

Media release



Planning &
Infrastructure



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First comprehensive planning controls adopted for Gundagai Council

The iconic Dog on the Tuckerbox Memorial has been protected and will be celebrated in a new tourism precinct under the first set of comprehensive planning controls in Gundagai Council's 122-year history.

Gundagai, in south-western NSW, has until now been the only local council in NSW to not have any local planning controls or zones to guide future growth and development.

The council and the Department of Planning and Infrastructure have worked together to develop a planning framework for Gundagai, to ensure the existing character of the area is retained, while accommodating growth for at least the next decade.

The new council-wide local environmental plan (LEP) has been approved by the Department, under delegation from the Minister.

The Department's acting Director-General Tom Gellibrand said one of the key aspects of the LEP was heritage recognition for a nationally recognised tourism icon, the Dog on the Tuckerbox Memorial.

"Twenty sites have been listed in the LEP as being local heritage items, including the Dog on the Tuckerbox Memorial, the Gundagai Courthouse, the district hospital, the police station and the former Gundagai Jail," Mr Gellibrand said.

"This will ensure that these prized local assets are given ongoing protection and that development applications on nearby sites must consider and, if possible, avoid any impacts on them.

"In further recognition of the important tourism role of the Dog on the Tuckerbox, the LEP establishes the area surrounding this landmark with a tourism zoning.

"The Dog on the Tuckerbox is located around 6km out of the Gundagai township and there are already some businesses nearby, such as petrol stations and restaurants.

"This tourism zone will support the development of further tourism-related businesses or tourist accommodation in that vicinity to maximise the tourism potential of this quintessential Australian attraction."

The local heritage listings are in addition to two other sites listed in the LEP which are on the NSW Heritage Register as having State significance – the Gundagai railway bridge, and the site of the Hillas Hut.

Gundagai mayor Abb McAlister said he was pleased the LEP had finally been made.

“This will provide direction and certainty to developers, land managers and owners, and help Council manage our growth in a sustainable way,” Cr McAlister said.

“I would particularly like to thank Council’s staff and the Department’s planning officers for their help and persistence over the last seven years to bring the LEP to fruition.”

The LEP also:

- Provides for a range of additional housing – including low density, medium density and large lot residential development – in areas where there is already residential development;
- Introduces rural zones and a 40-hectare minimum lot size for rural land to protect agricultural land from fragmentation or potential land use conflict;
- Encourages local employment in areas zoned B1 Neighbourhood Centre and B4 Mixed Use;
- Provides for the appropriate management and protection of natural resources by recognising their values.

Mr Gellibrand, said the LEP had been prepared using the standard LEP template which seeks to clarify and simplify State planning controls. The template provides a consistent framework for the layout, zone names and definitions in new council-wide LEPs across the State, while retaining flexibility to address local planning issues.

The Department provided \$175,000 to Council through the NSW Government’s Planning Reform Fund to help prepare the LEP and associated maps.

The LEP is consistent with the Local Environmental Profile and Planning Strategy, prepared by Council in 2008 to inform the LEP.

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