha.

8.5.2 South Gunnedah Masterplan: Mornington Heights

This area zoned R2 Low Density Residential is located on the south western fringe of the Gunnedah urban area and the majority of the Masterplan area is locally known as Mornington Heights, the developer being the Daracon Group. Established residential fronts onto Lincoln Road on the northern boundary of the Masterplan area, with a Department of Education owned site on the northwestern corner reserved for future educational purposes. The Mornington Heights development area is accessed from Wandobah Road on its western boundary. The overall subdivision layout was approved in 2006 and contains a total of 314 lots. Currently the development is up to Stage 5 and over 200 lots are yet to be constructed in the eastern and southern extents of the Masterplan area as shown in the aerial photo below.

LEP Land Zoning Plan:

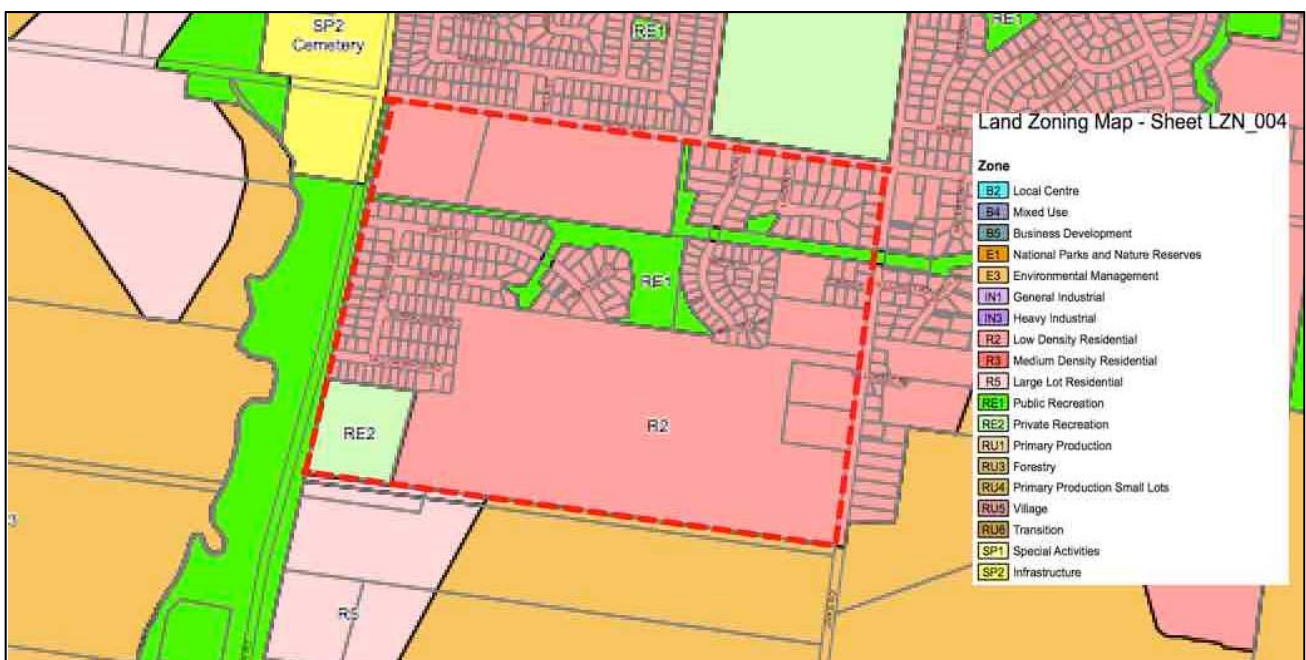


Figure 59 South Gunnedah LEP 2012 Zoning Plan

LEP Zoning with Approved Subdivision Layouts and Contours



Figure 60 South Gunnedah Masterplan Approved Subdivision Layout and Contours

Gunnedah Shire Development Control Plan South Gunnedah Masterplan



Figure 61 South Gunnedah DCP Masterplan

South Gunnedah Masterplan Area Site Context Aerial (Source: Google Maps)



Figure 62 South Gunnedah Masterplan Context and Aerial

Residual lot availability assessment

Analysis to date has highlighted that whilst the whole of the South Gunnedah Masterplan site has subdivision approval aerial photography and assessment of Councils approvals data demonstrates the following:

Masterplan Area Development Analysis	Developed Lots	Lots Undeveloped	% Undeveloped
South Gunnedah Masterplan: Morrington Heights Estate and adjoining lands 314 Total Lots	114	200	63.9%

Accordingly this existing R2 Residential Zone Masterplan Area is still more than 60% undeveloped representing a key future development area within the existing Gunnedah Urban area. Whilst lot take up via phased land release by Daracon has been rapid, this area can still accommodate additional population of at least 420 persons (average occupancy of 2.1 persons per lot).

8.5.3 East Lincoln Street Masterplan: Sunny Side Development

This residential area is entirely zoned R2 Low Density and is located on the south fringe of the Gunnedah urban area and straddles Lincoln Road. The majority of the Masterplan area is made up of a development locally known as Sunnyside Farm, developed by the Gallen Family. Established residential areas border the Masterplan area to the north, northeast and northwest. The site borders Porcupine Hill Reserve to the east and the southern section of the Masterplan area (Sunnyside Farm Development) extends up the valley towards the elevated reaches of the Bindea Hills (zoned E3 Environmental Management) with Ashford’s watercourse bounding the northwestern boundary as RE1 Public Recreation Reserve Zone. A water supply reservoir is located to the west of the Masterplan area accessed from Hillcrest Road. The first stage subdivision approval for the Gallon Sunnyside Development was given in 2005 and contains a total of 90 lots, whilst the entire East Lincoln Street Masterplan area contains 222 lots.

LEP Land Zoning Plan:

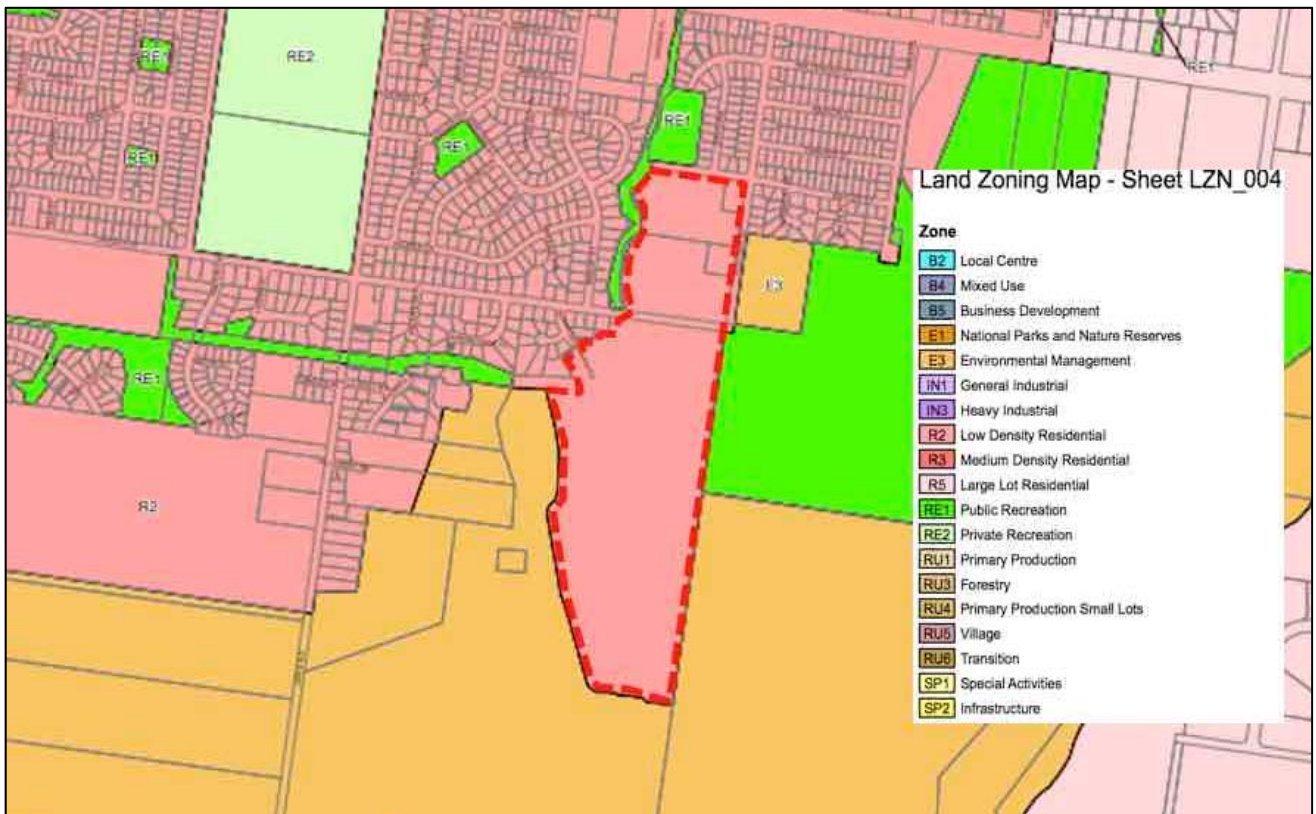


Figure 63 East Lincoln Street Masterplan LEP 2012 Zoning Plan

LEP Zoning with Approved Subdivision Layouts and Contours

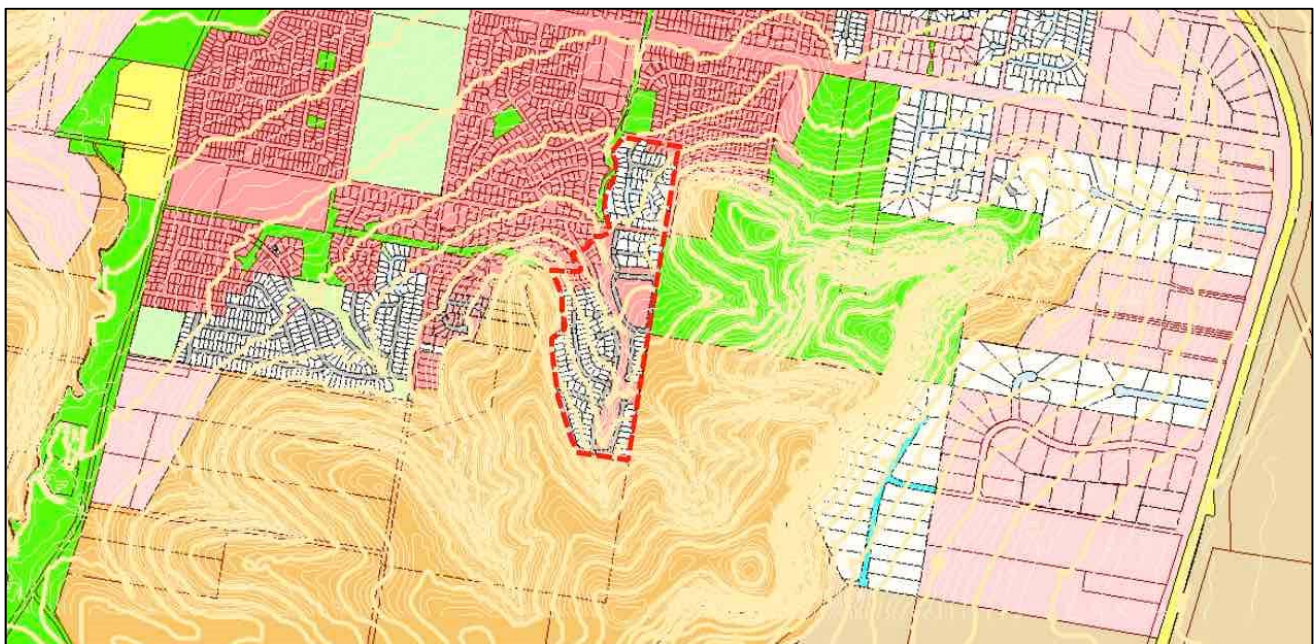


Figure 64 East Lincoln Street Masterplan Approved Subdivision Layout and Contours

East Lincoln Street Site Context Aerial and DCP Masterplan Area



Figure 65 East Lincoln Street Masterplan Aerial Context

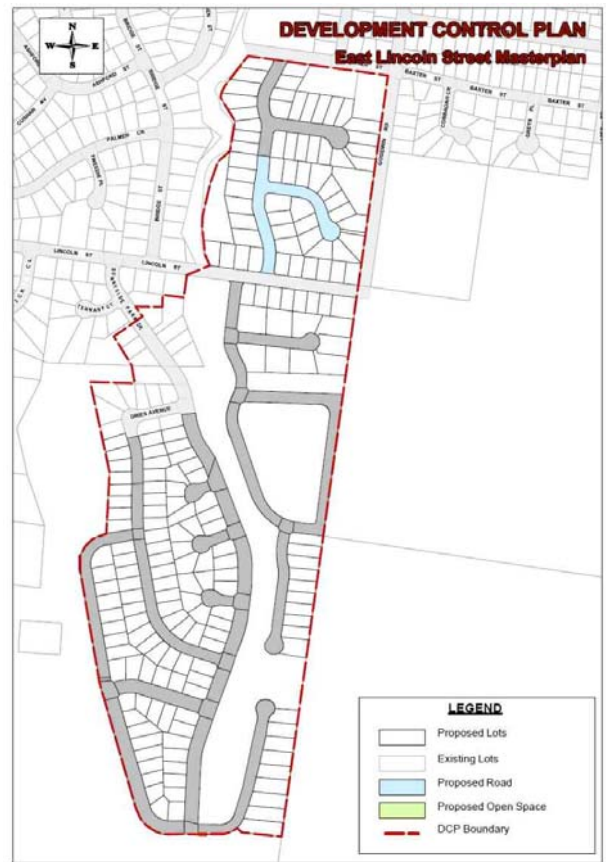


Figure 66 East Lincoln Street DCP Masterplan

Residual lot availability assessment

Analysis to date has highlighted that whilst the whole of the East Lincoln Street Masterplan Area has subdivision approval aerial photography as shown above and assessment of Councils approvals data demonstrates the following:

Masterplan Area Development Analysis	Developed Lots	Lots Undeveloped	% Undeveloped
East Lincoln Street: Sunnyside Farm Development and adjoining lands 222 Total Lots	10	212	95%

Accordingly this existing R2 Residential Zone Masterplan Area is still 95% undeveloped representing a key future development area within the existing Gunnedah Urban area. It is projected that this Development Area of Gunnedah can accommodate additional population of 445 persons (average occupancy of 2.1 persons per lot).

8.5.4 Kamilaroi Rural Residential Rural Residential Masterplan

This rural residential area is located on the south eastern edge of the Gunnedah urban area and is accessed via Kamilaroi Road, separated from the Kamilaroi Highway by the railway line. The Masterplan contains separate rural residential subdivision areas with the largest development locally known as the Emerge Subdivision of 11 rural residential lots, Eveleigh Road. The Masterplan sits on the eastern slopes of the Bindea Hill range having views out towards the alluvial lowlands towards the nearby village of Carroll. The majority of the Masterplan area is zoned R5 Large Lot Residential with a minimum lot size of 1.2ha (12,000sqm metres). This area is not serviced by sewer mains and all lots are on individual waste water treatment systems or septic tank. Town water supply is available. Emerge Developments (developers of the subdivision Eveleigh Road) have recently obtained approval to partially rezone lands to the south west of the Masterplan boundary to entirely R5, minimum lot size 1.2ha, amending the adjoining E2 Environmental Management Zone boundary (see figure 20).

LEP Land Zoning Plan and Approved Subdivision Layouts / Contours Plan:

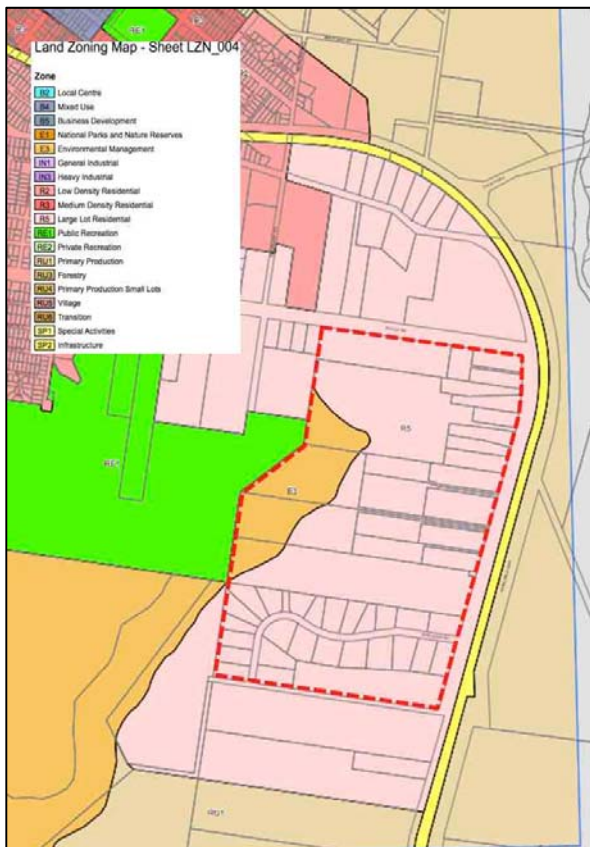


Figure 67 Kamilaroi Rural Residential Masterplan LEP 2012

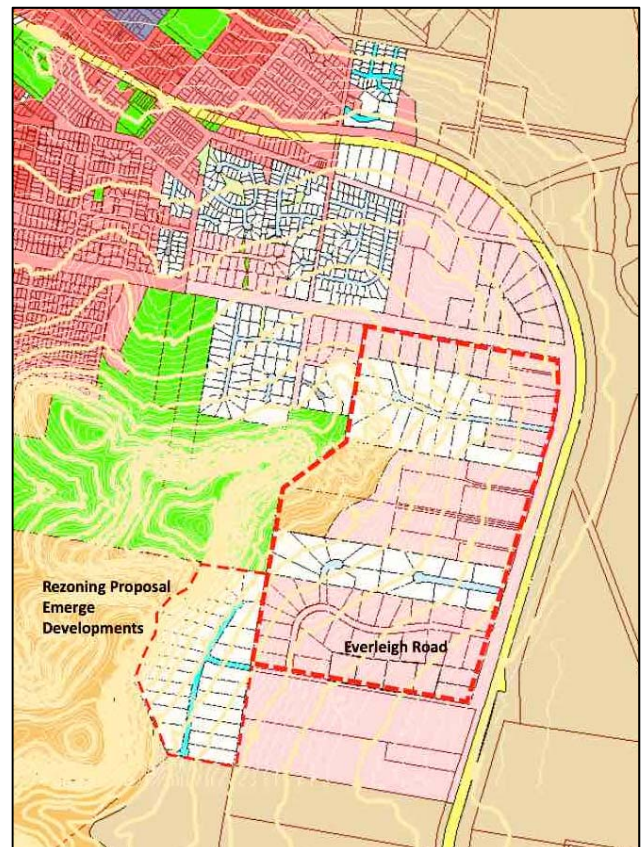


Figure 68 Kamilaroi Rural Res Subdivisions and Contours

Kamilaroi Rural Residential Site Context Aerial and DCP Masterplan Area



Figure 69 Kamilaroi Rural Res Aerial Context

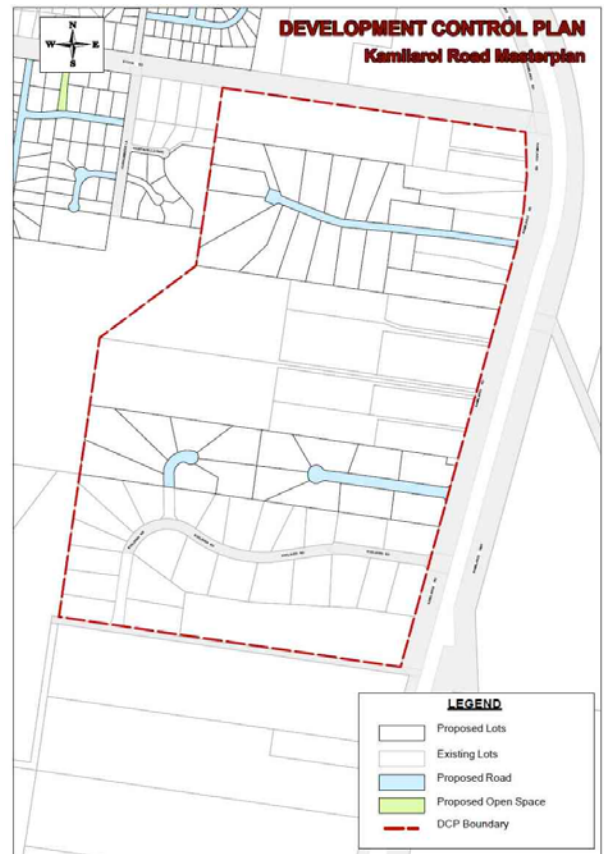


Figure 70 Kamilaroi Rural Res DCP Masterplan

Residual lot availability assessment

Analysis to date has highlighted that whilst the whole of the East Lincoln Street Masterplan Area has subdivision approval aerial photography as shown above and assessment of Councils approvals data demonstrates the following:

Masterplan Area Development Analysis	Developed Lots	Lots Undeveloped	% Undeveloped
Kamilaroi Rural Residential Eveleigh Road and adjoining lands Lots:	35	37	51%
72 Total			

Accordingly this existing R5 Large Lot Residential Zone Masterplan Area is only 51% undeveloped representing a continuing growth area accommodating larger rural lifestyle development opportunities on the urban fringe of Gunnedah. Notwithstanding further future subdivision potentially to occur under the Emerge Developments rezoning proposal it is projected that this Rural Residential Development Area of Gunnedah can accommodate, as a minimum an additional population of 78 persons (average occupancy of 2.1 persons per lot).

8.5.5 Overall Masterplan Area Residential Lot Availability Appraisal and Projected Take Up

The analysis of the DCP Masterplan areas has highlighted that whilst the majority of these areas have subdivision approvals, up to 80% of the residential lot capacity remains undeveloped as shown in the table below.

The largest take up areas are within the South Gunnedah Masterplan area within the greater Mornington Heights Development being 64% developed and the Rural Residential Area on the Kamilaroi Road has high development rates also.

The largest future development areas exist within firstly the East Lincoln Street Masterplan area, being the Gallen Sunnyside Development having over 212 out of 222 approved still undeveloped. The East Gunnedah Masterplan area is also significantly under developed, although the commencement of the Oak Tree Seniors Living Development will see a major part of the Masterplan absorbed for group housing.

Masterplan Area Preliminary Development Analysis	Developed Lots	Lots Undeveloped	% Undeveloped
East Gunnedah Masterplan Undeveloped Lots (419 total)	67	352	85%
South Gunnedah Masterplan: Mornington Heights Estate (314 total)	114	200	64%
East Lincoln Street Masterplan: Sunny Side Development (222 total)	10	212	95%
Kamilaroi Rural Residential Rural Residential Masterplan (72 lots)	35	37	51%
TOTAL:		801 LOTS available	
Average 81% undeveloped (excluding Kamilaroi RR Area)			
<i>Planning NSW 2031 Population projections (see section below):</i>			
<i>900 persons or 429 households (2.1 occupancy) required</i>		<i>Almost double the required lots are already zoned and subject to approvals available for Planning NSW projected demand up to 2031 (See alternative projections).</i>	

Accordingly preliminary estimates conclude that with the Planning NSW projected population growth figures indicating a total forecasted increase in persons of 900 up to the year 2031, or 429 new households required, it can be concluded that **the existing Masterplan areas can cater well in excess of the projected demand for new housing with 801 lots remaining.**

However the alternative population projections provided in section 8.3.1 above demonstrates that land supply may be exhausted by approximately 2025 and there may be mandate in rezoning additional lands for residential to provide for future demand. These notional rezoning areas are set out in greater detail in section 9 below and illustrated alongside the existing masterplan areas on the Structure Plan in Section 10.

8.6 Residual Residential Zoned Lands and Stage 3 & 4 (Environmental Report 1981) Appraisal

This section outlines all other areas of R5 Low Density and R2 Large Lot Residential zones that fall outside the four key Residential Masterplan areas outlined above, but represent land areas that contribute towards providing residential lots for the future growth of Gunnedah within its urban limits. These areas are shown against the 1981 Residential Phasing Stages showing that the majority of Stage 1 and 2 are now fully subject to subdivision approvals (whilst only 20% developed – see sections above).

Accordingly, it is appropriate to evaluate lands identified in the 1981 Environmental Report as Stages 3 and 4 in terms of their current zoning status and potential to contribute to the urban growth and consolidation of the Gunnedah urban area. Areas identified as suitable for Rural Residential Development in the 1981 Report are also referenced in relation to the greater urban context of Gunnedah.

The table below should be read in conjunction with Figure 71 referencing each Residential Stage (no's 1-4) and the known development approvals or associated commentary on existing approvals or future development potential. Accordingly the following sections make recommendations for future development where appropriate, with justification provided in the sections indicated.

Area Ref:	1981 Phasing Stage:	Site Location:	Development Commentary
A	1 & 2	Kamilaroi Road, Stock Road, Pearson Street, Bindea Place	Area is contained within the East Gunnedah Masterplan area (see section 8.6.1 above for full appraisal)
B	1	Wandobah Road, Lincoln Street, Mornington Heights Subdivision (Wattle Street, Boronia Ave, Tallowood Drive, Kurrajong Road)	Area is contained within the South Masterplan area (see section 8.6.1 above for full appraisal)
C	1	Lincoln Street, Sunny Side Farm Road	Area is contained within the East Lincoln Street Masterplan area (see section 8.6.3 above for full appraisal)
D	1	Maitland Street, Boundary Road	See Recommendations under section 9.3 below.
E	1	Hillcrest Road	This R5 Low Density Residential Zone area has been subject to recent subdivision approvals for up to an additional 20 lots within the remaining zoned area.
F	2	194-196, 198-204 Wandobah Road	See Recommendations under section 9.4 below.
G	2	Warranuna Industrial Estate, Oxley Highway	Mostly zoned IN2 General Industrial under LEP 2012. Refer to the Volume 3: Industrial Development Strategy Section 6.1
H	3	Wandobah Road, Howes Road, McCalls Road	See Recommendations under section 9.2 below.
I	N/A	Kamilaroi Road, Stock Road	These R5 Large Lot Residential Sites have been subdivided mostly to the minimum lot size 1.2ha overtime. Focal sites visually prominent on entry to town from east. Outside Sewerage Service Area with some remaining holdings.
J	N/A	Kamilaroi Road, Stock Road	These R5 Large Lot Residential Sites have been subdivided mostly to the minimum lot size 1.2ha overtime. Outside Sewerage Service Area. Recommendation: Retain Status Quo
K	N/A	McCalls Road, Hunts Road	Mostly zoned RU4 Primary Production Small Lots, lots fronting onto McCalls Road zoned R5, all minimum lot size 10ha (AB1). Recommendation: Retain Status Quo until all other development areas (D, F and H) are exhausted and reevaluate based on infrastructural servicing facilitation.
L	4	Bound by Oxley Highway, Hunts Road, Black Jack Road, McCalls Road	This area contains a combination of RU4 Primary Production Small Lots Zone and R5 Large Lot Residential, all minimum lot size 10ha (AB1). Recommendation: Retain Status Quo until all other development areas (D, F and H) are exhausted and reevaluate based on infrastructural servicing facilitation.
M	4	Bound by Hunts Road, Black Jack	This area contains a combination of RU4 Primary Production Small

		Road, Bushs Lane	Lots Zone and R5 Large Lot Residential, all minimum lot size 10ha (AB1). Recommendation: Retain Status Quo until all other development areas (D, F and H) are exhausted and reevaluate based on infrastructural servicing facilitation.
N	Rural Res	Bound Bushs Lane, Wandobah Road, contains Kerry Elizabeth Drive, Galway Avenue and Carlyon Avenue.	This area is zoned R5 Large Lot Residential 1.2ha minimum, fully developed. Recommendation: Retain Status Quo.
O	Rural Res	Bound Bushs Lane, Wandobah Road, Black Jack Forest Road. Contains Booloocoaroo Road, Denora Avenue, Evans Road and Harrie Rowland Place	This area is zoned R5 Large Lot Residential 1.2ha minimum, fully developed. Recommendation: Retain Status Quo.
P	Rural Res	Kamilaroi Road. Contains Eveleigh Road.	The northern section of this area contains the Kamilaroi Rural Residential Masterplan area (see section 8.6.4 above for full appraisal). The remaining five lots to the south are zoned RU1 Primary Production, minimum lot size 200ha. Recommendation: Retain Status Quo.
Q	N/A	648 Wandobah Road	Area is zoned RU4 Primary Production with a minimum lot size of 10ha where a recent subdivision approval has created 11 lots. Recommendation: Retain Status Quo.

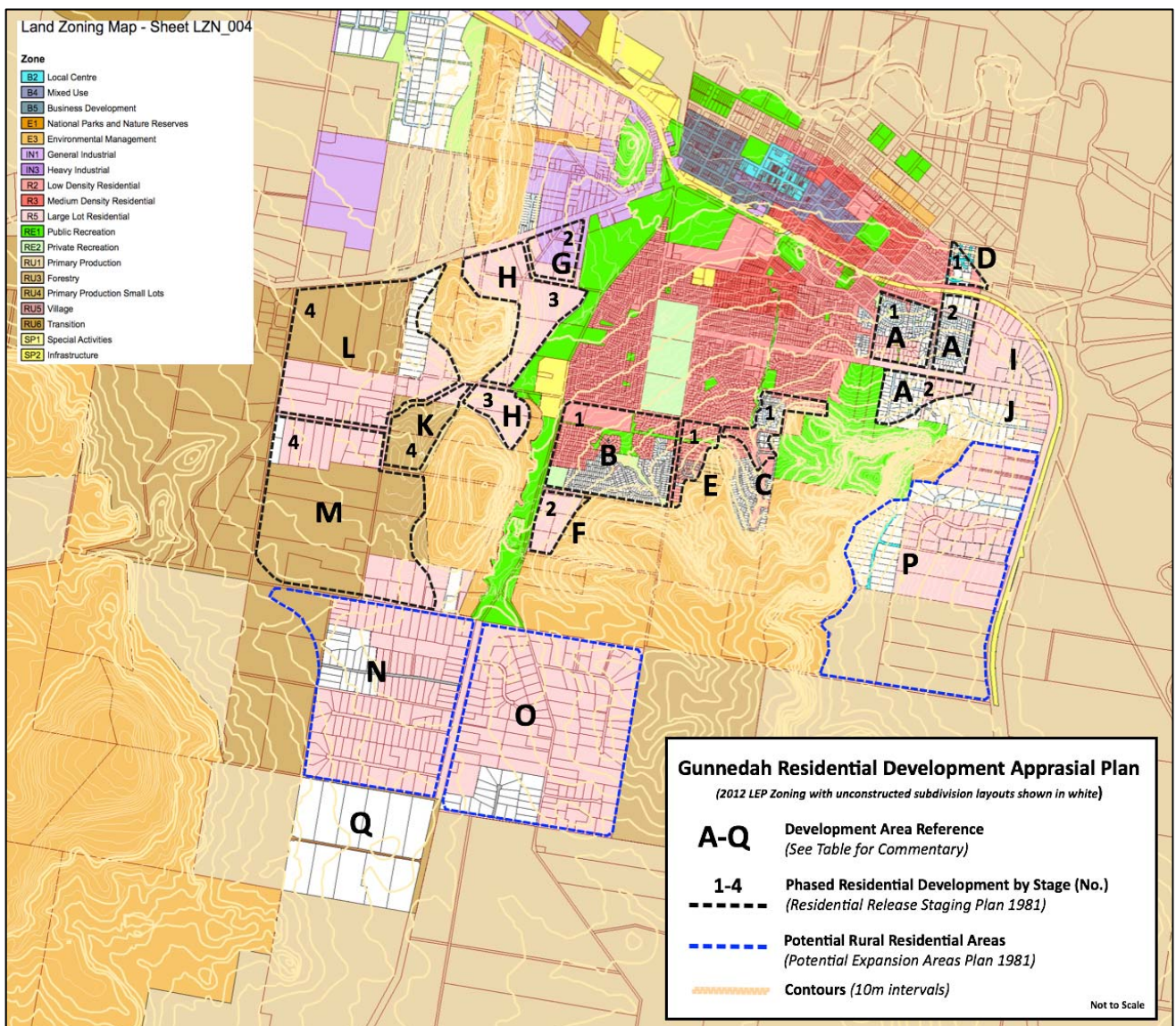


Figure 71 Overall Residential Zoning Appraisals and Phasing Plan

9. Future Residential Zoning Land Analysis & Recommendations

9.1 Rationale for Additional Future Residential

Whilst the Residential Masterplan Analysis undertaken in section 8.6 above concluded that the existing Masterplan areas can cater well in excess of the Department of Planning and Environment projected demand for new housing, the alternative population projections provided in section 8.3.1 suggest that land supply may be exhausted by approximately 2025. On that basis there is strategic merit in commencing a process to rezone additional lands for residential to provide for future demand in the short term.

In releasing additional land for residential purposes by rezoning land areas to R2 Low Density Residential provision is made for additional subdivision opportunities to retain competition in the market and retain property prices at affordable levels. Identification of additional areas for residential land release must be based on principles of sustainability including:

- Proximity to existing residential development areas;
- Potential environmental constraints and opportunities including topography, ecological communities / flora or fauna, watercourses or drainage issues requiring impact assessment and mitigation;
- Ability to be integrated with the existing urban area with infrastructure extension, overcoming impediments.

Therefore three key development areas have been identified as being suitable for rezoning to R2 Low Density Residential to meet projected demand of residential growth up to 2035 and beyond. These sites are set out in the sections below.

9.2 Howes Road / Wandobah Road North – R5 to R2

9.2.1 Site Location and Planning Context

The subject site is located to the south of the Warranuna Industrial Estate and is bordered by Howes Road (unformed) to the north, Wandobah Reserve to the east, straddles McCalls Road (unformed) to the south and an elevated rocky outcrop under E2 Environmental Management Zoning to the west.

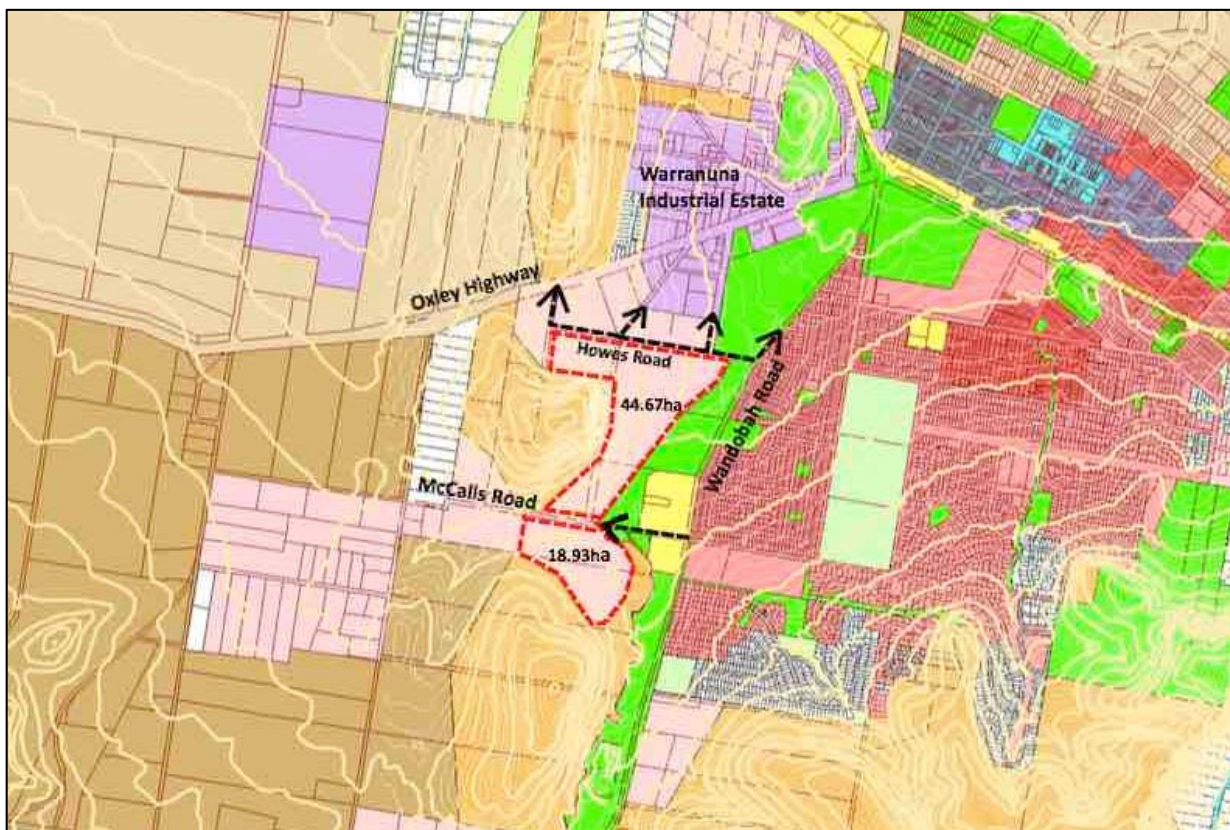


Figure 72 Howes / Wandobah Road Site LEP (2012) Zoning and Site Context

The site is currently zoned R5 Large Lot Residential with a minimum lot size of 40ha (AB2). E3 Environmental Management Zone bounds the site to the west given the presence of the two steep rocky outcrops and vegetated knolls (see Volume 1: Contextual Profile section 2.1.8).

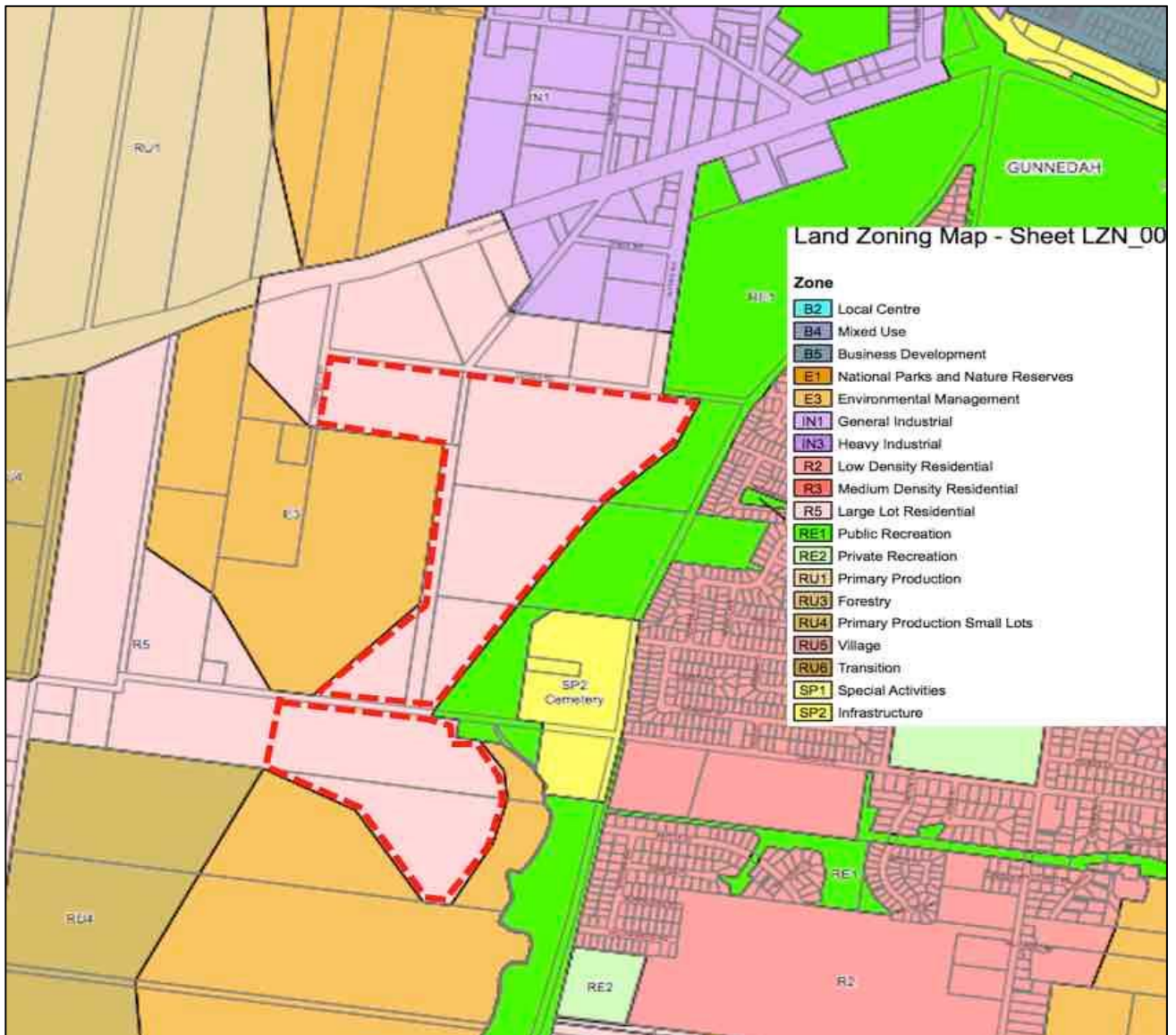


Figure 73 Howes / Wandobah Road North Site LEP 2012 Zoning

These key landscape features also act as secondary (Class B) Koala Habitat within the 46% high activity contour (see Volume 1: Contextual Profile section 2.1.5)

The area was identified in 1981 Environmental Report Residential Release as suitable for Residential Development within Phasing Area 3 as shown in the figure below.

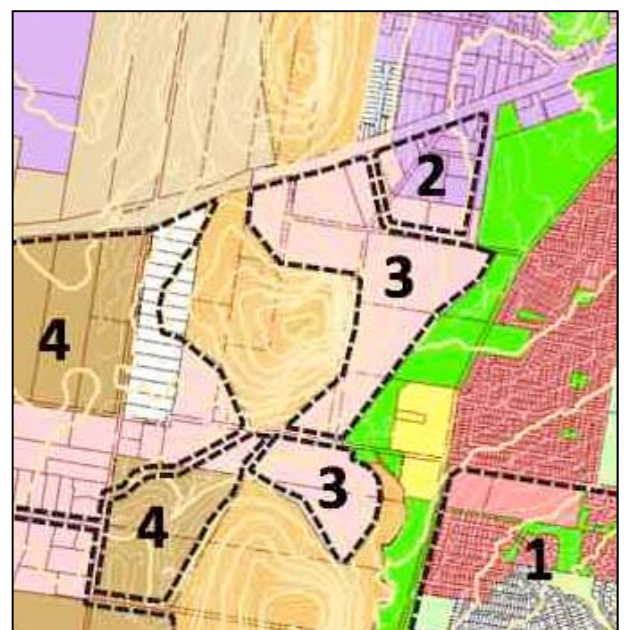


Figure 74 Howes / Wandobah Road 1981 Residential Release Phasing

The site is within close proximity to major road networks and existing residential R5 Zoned areas and represents a logical extension to the urban area of Gunnedah within existing serviceable limits. The areas recommended to be rezoned and associated development factors are set out in figure 75 below. A planning assessment outlining key constraints, development factors and a sustainability assessment are set out in the table below.



Figure 75 Howes / Wandobah Road North Site Aerial and Development Factors

9.2.2 Planning Assessment and Sustainability Assessment Criteria

Site Location, Legal Description and Site Size:	<i>West of Wandobah Road; straddles unformed McCalls Road. Bound to north by Howes Road and Campbell Road accessed from the Oxley Highway, Bennett Road and Alford Road. Lot 221 DP755503 (whole lot), Lot 78 DP755503 (partial), Lot 77 DP755503 (partial), Lot 2 DP542293 (partial), Lot 444 DP755503 (partial), Lot 202 DP755503 (partial), Lot 316 DP755503 (partial). Total Site size: 63.6ha (44.67ha north of McCalls Road, 18.93ha south of McCalls Road.</i>	
Background:	<i>Identified as Stage 3 Release within the (1981) Local Environmental Report. Timely to consider rezoning as all other Stage 1 & 2 lands have approvals.</i>	
Existing Zoning and Use	<i>Both Northern 44,67ha parcel and Southern 18.93ha parcel currently zoned R2 Large Lot Residential, Minimum Lot Size Zone AB2 40ha. Currently in grazing land containing three dwellings.</i>	
Proximity to existing residential development areas	<i>Within close proximity to Town Centre, immediate proximity to established Residential Development to the east adjoining Wandobah Road.</i>	
Potential environmental constraints and opportunities including topography, ecological communities / flora or fauna, watercourses or drainage issues requiring impact assessment and mitigation;	<ul style="list-style-type: none"> • <i>Adjoins rocky outcrops to the west zoned E3 Environmental Management being due to slopes in excess of 20 and visual landscape significance (see Volume 1: Contextual Profile section 2.1.8).</i> • <i>Adjoins secondary (Class B) Koala Habitat within the 46% high activity contour (see Volume 1: Contextual Profile section 2.1.5)</i> • <i>Site adjoins a Bushfire Risk Area correlating with the native vegetation area to west of site.</i> 	
Ability to be integrated with the existing urban area with infrastructure extension, overcoming impediments.	<ul style="list-style-type: none"> • <i>Located within the Serviceable area for Mains Sewage and Water.</i> 	
<p>Sustainability assessment: A scoring of the relative ability or effectiveness of potential release areas to contribute to a sustainable future. A ranking is provided as to whether each are will likely make a low medium or high value contribution toward sustainability.</p> <p>The criteria in summary is on the following themes:</p>	<ul style="list-style-type: none"> • <i>Infrastructure capacity: High (able to be serviced).</i> • <i>Market requirements: Medium (providing a range of land development options in Gunnedah creates better locational choice and affordability)</i> • <i>Social benefits: HIGH – within immediate proximity to local schools, community and recreational facilities.</i> • <i>Economic value-adding: Medium (providing a range of land development options in Gunnedah creates better locational choice and affordability)</i> • <i>Governance: Development Contributions from subdivision approvals will allow for effective and focused building of essential local infrastructure including Black Jack Creek Flood Mitigation works and construction of Howes Road, McCalls Road and Campbell Road.</i> <p>Overall, the site is considered to represent a medium to high sustainability outcome subject to adherence to clear environmental management guidelines to mitigate any impact on environmental constraints highlighted above.</p>	

9.2.3 Specific Constraints to Development and Recommendations

Black Jack Creek

The Infrastructural Services Department have indicated that any road construction from Wandobah Road to Howes Road will be required to facilitate a crossing of Black Jack Creek, which must also have regard for proposed Flood Mitigation works. The Blackjack Creek Flood Mitigation Project consists of Riparian Channel & Corridor Reconstruction with an estimated cost of \$3.3 million. A Flood Mitigation Grant of \$2.8 million has been received and completion is due mid 2016.

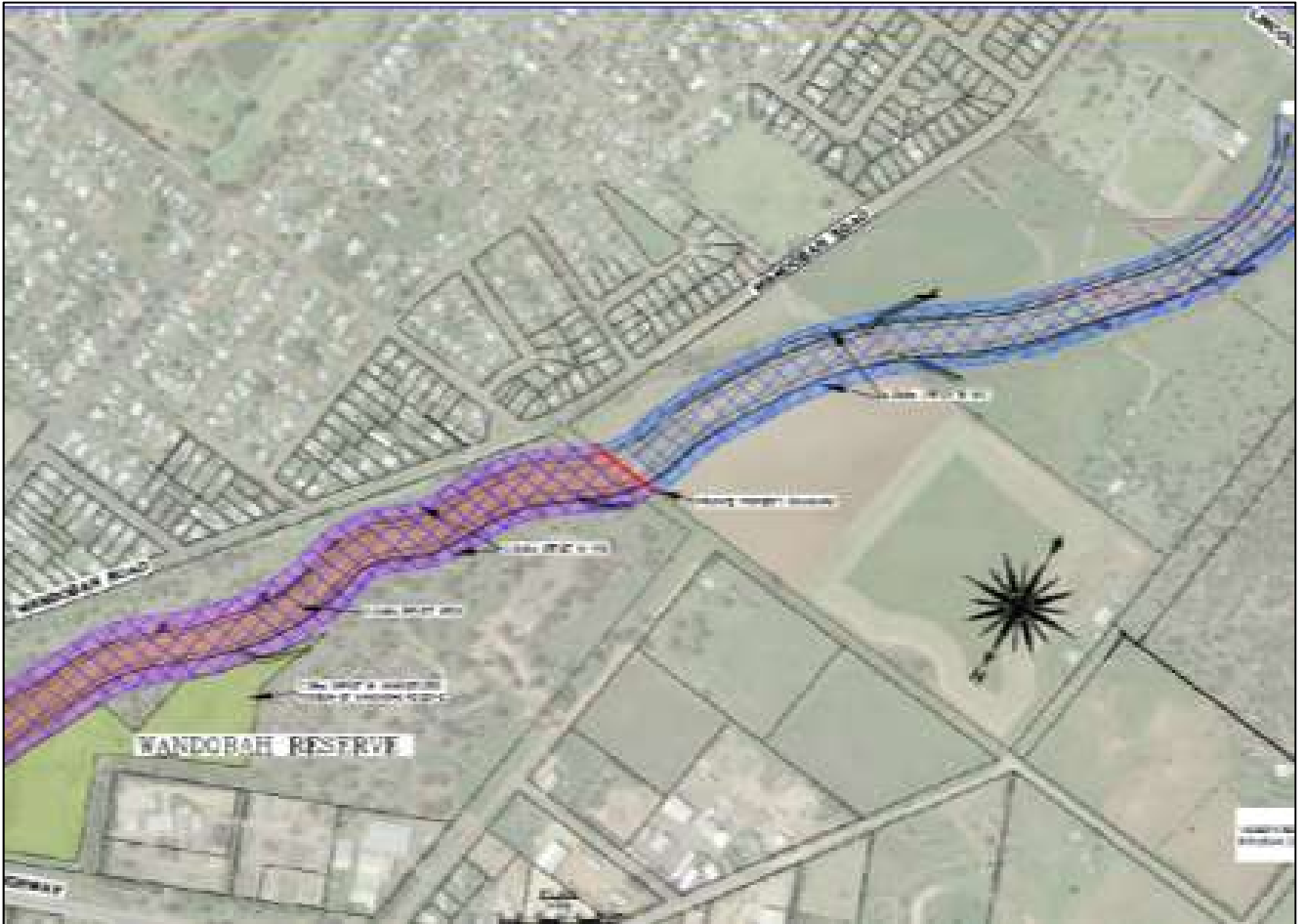


Figure 76 Black Jack Creek Flood Mitigation Project Plan

Infrastructural Limitations

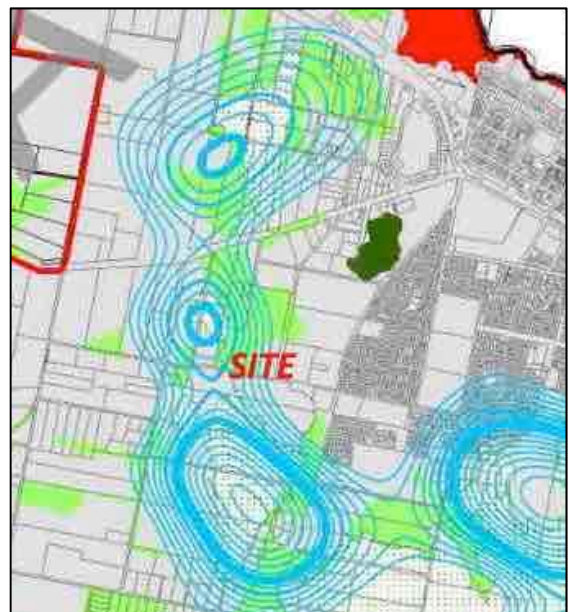
The northern 44.6ha site area is within the serviceable area for sewerage for Gunnedah and the southern 18.9ha directly adjoins the servicing area. Land topography appears favourable to gravity fed sewer main through extension.

Koala Habitat

The adjoining plan is an excerpt from the 2013 Gunnedah Koala Plan of Management (CKPoM) showing the site adjoins a secondary (Class B) Koala Habitat within the 46% high activity contour (see Volume 1: Contextual Profile section 2.1.5). Management Plans shall be submitted with any Development Applications to ensure potential impacts on the adjoining vegetated outcrop areas and koala habitat are avoided.

Recommendations:

1. Rezone the above 63.57ha from R5 Large Lot Residential to R2 Low Density Residential, minimum lot size 650sqm.
2. Prepare a s.94 Contributions Plan for the release area to fund the construction of McCalls Road from Wandobah Road across Black Jack Creek to the eastern sections of the urban release areas, and the construction of the intersections on the Oxley Hwy with Campbell and Bennett Roads. Subdivision of the land will provide all other roads including McCalls, Howes and Campbell Roads.



9.3 Maitland Street Residential Area – RU1 to R2

9.3.1 Site Location and Planning Context

This site has already been discussed in association with Gateway Site 1: 1 Boundary Road, section 4.2.1 of Volume 2: Commercial Activation and Opportunities Strategy. This section should be read in conjunction with that assessment.

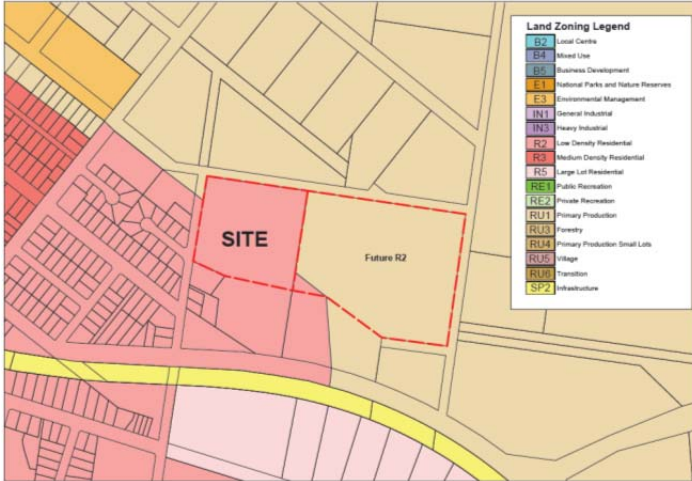


Figure 77 Maitland Street LEP Zoning



Figure 78 Maitland Street Site LEP (2012) Zoning and 1981 Residential Release Phasing

The site is located on the eastern entry point to Gunnedah on the Curlew Road B56 (Oxley Highway). The site is bound to the west by Boundary Road, north by Maitland Street and the rail line sits opposite the site to the south of Curlew Road. The subject land is currently zoned R2 Low Density Residential, with a minimum lot size of 650m². The site adjoins land zoned RU1 Primary Production and R2 Low Density Residential. The site is currently vacant.

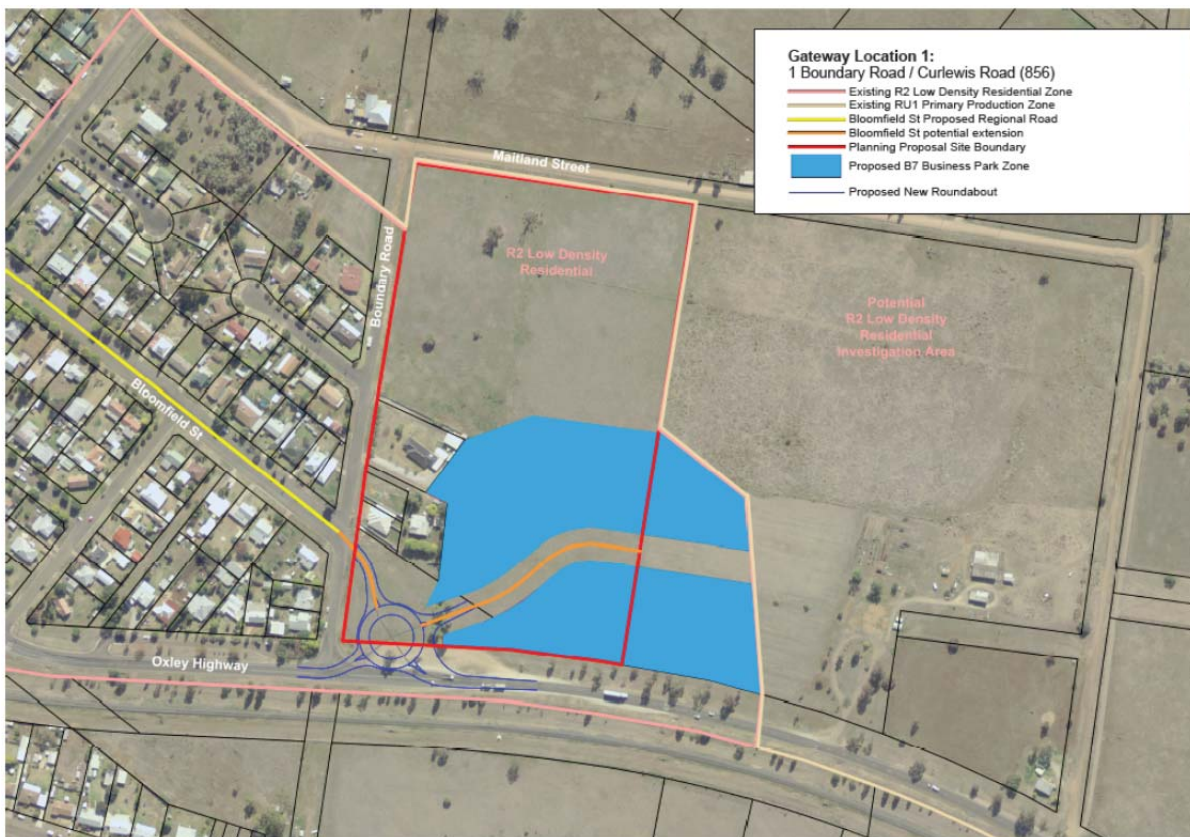


Figure 79 Maitland Street Aerial Context

9.3.2 Planning Assessment and Sustainability Assessment Criteria

Site Location, Legal Description and Site Size:	1 Boundary Road, bordering Maitland Street to the north, Lots 1 & 5 DP828373 4.814ha	
Background:	Identified as Stage 1 Release within the (1981) Local Environmental Report therefore rezoning and development of the site is overdue as all other Stage 1 & 2 lands have approvals.	
Existing Zoning and Use	Currently zoned R2 Low Density Residential, with a minimum lot size 650m2. The site adjoins land zoned RU1 Primary Production and R2 Low Density Residential. The site is currently vacant.	
Proximity to existing residential development areas	Within close proximity to Town Centre adjoining a key eastern gateway location, immediate proximity to established Residential Development.	
Potential environmental constraints and opportunities including topography, ecological communities / flora or fauna, watercourses or drainage issues requiring impact assessment and mitigation;	<ul style="list-style-type: none"> • 1 in 100 Year Flood Risk bounds the site along Maitland Street as shown in image below. • Primary Koala habitat does not affect the site but is located directly to the north as shown in image below. • No other major environmental constraints, vacant grazing land with no significant vegetation or landscape features, 	
Ability to be integrated with the existing urban area with infrastructure extension, overcoming impediments.	<ul style="list-style-type: none"> • Entire site within the Serviceable area for Mains Sewage and Water. • Avoidance of areas of flood risk adjoining site on opposite side of Maitland Street and appropriate stormwater management. 	
<p>Sustainability assessment: A scoring of the relative ability or effectiveness of potential release areas to contribute to a sustainable future. A ranking is provided as to whether each are will likely make a low medium or high value contribution toward sustainability.</p> <p>The criteria in summary is on the following themes:</p>	<ul style="list-style-type: none"> • Infrastructure capacity: High (able to be serviced). • Market requirements: Medium (providing a range of land development options in Gunnedah creates better locational choice and affordability) • Social benefits: HIGH – within immediate proximity to local schools, community and recreational facilities. • Economic value-adding: Medium (providing a range of land development options in Gunnedah creates better locational choice and affordability) • Governance: Development Contributions from subdivision approvals will allow for effective and focused building of essential local infrastructure including construction of connector road as proposed under commercial proposal. 	<p>Overall, the site is considered to represent a medium to high sustainability outcome subject to adherence to clear environmental management guidelines to mitigate any impact on environmental constraints highlighted above.</p>

9.3.3 Key Constraints to Development and Recommendations

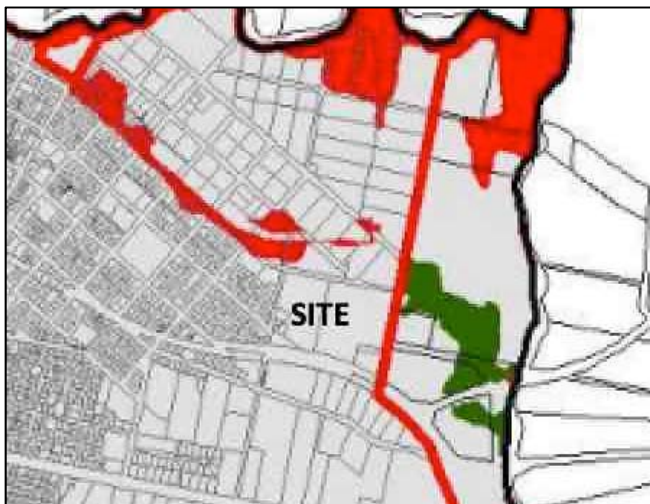


Figure 80 Maitland Street Koala Habitat Areas

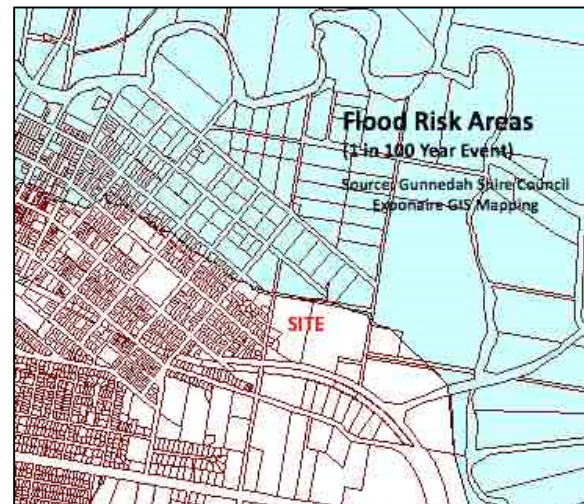


Figure 81 Maitland Street Flood Risk Areas

Recommendation: Refer to recommendations under 4.2.1 of Volume 2: Commercial Activation and Opportunities Strategy.

9.4 South (194-204) Wandobah Road – R5 to R2

9.4.1 Site Location and Planning Context

This 21.21ha site is located on the southern extends of the Gunnedah Urban area along Wandobah Road, directly south of the Rugby Ground and the Mornington Heights (South Gunnedah) Masterplan Area. The site is vacant forming a residual section of greater lots that run up the hillside to the east, being zoned E3 Environmental Management, containing a dwelling site. The site is zoned R5 Large Lot Residential and has a minimum lot size of 40ha. The site was identified as Stage 2 Release within the (1981) Local Environmental Report.



Figure 82 South Wandobah Road Site LEP Zoning

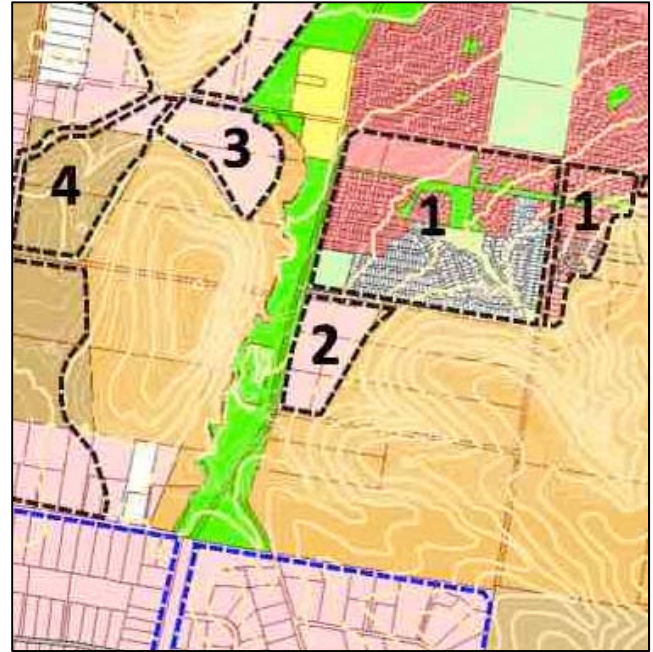


Figure 83 South Wandobah Road LEP (2012) Zoning and 1981 Residential Release Phasing



Figure 84 South Wandobah Road Aerial Context

9.4.2 Planning Assessment and Sustainability Assessment Criteria

Site Description:	194-204 Wandobah Road, Lot 1 DP740218, Lot 2 DP740218, Lot 134 DP755503, Lot 302 DP 755503, Lot 138 DP755503, Lot 289 DP755503.
Background:	<i>Identified as Stage 2 Release within the (1981) Local Environmental Report therefore rezoning and development of the site is timely as all other Stage 1 & 2 lands have approvals.</i>
Existing Zoning and Use	<i>Currently zoned R5 Large Lot Residential, with a minimum lot size of 40ha. The site contains two dwellings, one on Lot 1 DP740218 and the second on Lot 2 DP740218. An additional dwelling is located on the residual section of greater landholding on Lot 302 DP755503 .</i>
Proximity to existing residential development areas	<i>On the urban fringe of Gunnedah to the south, immediate proximity to established Residential Development.</i>
Potential environmental constraints and opportunities including topography, ecological communities / flora or fauna, watercourses or drainage issues requiring impact assessment and mitigation;	<ul style="list-style-type: none"> • Avoidance of impacts on E3 Environmental Management Zone (rocky outcrop and native vegetation area to east of site. • Site adjoins a Bushfire Risk Area correlating with the native vegetation area to east of site. • Primary Koala habitat does not affect the site but is located directly to the north as shown in image below. • No other major environmental constraints, vacant grazing land with no significant vegetation or landscape features,
Ability to be integrated with the existing urban area with infrastructure extension, overcoming impediments.	<ul style="list-style-type: none"> • Entire site within the Serviceable area for Mains Sewage and Water. • Avoidance of areas of flood risk adjoining site on opposite side of Maitland Street and appropriate stormwater management.
<p>Sustainability assessment: A scoring of the relative ability or effectiveness of potential release areas to contribute to a sustainable future. A ranking is provided as to whether each are will likely make a low medium or high value contribution toward sustainability.</p> <p>The criteria in summary is on the following themes:</p>	<ul style="list-style-type: none"> • Infrastructure capacity: High (able to be serviced). • Market requirements: Medium (providing a range of land development options in Gunnedah creates better locational choice and affordability) • Social benefits: HIGH – within immediate proximity to local schools, community and recreational facilities. • Economic value-adding: Medium (providing a range of land development options in Gunnedah creates better locational choice and affordability) • Governance: Development Contributions from subdivision approvals will allow for effective and focused building of essential local infrastructure. <p>Overall, the site is considered to represent a medium to high sustainability outcome subject to adherence to clear environmental management guidelines to mitigate any impact on environmental constraints highlighted above.</p>

9.4.3 Key Constraints to Development and Recommendations



Figure 85 South Wandobah Road Koala Habitat Areas

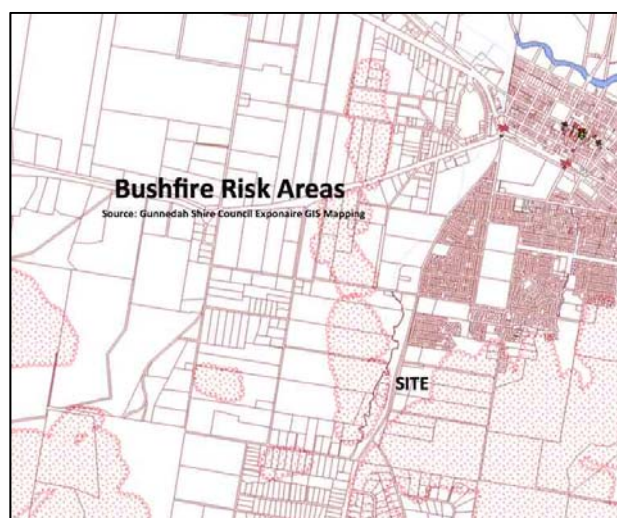
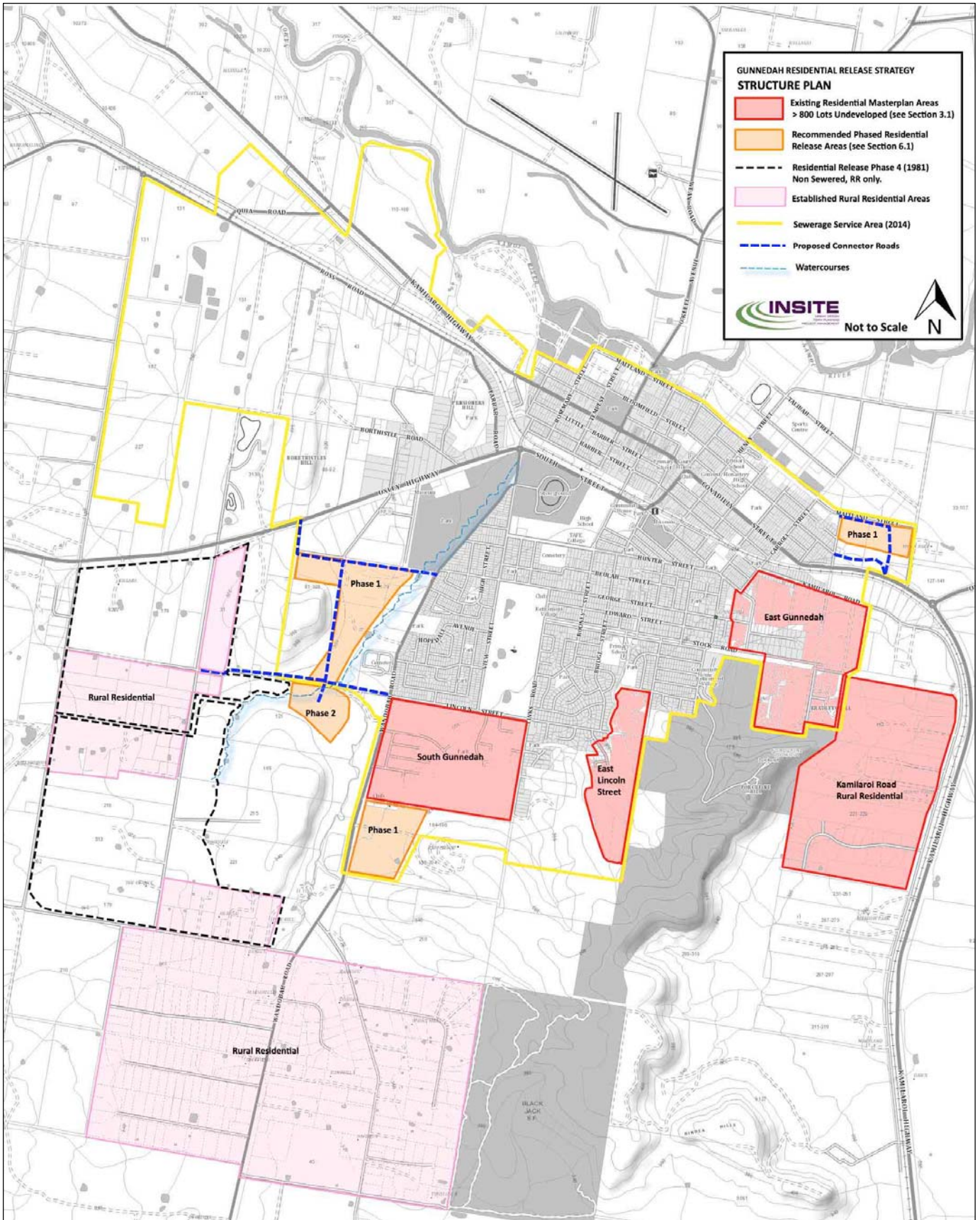


Figure 86 South Wandobah Risk Areas

Recommendation: Rezone Lot 1 DP740218, Lot 134 DP755503, Lot 138 DP7555032 and portions of Lot 2 DP740218, Lot 302 DP 755503 and Lot 289 DP755503 from R5 Large Lot Residential (40ha minimum) to R2 Low Density Residential with a minimum lot size of 650m².

10. Residential Development Structure Plan



11. Conclusions and Recommendations

The Residential Masterplan Analysis undertaken in section 8.6 above concluded that the existing DCP Masterplan areas can cater well in excess of the Planning NSW projected demand for new housing (429 new dwellings required), with 801 lots undeveloped and available for housing.

However the alternative population projections provided in section 8.3.1 above suggest that land supply is more likely to be exhausted by approximately 2025 given current growth trends and dwelling approval data, and there is strategic merit in rezoning additional lands for residential to provide for future demand in the short term.

In releasing additional land for residential purposes by rezoning land areas to R2 Low Density Residential provision is made for additional subdivision opportunities to retain competition in the market and retain property prices at affordable levels.

Therefore three key development areas have been identified as being suitable for rezoning to R2 Low Density Residential to meet projected demand of residential growth up to 2035 and beyond as follows:

	Site Location / Legal Description	Recommended Rezoning:	Land Area	Likely Lot Yield
1.	Howes Road / Wandobah Road North <i>Lot 221 DP755503 (whole lot), Lot 78 DP755503 (partial), Lot 77 DP755503 (partial), Lot 2 DP542293 (partial), Lot 444 DP755503 (partial), Lot 202 DP755503 (partial), Lot 316 DP755503 (partial).</i>	R5 Large Lot 40ha min to R2 Low Density Residential	63.6ha	636 lots
2.	1 Boundary Road, bordering Maitland Street to the north. <i>Lots 1 & 5 DP828373</i> <i>Note recommendation could extend to adjoining lands to the east in future as shown on Structure Plan.</i>	RU1 Primary Production and R2 Low Density Residential to R2 Low Density Residential	4.814ha	48 lots
3.	South (194-204) Wandobah Road <i>Lot 1 DP740218, Lot 134 DP755503, Lot 138 DP7555032 and portions of Lot 2 DP740218, Lot 302 DP 755503 and Lot 289 DP755503)</i>	R5 Large Lot Residential (40ha minimum) to R2 Low Density Residential.	21.1ha	211 lots
TOTAL POTENTIAL LOTS				895 lots
<i>Post 2025 (Masterplan Lots extinguished) this provides an additional 12 years supply (average of 75 dwellings constructed per year).</i>				

It is considered that the recommended rezoning areas in association with take up of existing Residential Masterplan Areas represents a sustainable future growth scenario for Gunnedah, having regard for all possible development constraints, land availability and opportunities within the existing urban area.