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COMMERCIAL
INDUSTRIAL
RESIDENTIAL

URBAN
LANDUSE
STRATEGY

June 2016



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Gunnedah Urban Landuse Strategy: Volume 3: Industrial Development Strategy	Draft Prepared By:	Edit / QA
Date Issued 19-12-14	OH	SL
Amendments Received 20-4-15	OH	MS
Final Report Issued 30-4-15	OH	SL
Amended 06-06-2016	OH	CH

DRAFT GUNNEDAH URBAN LANDUSE REVIEW

VOLUME 3: Industrial Development Strategy

June 2016

PART THREE: INDUSTRIAL DEVELOPMENT STRATEGY	5
5. Industrial Context	5
5.1 Purpose of the Strategy	5
5.2 Industrial Lands Context	5
5.3 Local Environmental Plan 2012 Industrial Zones	6
5.4 Summary of Key Industrial Issues from Preliminary Consultation	7
5.4.1 Key Industrial Issues	7
5.4.2 Issues Affecting Industrial Land Demand	8
5.4.3 Availability of Industrial Land	8
5.4.4 Demand linked to potential mining demand	8
6. Industrial Precincts and Key Opportunity Sites	10
6.1 Warranuna Industrial Estate	10
6.1.1 Location and Background	10
6.1.2 Landuses and Issues	11
6.1.3 Key Opportunity / Gateway Site: Daracon Industrial Subdivision Warranuna Industrial Estate	12
6.1.4 Key Opportunity / Gateway Site: Howes Road/Warranuna Industrial Estate South	12
6.2 North Gunnedah Industrial Estate	14
6.2.1 Location and Background	14
6.2.2 Landuses and Issues	14
6.2.3 Key Opportunity / Gateway Site: 1 Kamilaroi Highway	12
6.3 Black Jack & Quia Roads Industrial Precinct	17
6.3.1 Location and Background	17
6.3.2 Landuses and Issues	18
6.3.3 Key Opportunity Site: 'North West' Abattoir Site - 90 lot Industrial Subdivision Black Jack Road	18
6.3.4 The Quia and McDonald Road Industrial Area	21
6.3.5 Black Jack Road South	22
6.3.6 1 Kamilaroi Highway	15
7. Recommendations	23
7.1 Existing Industrial Zoned Lands Appraisal	23
7.2 Future Industrial Zonings	23
7.2.1 Oxley Highway	23
7.3 Conclusions and Recommendations	25

List of Figures:

Figure 33 Industrial Precincts Context	5
Figure 34 Industrial Areas LEP 2012 with Sewerage Service Area	6
Figure 35 Land Zoned for Industrial and Business Development Activities in Gunnedah (2013)	8
Figure 36 Average Price of Industrial Land by LGA – Northern Inland Region (based on recent sales)	9
Figure 37 Gunnedah Shire DCP Warranuna Industrial Area Masterplan	10
Figure 38 Warranuna Industrial Area Context and Aerial	11
Figure 39 Warranuna Industrial Area LEP (2012) Zoning	11
Figure 40 Industrial Subdivision Approved Layout	12
Figure 41 North Gunnedah Industrial Area Context and Aerial	14
Figure 42 North Gunnedah Industrial Area LEP (2012) Zoning	15
Figure 43 1 Kamilaroi Highway LEP Zoning Map	16
Figure 44 Black Jack and Quia Roads Industrial Precinct Context and Aerial	17
Figure 45 Black Jack and Quia Roads Industrial Precinct LEP (2012) Zoning	18
Figure 46 North West Business Park Site Context showing indicative Development Layout	19
Figure 47 Gunnedah Shire DCP Black Jack Road & Quia Road Industrial Area	20
Figure 48 Black Jack Road North West Business Park Proposed Subdivision Plan	20
Figure 49 Quia and McDonald Road Industrial Area Site Context	21

Figure 50 Black Jack Road South Industrial Area Site Context 22
Figure 51 Oxley Highway IN1 Gateway Industrial Rezoning Recommendation 24

PART THREE: INDUSTRIAL DEVELOPMENT STRATEGY

5. Industrial Context

5.1 Purpose of the Strategy

The purpose of Volume Three of the Strategy - the Industrial Development Strategy, is to appraise the existing Industrial zoned areas within the 2012 LEP and the discussion of these sites within the Commercial Strategy documents (2008 & 2011), Economic Development Strategy (2014) and s.64 Servicing Strategy Amendment to include the western area (2014). The three Industrial Precinct Areas are shown in the plan below. Measures to improve investment potential in these areas through commitments to funding of infrastructure by Gunnedah Shire Council will be examined alongside clear identification of land available to service projected demand.

5.2 Industrial Lands Context

Gunnedah Shire has approximately 407.36 hectares of land zoned for industrial activities. Of this zoned land 181.707 hectares is developed with 225.88 hectares 'vacant' or undeveloped. The 'vacant' land is being used for a variety of purposes including rural activities (eg grazing), rural residential and storage purposes. In addition, there is 33.6 hectares of land zoned for Business Development that incorporates light industrial activities. The average price of industrial land in Gunnedah is \$76 per m².

There are three main industrial Precincts in the Gunnedah Shire as shown in the Industrial Land Context Plan below:

1. Warranuna Industrial Estate, located on the south-west edge of the township,
2. North Gunnedah Industrial Estate, located on the north-west outskirts, and
3. Black Jack & Quia Road Industrial Precinct, located approximately 2km west of Gunnedah.

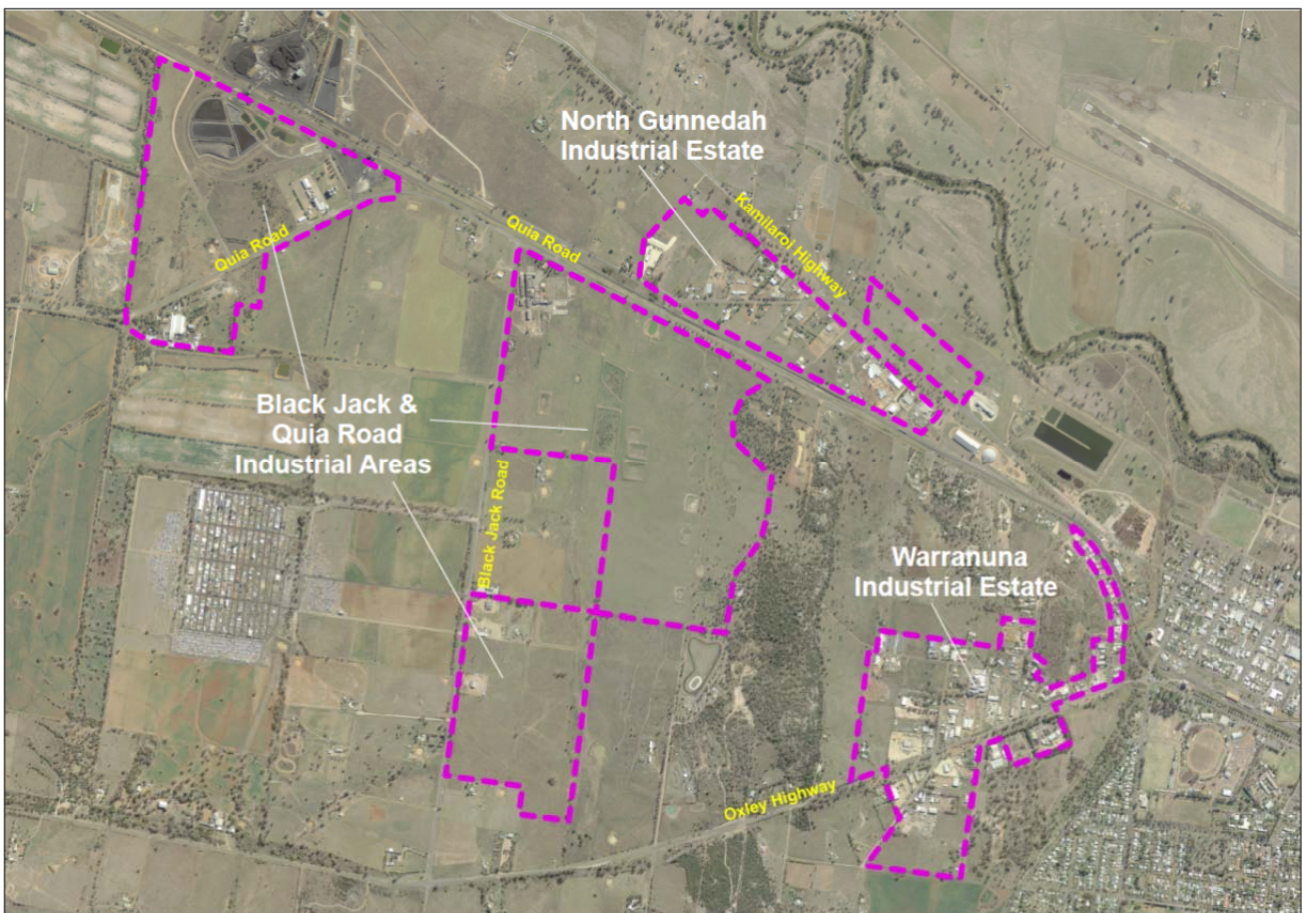


Figure 33 Industrial Precincts Context

The area known as the 'West End' located at the western end of the Gunnedah town centre, also contains some mixed use light industrial activities as well as commercial activities, car sales and servicing, trade services, agricultural equipment sales and services, bulky goods and hardware retailing with around half the lots still used for residential purposes. This area is zoned B5 – Business Development and incorporates an area of 33.6 hectares. Accordingly this area is discussed under the Commercial Strategy.

There are also a number of industrial activities on isolated lots within Gunnedah township, on rural land and within the villages. Under the provisions of the Gunnedah Shire Local Environmental Plan (2012) agricultural, livestock and timber processing industries are permitted with consent in Primary Production (RU1) and Transition (RU6) zones. General industry is permitted with consent in village areas (RU5), while light industry and high technology industries are permitted with consent in areas zoned for business activities (B4 and B5). Home - based industries are permitted across a range of rural, business, industrial and residential zonings.

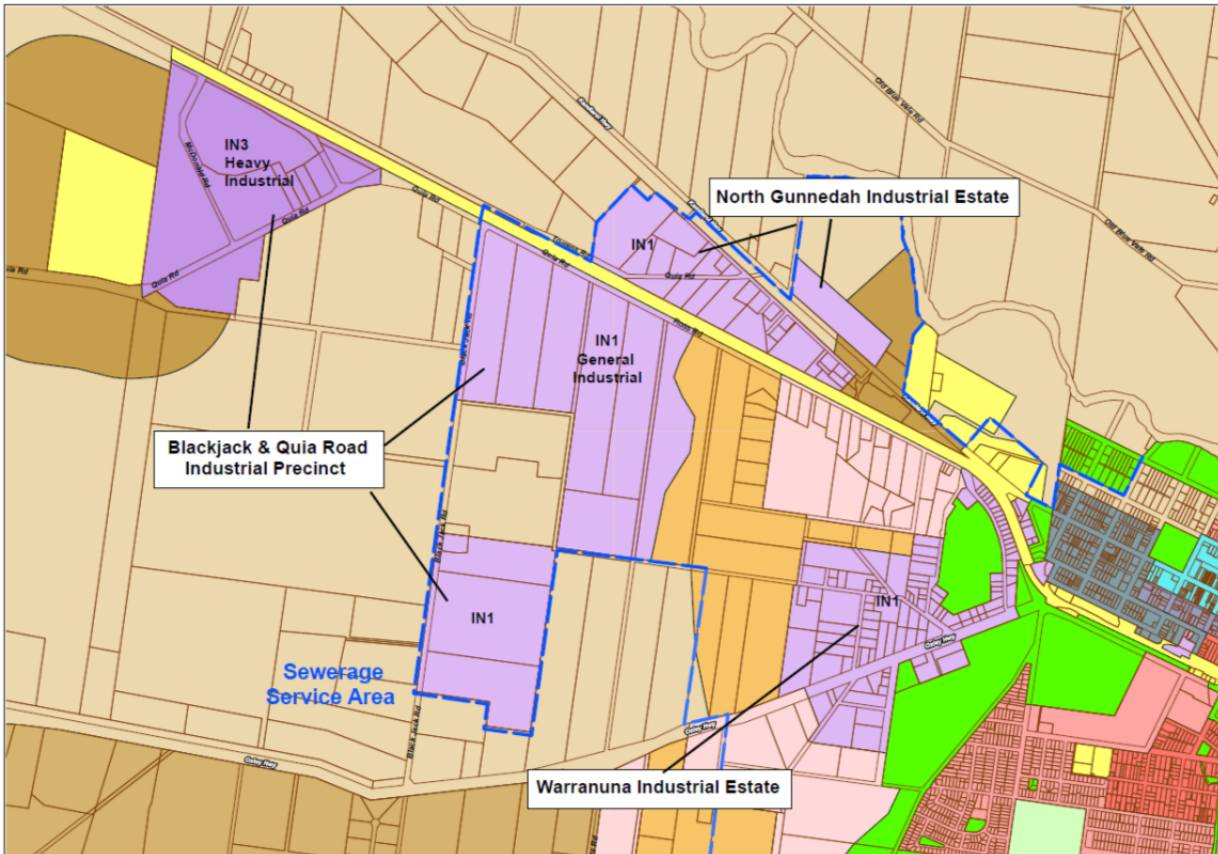


Figure 34 Industrial Areas LEP 2012 with Sewerage Service Area

5.3 Local Environmental Plan 2012 Industrial Zones

There are two Industrial zones under the Gunnedah Local Environmental Plan 2012 as shown in the figure above with the objectives of each zone and permitted land uses set out below.

Zone IN1 General Industrial
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> To provide a wide range of industrial and warehouse land uses. To encourage employment opportunities. To minimise any adverse effect of industry on other land uses. To support and protect industrial land for industrial uses. To enable development that is associated with, ancillary to, or supportive of industry or industrial employees.
<p>2 Permitted without consent</p> <p>Environmental protection works; Roads</p>
<p>3 Permitted with consent</p> <p>Depots; Freight transport facilities; Funeral homes; General industries; Heliports; Industrial training facilities; Light industries; Liquid</p>

fuel depots; Neighbourhood shops; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Child care centres; Commercial premises; Community facilities; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Places of public worship; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Wharf or boating facilities

Zone IN3 Heavy Industrial

1 Objectives of zone

- To provide suitable areas for those industries that need to be separated from other land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of heavy industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Heliports; Offensive storage establishments; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial training facilities; Information and education facilities; Jetties; Light industries; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Sex services premises; Storage premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities; Wholesale supplies

5.4 Summary of Key Industrial Issues from Preliminary Consultation

5.4.1 Key Industrial Issues

- Gunnedah Shire has approximately 412 Ha zoned industrial but, it is been estimated that 60% of this land is undeveloped or under-developed. This is mainly due to the lack of appropriate water and sewer infrastructure, with access to a sizeable and reliable electricity supply also an issue.
- Gunnedah is in a prime position to maximise growth opportunities delivered by a revitalised mining industry driving strong economic and population growth.
- However, future economic security is at risk due to the severe lack of water and sewer infrastructure to service medium-to-heavy industry. Access to a sizeable and reliable electricity supply is also an issue.
- An updated s.64 Servicing Strategy has seen commitments by Gunnedah Shire Council to link the three Industry Precincts (Warranuna, North Gunnedah and Black Jack and Quia Roads) into 'Western Industrial Servicing Area'.
- These infrastructural improvements include involving extension of the sewer, installation of a pump station and rising main to service the Black Jack and Quia Road precinct and construction of a water supply reservoir and reticulated system on Borthistle Road.
- Gunnedah Shire Council is not in a position to fund the entire cost of the proposed water and sewer infrastructure projects, with the estimated total cost being \$ 8,889,000. Council has committed to investing \$4million in the projects and will seek \$889,000 in contributions from private developers. This leaves a shortfall of \$4 million.

- Development within a key 'industrial' gateway site within the Warranuna Industrial Estate on the Oxley Highway is also gaining momentum with the construction of an Industrial subdivision to commence by the end of 2014 with completion within one year.

5.4.2 Issues Affecting Industrial Land Demand

In the recent past, Council has received enquiries from a number of large commercial operations interested in relocating to the region but it is understood that these negotiations did not progress due, in part, to the lack of infrastructure. This strategy examines previous solutions proposed by Council to the range of water and sewer infrastructure problems currently experienced by existing industry and those that act as a disincentive to new industry.

In summary this has consisted of a three-pronged approach including:

- A sewerage extension project to service the North Gunnedah Industrial Estate,
- The installation of a sewer pump station and rising main to service the Black Jack & Quia Road Industrial Precinct, and;
- The construction of a water supply reservoir and reticulation system on Borthistle Road.

These three projects will open up substantial tracts of industrial land to new development and allow existing businesses in the industrial estates to expand. Further, if this land was fully developed it would have an extremely positive impact on land valuations with consequent flow-ons to Council of increased rate revenue.

At this point in time, it is understood that Gunnedah Shire Council is not in a position to fund the entire cost of the proposed water and sewer infrastructure projects. It is estimated that the total cost for the three projects is \$ 8,889,000. Council has committed to investing \$4 million in the projects and will seek \$889,000 in contributions from private developers. This leaves a shortfall of \$4 million.

5.4.3 Availability of Industrial Land

The Commercial and Industrial Land Use Strategy (2008) assessed the amount of industrial land available and required based on forecasted projections of demand. The Strategy identified 17.8 hectares as vacant in 2011 and also estimated that a further 104 hectares of land was required (15 years supply). Accordingly it was concluded that Gunnedah can only meet this requirement if the North West Industrial Park precinct is brought online primarily through servicing by sewer.

Precinct	Zoning	Ownership	Total Area (m ²)	Occupied (m ²)	Vacant (m ²)	Available for Development (m ²)
Industrial IN1= General Industry IN3=Heavy Industry						
Warranununa	IN1	Pvt/Council	790,642	549,993	240,649	
North West	IN1	Private	1,947,604	370,900	1,576,704	1,580,000
Quia Road	IN1	Private	398,801	323,081	75,720	75,720 [#]
Quia Road West	IN3	Pvt/Council	913,000	549,500	0	
Other	IN1	Private	23,596	23,596	363,500	
Total Industrial			4,073,643	1,817,070	2,256,573	1,655,720

Source: Regional Development Australia Northern Inland (2013) Industrial Land in Northern Inland NSW.

A development application has been approved for this area.

Figure 35 Land Zoned for Industrial and Business Development Activities in Gunnedah (2013)

5.4.4 Demand linked to potential mining demand

With the development of the Maules Creek, Caroona and Watermark coal mines there is likely to be an increase in the demand for industrial land from mine service companies looking to establish a presence in the Region. Gunnedah Shire will be competing with Liverpool Plains, Tamworth and Narrabri LGAs for this investment. To date, the preferred locations for mine - related companies establishing in the Region have been Tamworth and Gunnedah, with Narrabri and Liverpool Plains seeing limited investment.

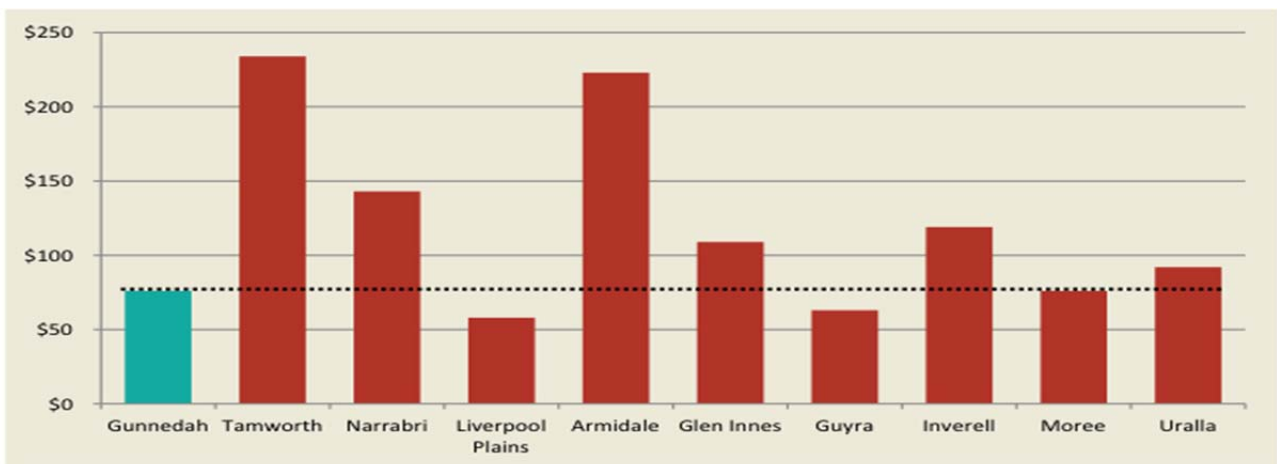
The LGAs surrounding Gunnedah Shire have vacant serviced industrial land available as well as industrial land in production. The average price of industrial land in Narrabri and Tamworth is higher than in Gunnedah, while the average price of industrial land in Liverpool Plains Shire is lower. For businesses looking to service the Caroona and

Watermark Mines, Quirindi and Werris Creek are located closer to the Mines than Gunnedah. Tamworth has a range of industrial units (from 135m² to 3,600m²) available for sale or lease. There are very few industrial units to buy or lease in Narrabri and Liverpool Plains Shires.

Tamworth has two large industrial areas, the Taminda and Glen Artney Estates. Taminda is a large, general industrial area that has recently been expanded. Taminda has around 7,100m² of serviced industrial land ready for development. The Glen Artney Estate is located on the Oxley Highway (Gunnedah Road) to the west of Tamworth. The Estate has recently been expanded with 81.64 hectares of land available for development. In addition, Stage 1 (20 hectares – 33 lots) of the nearby Tamworth Airport Business Park (120 hectares) is currently being developed. An additional 80 hectares of land is also being brought on - line in the South Tamworth Business Park with this area zoned for light industry and bulky goods retailing. The average price of industrial land in Tamworth is \$234/m².

Liverpool Plains Shire has zoned industrial land available at Quirindi and Werris Creek. There is currently 16,887m² of serviced industrial land available in Quirindi with a further 13 hectares being brought on - line. In addition there is 6.9ha of heavy industrial land at Werris Creek. The average price of industrial land in Liverpool Plains Shire is \$58/m². Narrabri Shire has industrial land in Narrabri, Boggabri and Wee Waa. Most of the vacant land industrial land in the township of Narrabri (163.96ha) is serviced land within existing industrial estates. 9.9ha of this land is owned by Narrabri Shire Council. The average price of industrial land in Narrabri is \$143/m².

There are 56 hectares of vacant industrial land in Boggabri. Due to interest shown by mining - related service companies, Narrabri Shire is currently undertaking planning studies in Boggabri with the view to releasing more land for both industrial and residential development, with the possibility of bringing on 20 - 40 new industrial lots in the short - term. Information on the average price of industrial land in Boggabri is not available.



Source: RDA Northern Inland (2013) Industrial Land in Northern Inland NSW.

Figure 36 Average Price of Industrial Land by LGA – Northern Inland Region (based on recent sales)

6. Industrial Precincts and Key Opportunity Sites

There are three main industrial Precincts in the Gunnedah Shire as shown in the Industrial Land Context Plan above:

1. Warranuna Industrial Estate, located on the south-west edge of the township,
2. North Gunnedah Industrial Estate, located on the north-west outskirts, and
3. Black Jack & Quia Road Industrial Precinct, located approximately 2km west of Gunnedah.

The following sections will outline the location and background of each of the areas, provide a summary of existing landuses, identify key constraints to development and highlight key opportunity sites based on the strategic appraisal undertaken. All estates are varying levels of development from developed, under-developed and 'greenfield' status.

6.1 Warranuna Industrial Estate

6.1.1 Location and Background

The Warranuna Industrial Estate is located on the south-west outskirts of Gunnedah, approximately 500m in a direct line from the Gunnedah central business district. It has evolved generically as an industrial area over the last 60 years with a significant portion zoned industrial under Council's first planning scheme in 1966. Under Gunnedah LEP 1986 formalised industrial development, control structures were established and the area expanded. It now comprises 104 lots, of which 6% are currently undeveloped or underdeveloped, representing 23.5 Ha of land. The Estate covers a total area of 85 Ha.

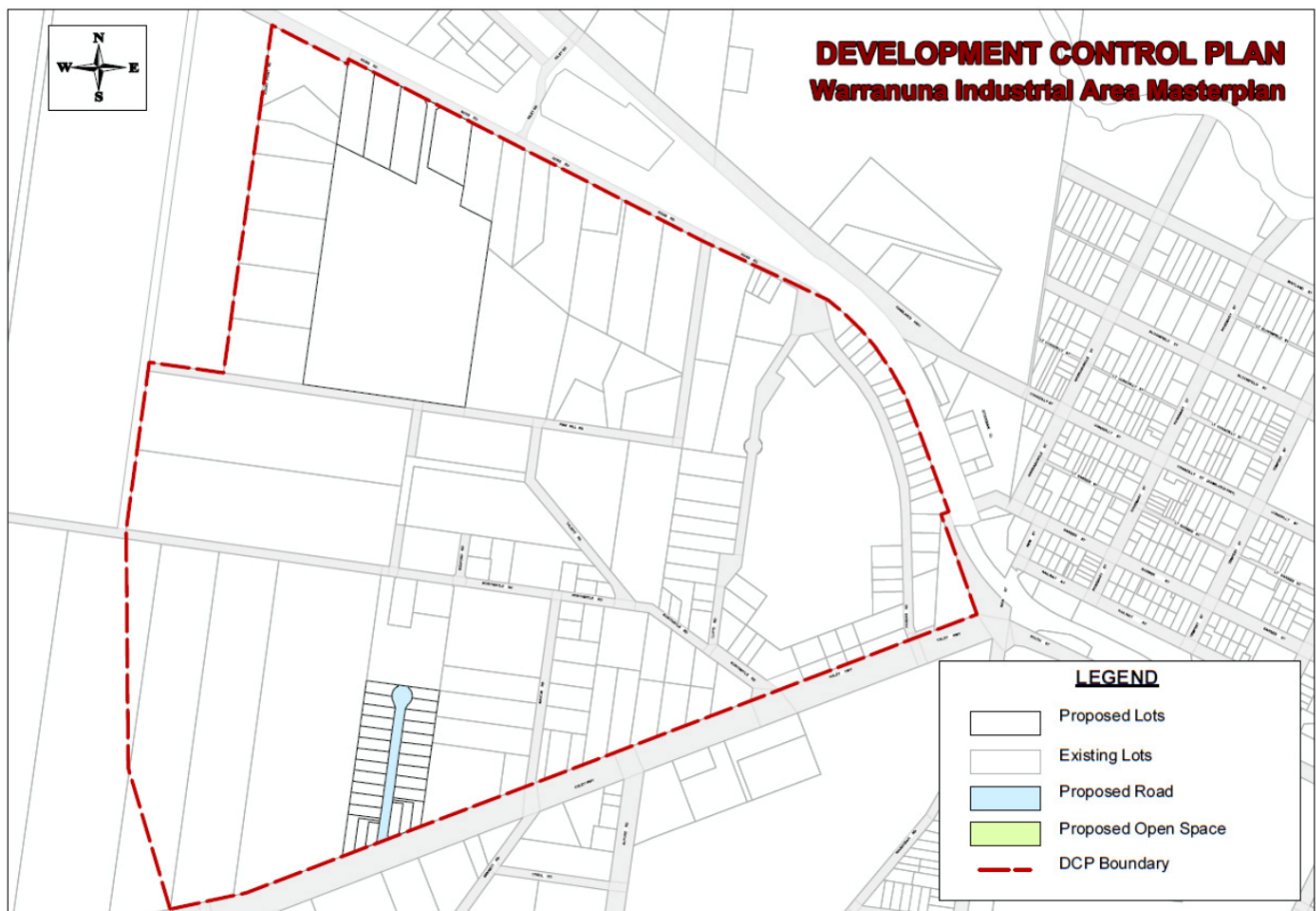


Figure 37 Gunnedah Shire DCP Warranuna Industrial Area Masterplan

6.1.2 Landuses and Issues

This Estate features a range of businesses including agricultural supplies, steel retailers, smash repairers and engineering, brickworks, grain millers and metal fabricators and employing around 470 people. It is estimated that the turnover for this Estate would be in the vicinity of \$60 million.

Further development of this Estate is limited by:

- Lack of available/undeveloped land adjacent to Warranuna Industrial Estate.
- Lack of appropriately zoned land adjacent to Warranuna Industrial Estate.
- Lack of appropriately-sized, level blocks for large scale development.
- Encroachment of non-compatible land including conflicts with residential development.
- Limited curbing and guttering and road surfaces in some areas are unsuitable for heavy, industrial traffic.
- Access to reliable electricity supply.
- No access to gas.
- No access to appropriate technology cabling.



Figure 38 Warranuna Industrial Area Context and Aerial

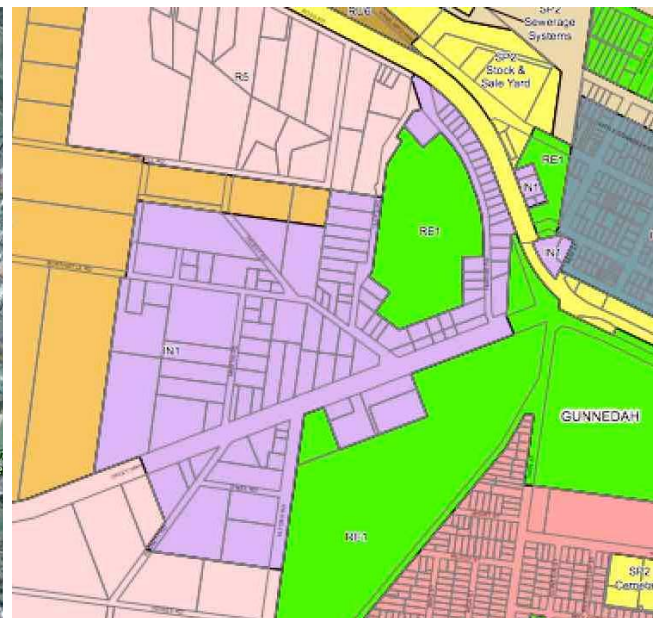


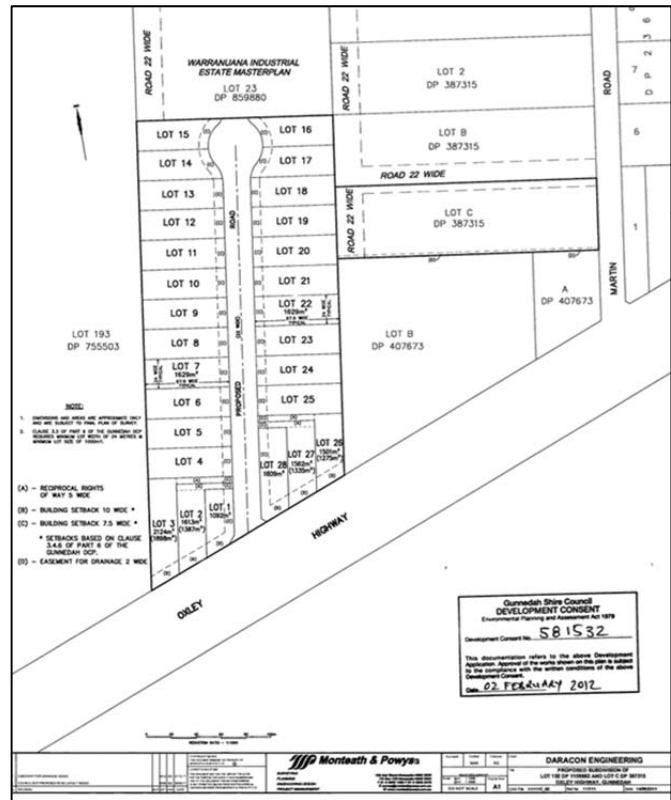
Figure 39 Warranuna Industrial Area LEP (2012) Zoning

6.1.3 Key Opportunity / Gateway Site: Daracon Industrial Subdivision Warranuna Industrial Estate

An approval is in place for a 28 lot Industrial Subdivision as shown on the above DCP Masterplan. The development provides for a range of light industrial uses with a central access road culminating at a cul-de-sac at the northern extent.

The proponent has advised that works are programed to commence onsite by December 2014 and approximately 16 lots will be marketed to general mining service related industry. Daracon, a civil engineering firm, and one other party intend to take up 10-12 of total 28 lots for office, workshop, warehousing and land storage uses. The intended construction completion and occupation date is December 2015.

Commencement of this development will provide new industrial sites with frontage onto Oxley Highway with potential to stimulate development of adjoining Industrial sites. Encouragement should be given to high quality design, landscaping and signage, and avoidance of blank screening walls in favour of active frontages to passing trade to facilitate positive development outcomes for this Light Industrial Gateway location.



Source: Gunnedah Shire Council Planning Department Approvals
Figure 40 Industrial Subdivision Approved Layout



Source: Google Streetview, Above: Site on the right, looking south west, Below: Site on the left, looking north east



6.1.4 Key Opportunity / Gateway Site: Howes Road/Warranuna Industrial Estate South

The subject site is located to the south of the Warranuna Industrial Estate and is bordered by Howes Road (unformed) to the south, Wandobah Reserve to the east and Campbell Road to the west. The site is within close proximity to major road networks and existing industrial IN1 General Industrial Zoned areas. Frontage onto the Oxley Highway has the potential to stimulate industrial development. Encouragement should be given to high quality design, landscaping and signage to facilitate positive development outcomes for this Light Industrial Gateway location. The site is also adjacent to land zoned R5 Large Lot Residential, which is to be retained. The R5 zoned land and the proposed landscaping will act as a buffer between the proposed industrial zone and residential land (as outlined within the proposed Residential Development Strategy).



Source: Google Streetview,
Above: Oxley Highway Perspective, site on the left, looking south west out of town.

Below: Site on the right, looking north east into Gunnedah and down Campbells Road to the immediate right



6.2 North Gunnedah Industrial Estate

6.2.1 Location and Background

The North Gunnedah Industrial Estate is located on the north-western outskirts of Gunnedah, approximately 1km in a direct line from the Gunnedah central business district. The estate is not identified as a DCP Masterplan area. The Estate has evolved generically around a sawmill which was established in the 1940s. In 1986 the adjoining land to the north-west was zoned industrial. It now comprises 29 lots, of which 25% are currently undeveloped or underdeveloped. The Estate covers a total area of 48 Ha. Currently Council does not retain ownership of any of the lots and all are privately held.

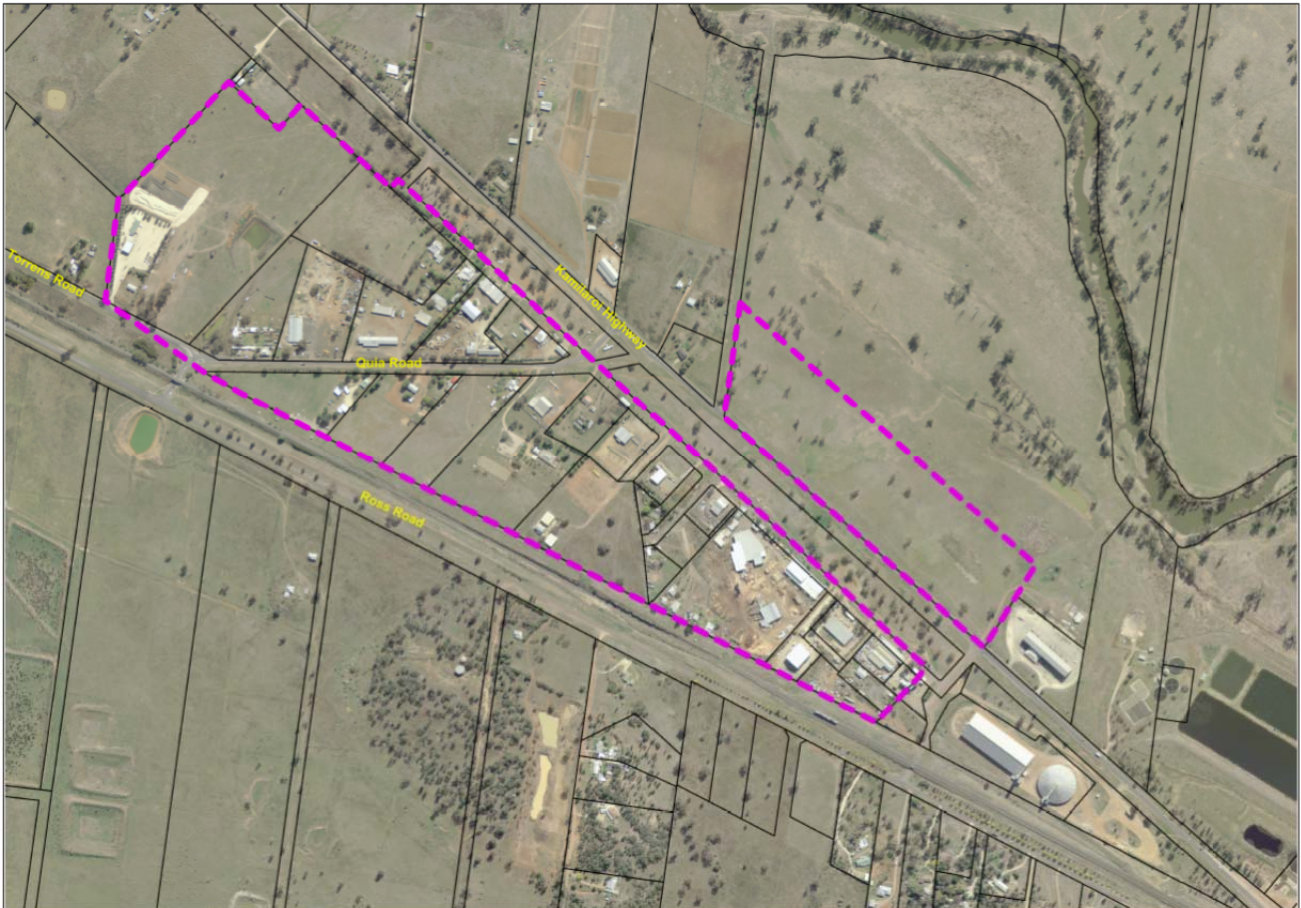


Figure 41 North Gunnedah Industrial Area Context and Aerial

6.2.2 Landuses and Issues

The Industrial Area is zoned IN1 General Industry under the 2012 LEP. All blocks in the Estate are currently fully occupied and house operating businesses or a combination of business and residential development. It is significant to note that each of the 29 lots has residential dwellings constructed on the same site as a business premise, and 7 lots are purely residential. The Estate features a range of businesses including fuel depots, scrap metal operators, equipment hire businesses, Cypress pine timber mill, freight and transport businesses and agricultural machinery sales and service. It employs around 85 people. It is estimated that the turnover for this Estate would be in the vicinity of \$9 million.

The largest block in this estate, owned by MacKellar Equipment Hire Pty Ltd, had a Development Application for subdivision into 11 Lots approved in January 2013. Development of these lots will be dependent on the extension of sewer into this area.

Further development of this Estate is limited by:

- Complete lack of sewer infrastructure and a reliance on onsite septic's. This severely limits the number and type of businesses that can establish in this estate.

- The Estate possesses only the minimum water infrastructure required for industrial subdivision - 150mm water mains. This again, limits the number and type of businesses that can establish in this estate to those business considered medium industrial capacity.
- Limited curbing and guttering exists and road surfaces in some areas are unsuitable for heavy, industrial traffic.
- Limited stormwater infrastructure exists and excess water is drained into a vacant reserve area. Current storm water arrangements are not adequate for large scale development such a large sheds with consequent large catchments.
- Land Use conflict: the historical development of residences within the industrial area may cause conflicts when enquiries are received from businesses that wish to operate for extended hours.
- Electricity supply in this area reaching capacity and further major development is not possible without major electricity infrastructure upgrades.
- No access to gas.
- No access to appropriate technology cabling.

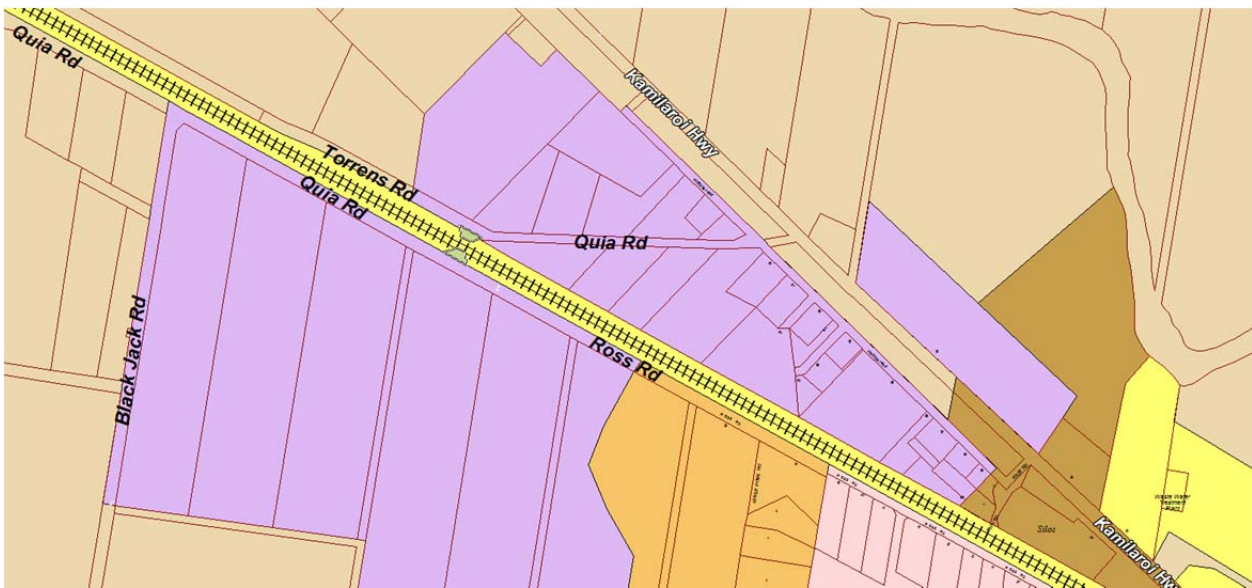


Figure 42 North Gunnedah Industrial Area LEP (2012) Zoning

6.2.3 Key Opportunity / Gateway Site: 1 Kamilaroi Highway

This strategy supports the recent rezoning of the above site to IN1 General Industrial on the northwestern gateway to the town to enable the development of industrial land. The lands are described as Lot 664 DP755503 and Lots 684 and 685 DP728405 and Lot 2 DP1191803.

The subject land is located on the western side of Gunnedah, beyond the residential limits. The site contains a northern frontage to Kamilaroi Highway and Stockman Close, with access to via Stockman Close. Adjoining land north of Kamilaroi Highway is zoned SP2 Infrastructure and contains the Gunnedah Stock and Sale yards. Adjoining land east of Stockman Close is zoned RE1 Public Recreation and contains Blackjack Creek. The North Western Railway Line adjoins the subject land to the west; with land beyond the railway line on Farrar Road zoned IN1 General Industrial, and land zoned IN1 General Industrial also adjoins the subject land to the south.



Gunnedah Local Environmental Plan 2012

Extract From:
Land Zoning Map - Sheet LZN_005AA

- Zone**
- Local Centre
 - Mixed Use
 - Business Development
 - National Parks and Nature Reserves
 - Environmental Management
 - General Industrial
 - Heavy Industrial
 - Low Density Residential
 - Medium Density Residential
 - Large Lot Residential
 - Public Recreation
 - Private Recreation
 - Primary Production
 - Forestry
 - Primary Production Small Lots
 - Village
 - Transition
 - Special Activities
 - Infrastructure
- Codebook**
- Base data 28/02/2012 ©
 - Land and Property Information (LPI)



Figure 43 1 Kamilaroi Highway LEP Zoning Map

The site offers additional land for development in a key gateway location, which has established sewer, water and power utility supply and is suitably located to take advantage of mining related business development. The site is located on the fringe of the Gunnedah business zone and adjacent to the western gateway off the Kamilaroi Highway. With the proposed confluence of the Oxley and Kamilaroi Highways at the intersection with Warrumbungle Street in 2016 this site does have great strategic significance for use permissible within the General Industrial Zone.



**Source: Google Streetview,
Above: Kamilaroi Highway Perspective, site on the left, looking west out of town.**

Below: Kamilaroi Highway Perspective, site on the right, looking east into town.



6.3 Black Jack & Quia Roads Industrial Precinct

6.3.1 Location and Background

The Black Jack & Quia Roads Industrial Precinct is located on the western outskirts of Gunnedah, approximately 2km in a direct line from the Gunnedah central business district. The Black Jack & Quia Roads Industrial Precinct is ideally situated beside the North West rail line, and although removed and visually shielded from the township, it is nevertheless very accessible to the town and main east/west and north/south transport routes. Quia Road is one of Gunnedah's arterial roads from the west. It feeds into Ross and Farrar Roads and Gunnedah's long established Warranuna Industrial Area.

The total Black Jack & Quia Roads Precinct comprises a total of 101 lots. It covers an area of 279 Ha. Gunnedah's LEP identifies the Black Jack & Quia Roads Industrial Precinct as Gunnedah's future industrial development area. The Precinct is made up of three distinct areas:

1. Black Jack and Quia Roads Industrial area incorporating the 'North West Business Park' Old Abattoir Site (and adjoining lands);
2. The Quia and McDonald Road area;
3. Black Jack Road South Area.

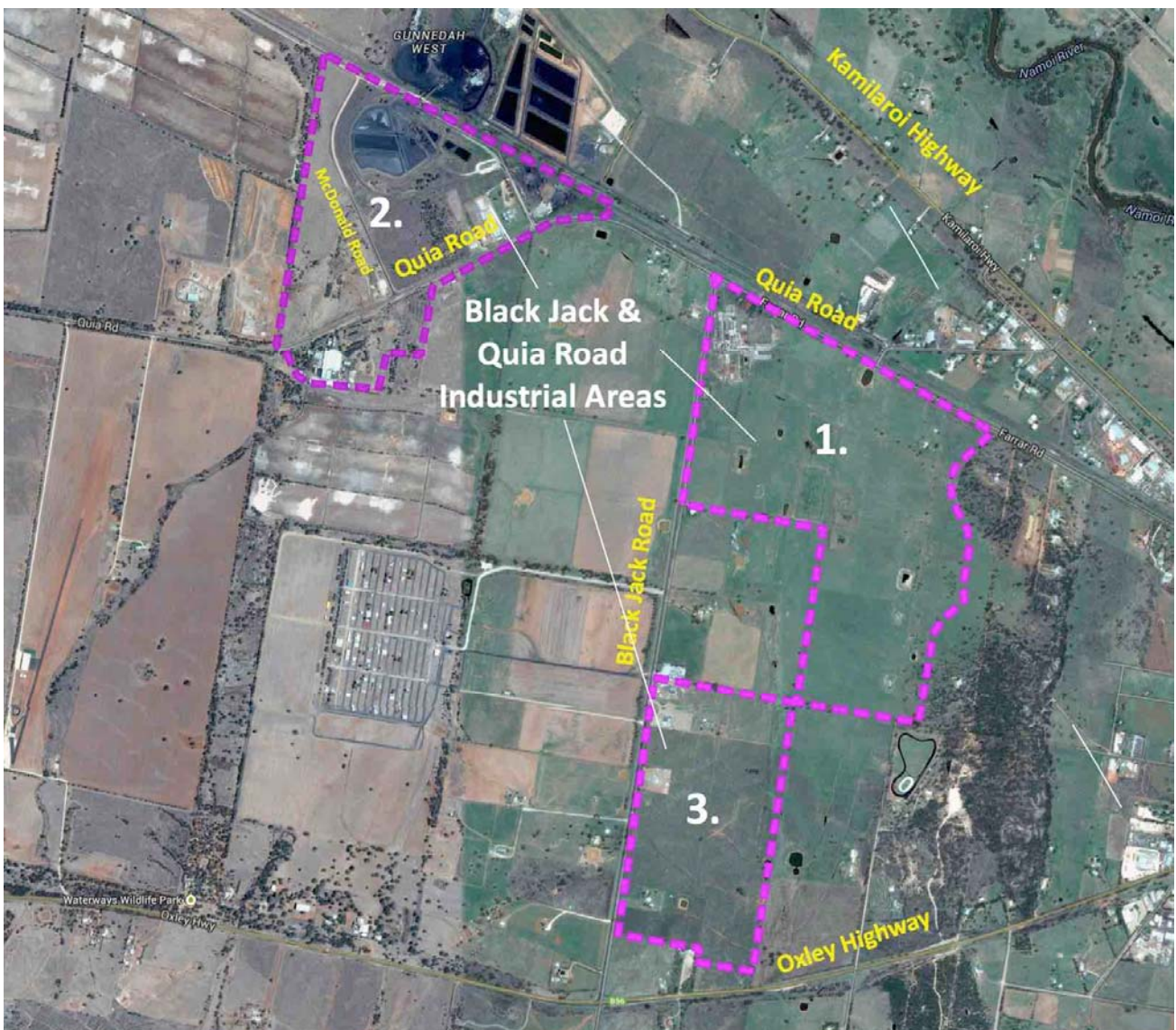


Figure 44 Black Jack and Quia Roads Industrial Precinct Context and Aerial

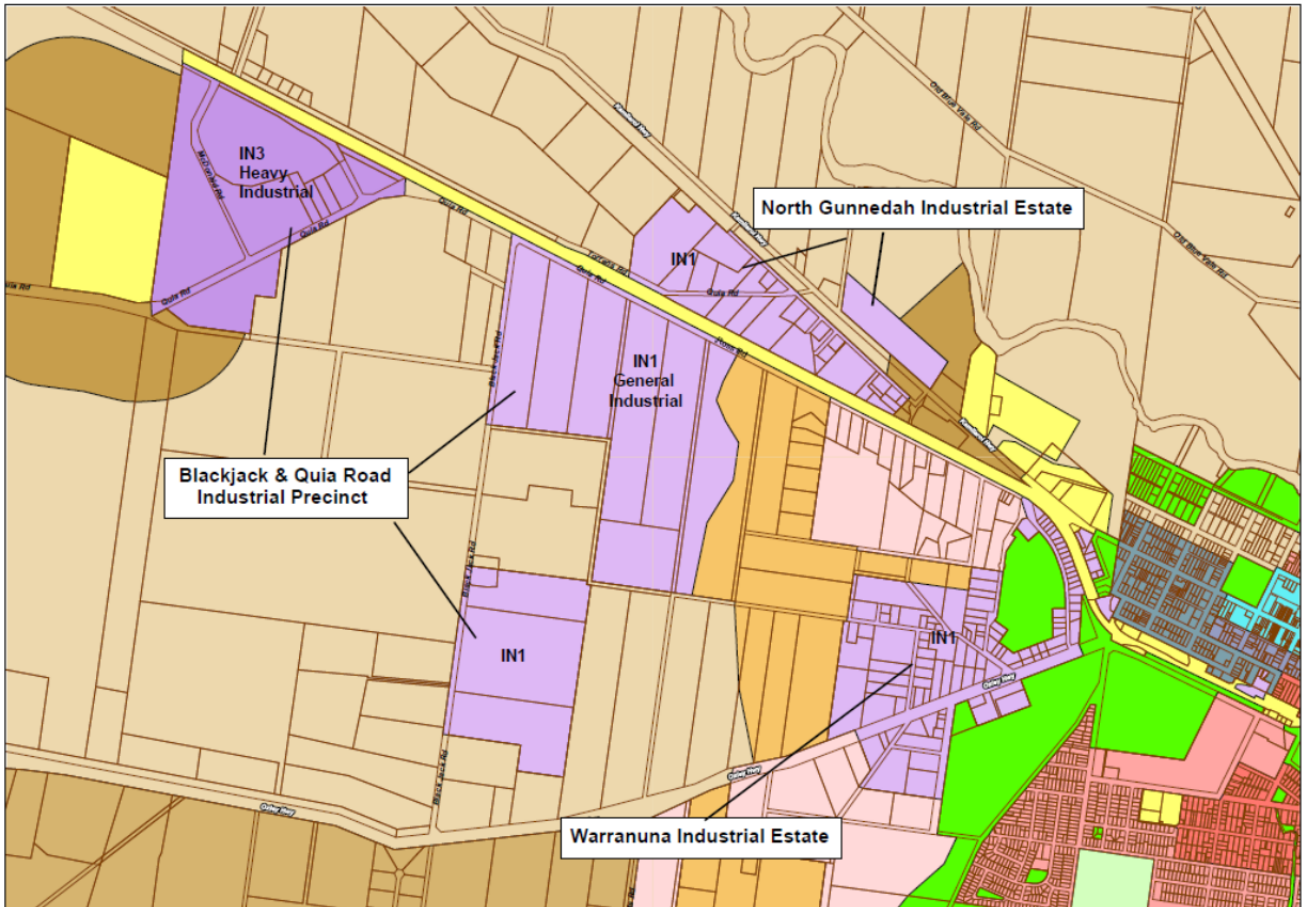


Figure 45 Black Jack and Quia Roads Industrial Precinct LEP (2012) Zoning

6.3.2 Landuses and Issues

At this stage only 11 blocks in the total Precinct are currently fully occupied and home businesses. The area employs around 122 people. It is estimated that the turnover for this Estate would be in the vicinity of \$70 million. Past development of this Estate has been limited by:

- Complete lack of sewer infrastructure.
- Water infrastructure limited to mains installation.
- Electricity supply in this area is at capacity and further development is not possible without major electricity infrastructure upgrades.
- No access to gas.
- No access to appropriate technology cabling.
- Internal road access in individual industrial areas (such as the North West Business Park) is non-existent.

Other than the installation of basic water and main road infrastructure, Council has historically not financially contributed to the establishment of this Precinct. However the 2014 updated s.64 Servicing Strategy has seen commitments by Gunnedah Shire Council to link the three Industry Precincts (Warranuna, North Gunnedah and Black Jack and Quia Roads) into 'Western Industrial Servicing Area'. These infrastructural improvements include involving extension of the sewer, installation of a pump station and rising main to service the Black Jack and Quia Road precinct and construction of a water supply reservoir and reticulated system on Borthistle Road.

However, Gunnedah Shire Council is not in a position to fund the entire cost of the proposed water and sewer infrastructure projects, with the estimated total cost being \$8,889,000. Council has committed to investing \$4 million in the projects and will seek \$889,000 in contributions from private developers. This leaves a shortfall of \$4 million.

6.3.3 Key Opportunity Site: 'North West' Abattoir Site - 90 lot Industrial Subdivision Black Jack Road

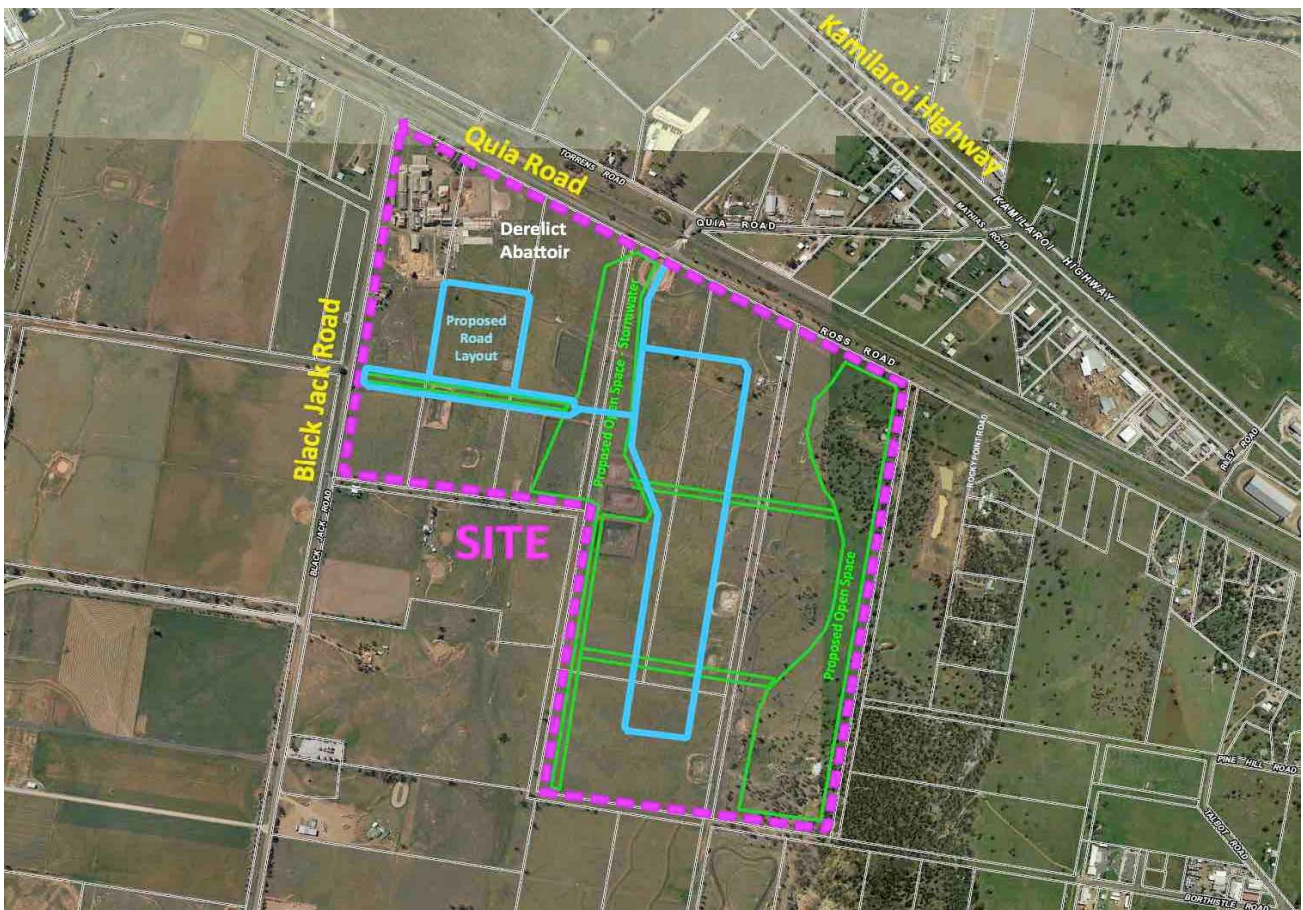
North West Industrial Park - Black Jack Road - the North West industrial area is located to the west of the Warranuna Estate, with the precinct bounded by Farrar Road and Quia Road to the north and Black Jack Road to the west. The

former 120ha abattoir site now branded 'North West Business Park' bordered by Quia, Ross and Black Jack Roads (zoned Industrial IN1 General (originally zoned industrial in 2008) is undeveloped with a disused and derelict abattoir located on the North West corner of the site.

This site has an area of 139 hectares. It has an approved industrial subdivision for 90 industrial lots ranging in area from 6,000m² to 6 Ha (DA374181) – see figures below of approved subdivision staging and DCP Masterplan Area. The Development Consent for the 90 Lot subdivision was activated in June of this year though installation of security fencing between the proposed public reserve and Lot 108 of Stage 1. However, no other works have been commenced on site and the site remains derelict to date.

Consultation undertaken suggests that delays to development and investment in the site are due to a range of factors including:

- Development will require the demolition of the former abattoir complex including removal of asbestos and remediation (note: Development of Abattoir Lots not until Stage 6 of the subdivision).
- The lack of wastewater servicing infrastructure and associated cost burden (see s. 64 discussion below).
- Significant construction cost of stormwater detention infrastructure required as part of the project (see areas of Open Space proposed);
- Questionable location some distance from Gunnedah Town Centre and other Industrial Areas lacking direct highway frontage to harness passing trade advertising.
- The precinct has sufficient water supply for the first 3 stages of the development. The rising main will need to be amplified for Stage 4 and the Borthistle Reservoir brought online to service Stages 5 - 7.
- The electricity supply to the precinct is at capacity and needs to be augmented.



Source: SixMaps (see subdivision approval and DCP Masterplan for detailed lot layout)
Figure 46 North West Business Park Site Context showing indicative Development Layout

The recent July 2014 amendment to the Gunnedah Shire Section 64 Development Servicing Plan (DSP) saw inclusion of properties benefitting from sewerage servicing to include the area known as the Western Servicing Area to include the land along Torrens and Quia Roads, and the subject site on Farrar and Blackjack Roads.

The DSP has been updated to include sewerage DC for the Western Servicing Area. The installation of a sewer pump station and rising main to service the Black Jack & Quia Road Industrial Precinct, and the construction of a water supply reservoir and reticulation system on Borthistle Road will allow this site and substantial tracts of adjoining industrial land to new development and allow existing businesses in the industrial estates to expand.

RECOMMENDATION: Support investment in the Black Jack and Quia Road Industrial Area through the funding of the Western Sewerage Servicing Area (s.64 Plan) whilst recognizing the necessity for Development funding through s.94 contributions (see above).

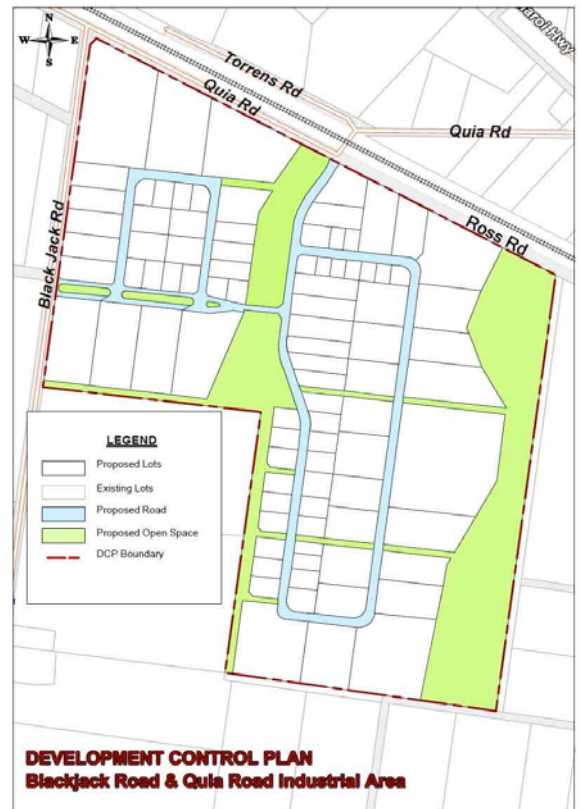


Figure 47 Gunnedah Shire DCP Black Jack Road & Quia Road Industrial Area

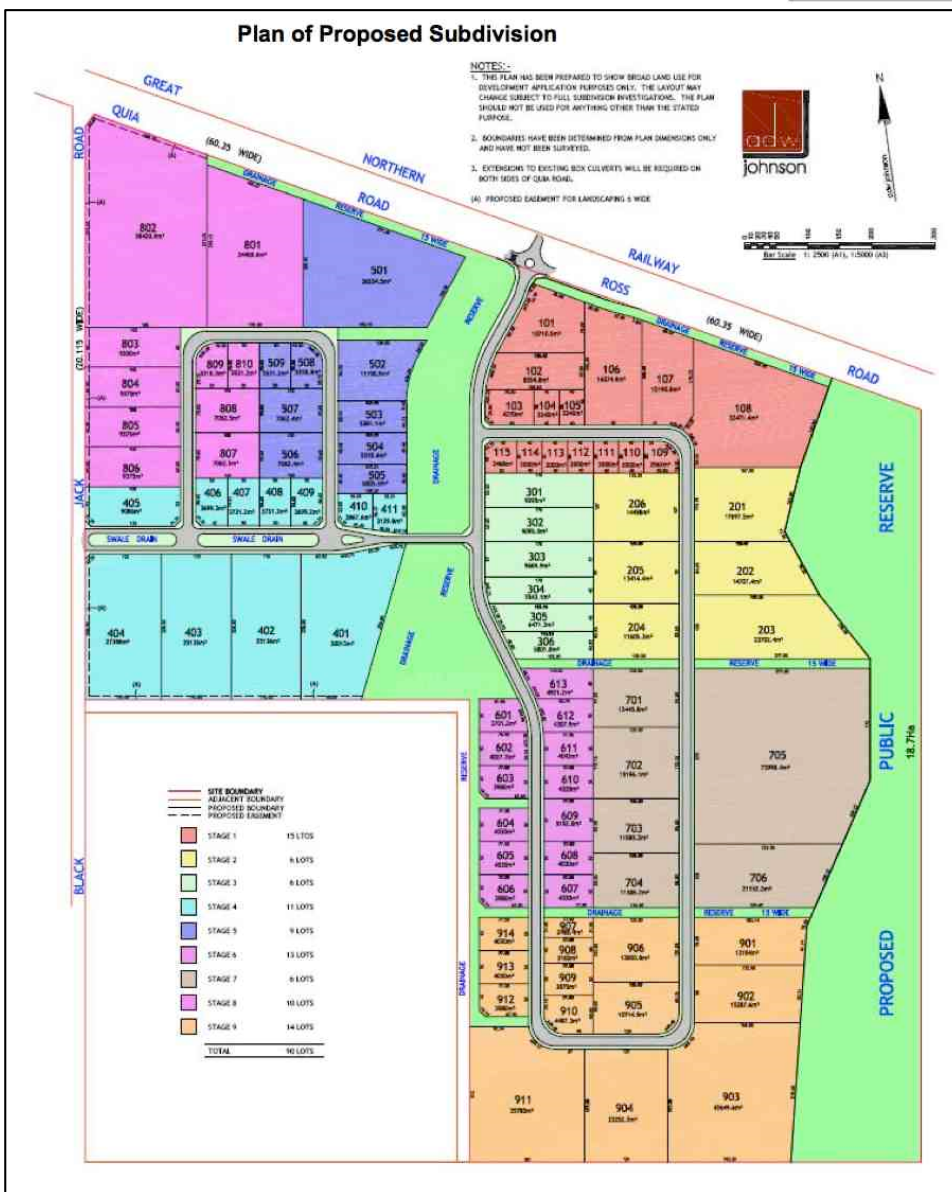


Figure 48 Black Jack Road North West Business Park Proposed Subdivision Plan

6.3.4 The Quia and McDonald Road Industrial Area

Quia Road (West) – McDonald Road – this area is located west of the Black Jack Road Precinct, and is bounded by the North West Rail line to the north and Quia Road (west). The precinct is zoned IN3 – Heavy Industry and Industrial activities within the area (shown in the plan below) include:

- Whitehaven Coal Processing, Washing Plant and Coal Loader (zoned industrial in 1986);
- Gunnedah Leather Processors (Tannery);
- Pryde’s EasiFeed Pty Ltd Feed Mill.

The entire Industrial Area comprising of nine lots and a total area of 91.3 hectares of which 36.35 hectares is vacant and used for agriculture. Seven lots are occupied and Council owns one 22 Ha lot which is under-developed. To the north of the site on the northern side of Quia Road the lands are zoned RU1 Primary Production (Rural) Zone. To the west of the IN3 Zone a 35ha site of SP2 Infrastructure Zone exists as a Waste Management Facility. Surrounding this site is RU6 Transition whose zone objective is to *‘to protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities’, and ‘to minimise conflict between land uses within this zone and land uses within adjoining zone’.*

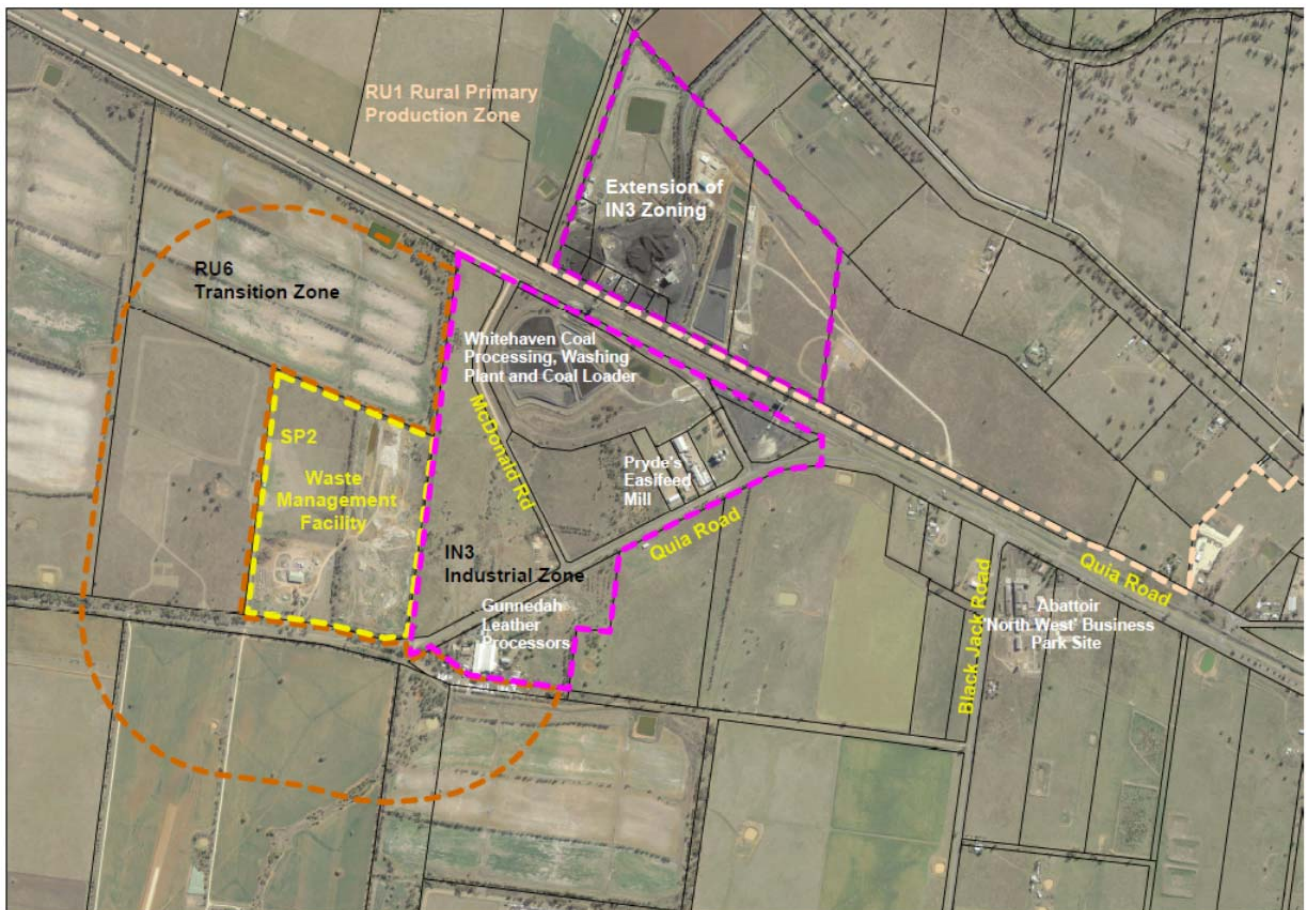


Figure 49 Quia and McDonald Road Industrial Area Site Context

The existing IN3 Zoning applied to the Industrial Area is appropriate given the nature of the business enterprise and processing occurring. The policy objectives of this zone, given it is the only location within the greater Gunnedah Urban area with IN3 zoning, is appropriate in that the zone *‘provides suitable areas for those industries that need to be separated from other land uses, and to ‘to support and protect industrial land for industrial uses’.*

However there is merit in suggesting an extension to the IN3 Heavy Industrial Zone to the northern side of Quia Road to fully incorporate the Whitehaven Coal processing activity occurring on both sides of the road (see plan above). Although the policy objectives of the RU1 Zone in *‘encouraging sustainable primary industry production by maintaining and enhancing the natural resource base ‘ also seems appropriate given the extractive nature of the activity.*

It is crucial to note that the amended 2014 Western Sewerage servicing area does not extend to this area given significant costs involved. Instead waste water is treated onsite in accordance with the EPA regulations and individual site licensing. It is also understood that electricity supply will need to be augmented before further development can occur in this area.

RECOMMENDATION: Extend the IN3 Zone to the northern side of Quia Road to encompass the entire Whitehaven Coal Processing site under the same zoning. *This includes lands legally described as Lots 111, 112, 120, 471, 472, 473, 474 & 475 DP755503.*

6.3.5 Black Jack Road South

This area covers 53 hectares divided into 4 lots and is located to the south of the 'North West' Business Park Abattoir Site along Black Jack Road. It was zoned industrial in 1998. The land is in private ownership and 90% of the area is undeveloped in agricultural grazing use only. This area is also included in the Western Servicing Area proposed under the s.64 Development Servicing Plan for sewerage benefit.

Business enterprise activities within this Industrial Area include:

- Incitec Pivot Fertilisers
- Ray Priestley Earthmoving & Landscaping Supplies.

Council has been approached by a developer interested in establishing a large industrial complex at the north east corner of Blackjack Road and the Oxley Highway. This land is zoned RU1 with the current use of the land being for rural use. An adjacent property is used as a Truck Depot (existing use) with a dwelling. Truck Depots are prohibited in the RU1 Zone. The area adjoins the current IN1 Zone.

The policy objectives of the IN1 Zone are *"To encourage employment opportunities"* and *"To enable development that is associated with, ancillary to, or supportive of industry or industrial employees"*. Therefore, there is merit in supporting a rezone at this gateway into the industrial precinct, given the development and employment opportunities it would create.



Source: SixMaps

Figure 50 Black Jack Road South Industrial Area Site Context

RECOMMENDATION: Extend the IN1 Zone to the north eastern corner of Blackjack Road and the Oxley Highway to encompass the existing Truck Depot under the same zoning. *This includes lands legally described as Lot 2 DP 261259, Lot 10 and 11 DP 778034*

Amend the Western Sewerage Servicing Area (s.64 Plan) to incorporate these lots and continue to support investment in the Black Jack Road South Industrial Area through the funding of the Western Sewerage Servicing Area whilst recognizing the necessity for Development funding through s.94 contributions (see above).

7. Recommendations

7.1 Existing Industrial Zoned Lands Appraisal

As seen within section 6, Gunnedah Shire has extensive areas of Industrial Zones lands within the three main precinct areas which are under utilised for Industrial purposes or undeveloped. These areas combined total approximately 418.3 hectares. Of this zoned land 199.4 hectares is occupied with 225.88 hectares being 'vacant'. The 'vacant' land is being used for a variety of purposes including rural activities (eg grazing), rural residential and storage purposes.

Accordingly there appears to be no necessity for rezoning more additional Industrial land, other than in circumstances which may act to enhance and increased the viability and vitality of existing Industrial Areas. For example, in focal gateway locations where consolidation of lands in serviced areas can be achieved, providing Industrial Areas with no development impediments such as the western Industrial Areas, there is cause to consider additional lands for Industrial Service type development.

The recommendations put forward in this strategy are to extend the IN1 General Industrial Zone at the north eastern corner of Blackjack Road and the Oxley Highway as well investigate extension of the existing IN1 General Industrial Zone along the Oxley Highway, and also facilitate rezoning through a Planning Proposal already considered by Council in March 2015 on the Kamilaroi Highway at the western gateway to the town. These three proposals are discussed in section 7.2.below.

7.2 Future Industrial Zonings

7.2.1 Oxley Highway

This strategy has identified 13.06 hectares of land suitable for rezoning to IN1 General Industrial on the south western urban fringes of the town adjoining the existing Warranuna Industrial Estate as illustrated in the plan below. This recommendation should be considered in combination with the proposed rezoning of 44.67 hectares of land zoned R5 Large Lot Residential to R2 Low Density Residential (minimum lot size 650sqm) proposed within the Residential Development Strategy and the proposed rezoning of 16.49 hectares of land zoned RU1 Primary Production to IN1 General Industrial (identified under s.6.3.5 of this Strategy).

The proposed rezoning has been recommended for the following reasons:

- Serves to build on the gateway potential of the south western edge of Gunnedah along the Oxley Highway given site has road frontage to the Oxley Highway (preferred for visual prominence of enterprise for advertising and location identification).
- Forms clear urban edge of the Town within existing road networks.
- Development of the site will facilitate construction or upgrades of the following roads through acquired Section 94 Development Contributions:
 - Upgrade intersection onto Oxley Highway with roundabout to cater for expected traffic increase;
 - Campbell Road to the west,
 - Howes Road to the South (in conjunction with the adjoining proposed R2 Low Density Residential),
 - Bennett Road and Alford Road stemming from the existing Industrial Area, and
 - Closure of the eastern section of Howes Road
- The site is within the existing serviceable infrastructural area of Gunnedah without any major obstacles for extension and connection.

Potential issues to address:

- Management of desired visibility of the site from the Oxley Highway against protection of established woodland habitat for identified Koala Population in Road Reserve areas (*see reference to Gunnedah Koala Management Plan 2013 within Volume 1 - Contextual Profile Report*). Rezoning of area instead should examine

Koala habitat in closer detail via an Ecological report. Consideration should be given to the creation of an ecological habitat corridor (minimum of 30m wide) as a requirement of future development to facilitate separation of residential and industrial uses, and ecological linkages between the E3 Environmental Management Zone (vegetated hilltop area to the south west of the rezoning area off Campbell Road) and the wider Wandobah Reserve corridor to the east.

- Retention of existing Large Lot Residential properties within the proposed Industrial Area and potential reverse amenity effects from service related Industry once developed.
- Potential buffering of future Industrial Uses from proposed Low Density Residential area proposed to the south of Howes Road.

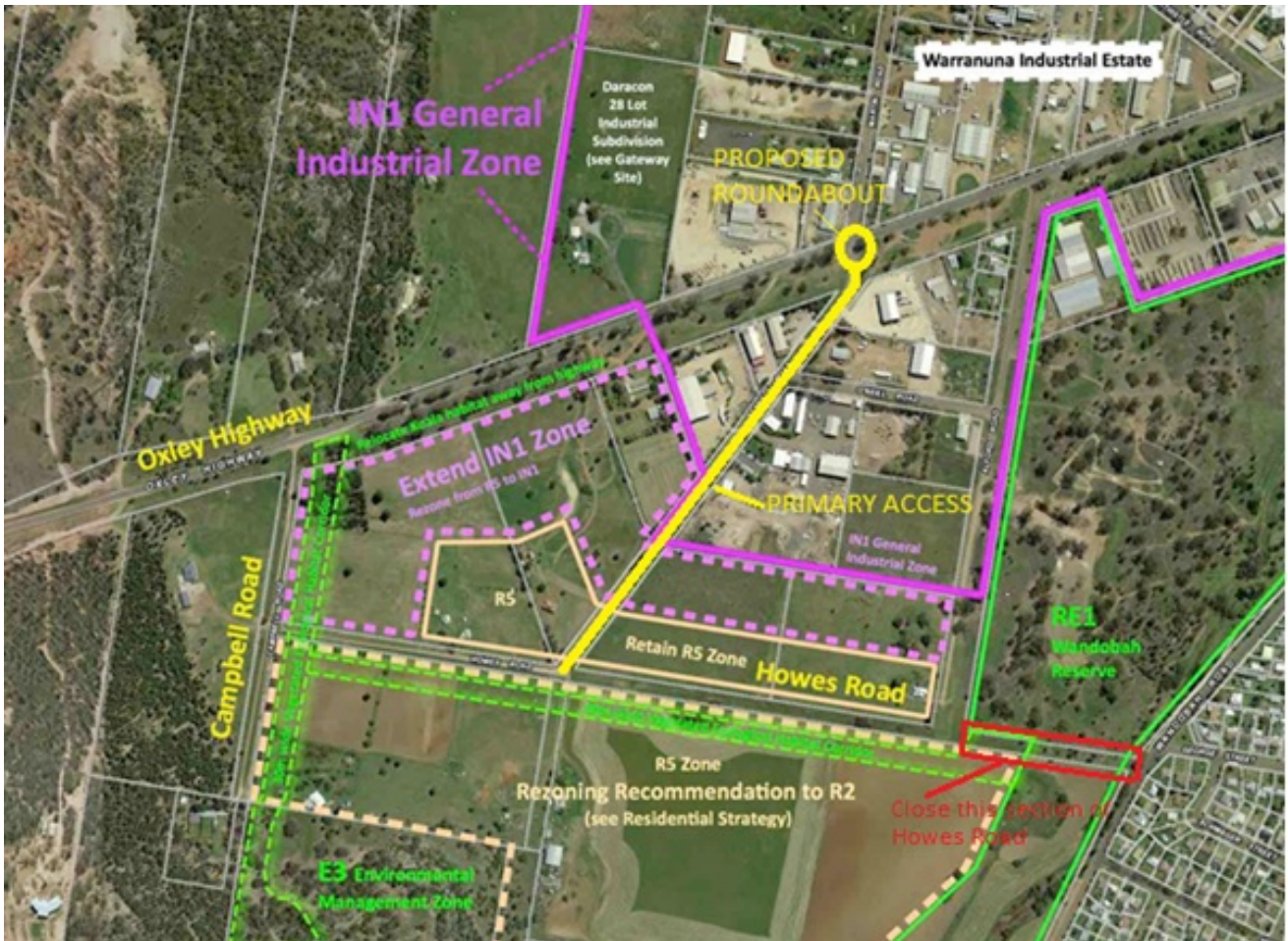


Figure 51 Oxley Highway IN1 Gateway Industrial Rezoning Recommendation

Traffic Counts undertaken to the west of the site along Oxley Highway (just west of Black Jack Road) by Gunnedah Shire Council reveal the site is a major gateway location with high traffic volumes passing the site daily (see below).

#	Street Name	Description	Completed	Days	Vehicles	ADT	AADT	Heavy
1	Oxley Hwy	West of Blackjack Rd	12/12/2014	24.1	32648	1353.3	1430.8	12.1%

RECOMMENDATION: Rezone 13.06 hectares of land zoned R5 Large Lot Residential to IN1 General Industrial as identified in Figure 18 above.

The strategy has also identified 16.49 hectares of land suitable for rezoning to IN1 General Industrial on the north eastern corner of the Oxley Highway-Blackjack Road intersection adjoining the existing Blackjack Road South Industrial Estate as illustrated in Figure 17. This consideration follows an approach from a local developer to consider industrial uses for the land on this intersection. The rezoning would provide an industrial development site with highway profile. There is also merit to incorporate the existing Truck Depot into this zoning. It is considered that the rezoning would also act to enhance and increased the viability and vitality of existing Industrial Areas along Blackjack Road.

RECOMMENDATION: Extend the IN1 Zone to the north eastern corner of Blackjack Road and the Oxley Highway to encompass the existing Truck Depot under the same zoning. *This includes lands legally described as Lot 2 DP 261259, Lot 10 and 11 DP 778034*

7.3 Conclusions and Recommendations

Gunnedah Shire has extensive areas of Industrial Zones lands within the three main precinct areas which are under utilised for Industrial purposes or undeveloped totaling approximately 418.3 hectares. Of this zoned land 199.4 hectares is occupied with 218.9 hectares being 'vacant'.

Accordingly there appears to be no necessity for rezoning more additional Industrial land, other than in circumstances which may act to enhance and increased the viability and vitality of existing Industrial Areas, increase vitality of key gateway locations and improve the urban form of the town as a whole. Therefore, it is recommended that 13.06 hectares of land zoned R5 Large Lot Residential is rezoned to IN1 General Industrial on the southern side of the Oxley Highway as an extension to the existing Industrial Area and 16.49 hectares of land zoned RU1 Primary Production is rezoned to IN1 General Industrial at the northeastern corner of Blackjack Road and Oxley Highway as an extension to the existing Industrial Area.