

Mr Eric Groth
General Manager
Gunnedah Shire Council
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GUNNEDAH NSW 2380

Via email: council@infogunnedah.com.au
blakeomullane@gunnedah.nsw.gov.au

Dear Mr Groth

Gunnedah Local Housing Strategy

I refer to your correspondence requesting the Department's approval of the Gunnedah Shire Local Housing Strategy (May 2024).

I would like to acknowledge and commend Council on its significant efforts and commitment to strategic planning for the Gunnedah Shire in preparing the Local Housing Strategy (the Strategy).

As part of the Department's consideration of the final Strategy, consultation has been undertaken Department of Primary Industries and Regional Development (Agriculture) and the Department of Climate Change, Energy, the Environment and Water (Biodiversity, Conservation and Science Group). I have enclosed their comments for your information.

Following consideration of the Strategy and Government agency comments, I am pleased to approve the strategy, subject to the following conditions:

- future rezoning proposals are supported by:
 - an assessment of consistency with the New England North West Regional Plan 2041 and s9.1 Ministerial directions;
 - detailed studies and assessment of site-specific development constraints (such as but not limited to biodiversity, traffic and transport, potential land contamination, bushfire and flooding including the probable maximum flood levels, velocity, flood planning levels and access to critical services;
 - infrastructure servicing plans; and
 - for proposals seeking to rezone land for R5 Large Lot Residential purposes:
 - an Agricultural Impact Statement which considers the impact of the loss of this land to agriculture in perpetuity and any impact on surrounding agricultural land as a consequence of any rezoning; and

- a Land Use Conflict Risk Assessment to enable any potential interface risks between agricultural land and any future residential land are identified and appropriate mitigation measures applied including appropriate buffers.

In implementing the strategy, I also encourage Council to consider:

- introducing a clause in the Gunnedah Local Environmental Plan 2012 (LEP) to enable the subdivision of lots that are within more than one zone but cannot be subdivided under the current provisions of the LEP;
- including a requirement for a 'biodiversity management plan' rather than a 'landscape strategy' in the development control plans for Council's release areas; and
- undertaking a comprehensive Flood Study to update the flood levels along the Namoi River and completing the Blackjack Creek Flood Study review.

Ongoing collaboration with the Department along with other key agencies such as, NSW Department of Primary Industries and Regional Development (Agriculture), Transport for NSW and the NSW Biodiversity Conservation and Science Group of the Department of Climate Change, Energy, the Environment and Water will be vital in the successful implementation of the strategy. I encourage Council to proactively engage and work with these agencies in relation to the future zoning of land.

Should you have any enquiries about this matter, I have arranged for Jon Stone, Senior Planner to assist you. Jon can be contacted on 5778 1488.

Yours sincerely



16/9/24

Craig Diss
Acting Director, Hunter and Northern Region
Local Planning & Council Support