

Narrabri LEP 2012 - Amendment No 6 - Rezone land in Boggabri and correct LEP mapping errors

Proposal Title :	Narrabri LEP 2012 - Amendment No 6 - Rezone land in Boggabri and correct LEP mapping errors		
Proposal Summary :	The Planning Proposal involves the following: * Rezoning Lot 28 DP 755475 132 Caloola Road and part of Lot 7009 DP 1050939, 69 Denman Street, Boggabri from IN1 General Industrial to R1 General Residential with a MLS of 550m2; *Rezoning Lot 2 DP 455136, 201 Caloola Road and Lot A DP 361385, 103 Caloola Road Boggabri, and the Reservoir Lane road reserve which traverses the site from RU1 Primary Production to R1 General Residential with a MLS of 550m2; * Correcting existing LEP map errors by: - amending the minimum lot size map for Lot 1 DP 133559, 2 Boston Street, Boggabri from 550m2 to 1ha; and - amending the minimum lot size map for Lot 2 DP 133559, 13839 Kamilaroi Highway, Boggabri from 550m2 to 2ha.		
PP Number :	PP_2015_NARRB_001_00	Dop File No :	15/14175

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones**

1.2 Rural Zones

1.5 Rural Lands

3.1 Residential Zones

Additional Information : **It is recommended that:**

1. The Planning Proposal be supported;
2. The Planning Proposal be exhibited for 14 days;
3. The Planning Proposal be completed within 6 months;
4. That the Secretary (or her delegate) agree to the inconsistencies with section 117 Directions 1.1 Business and Industrial Zones, 1.2 Rural Zones, 1.5 Rural Lands and 3.1 Residential Zones;
5. Prior to public exhibition, the planning proposal should be amended to:
 - include mapping illustrating the proposed minimum lot size changes; and
 - updating the property description to clarify that it applies to part of the Reservoir Lane road reserve and only part of Lot 7009 DP 1050939; and
6. That an authorisation to exercise delegation be issued to Council.

Supporting Reasons : The Planning Proposal will implement recommendations from the Narrabri Growth Management Strategy Addendum (Boggabri Strategic Planning Review 2015) and provide residential opportunities to cater for the growth in workforce associated with the mining sector. Greater housing choice will in turn have a positive impact on the social and economic welfare of the community as a whole.

Panel Recommendation

Recommendation Date : **30-Sep-2015**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This proposal is considered to be of local significance and has not been referred to the LEP Panel and will be considered by the General Manager, Northern Region.**

Gateway Determination