

**Moree Plains LEP 2011 (Amendment No 1) - Rezoning part of the Moree Airport to B6 Enterprise Corridor**

Proposal Title : **Moree Plains LEP 2011 (Amendment No 1) - Rezoning part of the Moree Airport to B6 Enterprise Corridor**

Proposal Summary : **To rezone part of Lot 1, DP 111137 from SP1 Air Transport Facility to B6 Enterprise Corridor to cater for a mixed use development providing services to the road transport industry, the travelling public and local community. It is proposed that the development may include a heavy vehicle highway service centre, truck washing facilities, fast food outlets and heavy vehicle parking. The land is currently owned by Council.**

PP Number : **PP\_2012\_MOREE\_001\_00**      Dop File No : **12/01760**

**Planning Team Recommendation**

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

- S.117 directions :
- 1.1 Business and Industrial Zones**
  - 2.1 Environment Protection Zones**
  - 2.3 Heritage Conservation**
  - 3.4 Integrating Land Use and Transport**
  - 3.5 Development Near Licensed Aerodromes**
  - 6.1 Approval and Referral Requirements**

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

- 1. the Planning Proposal be supported;**
- 2. the Planning Proposal be amended prior to exhibition to include improved maps identifying the site and showing the proposed zoning of the land;**
- 3. the Planning Proposal be considered as low impact and be exhibited for a period of 14 days;**
- 4. contamination investigation studies be undertaken in accordance with, and that satisfy the requirements of, Clause 6 of SEPP 55 - Remediation of Land and the Contaminated Land Planning Guidelines to confirm that the site is suitable for rezoning;**
- 5. the Planning Proposal should be completed within 9 months;**
- 6. the Director General (or an officer of the department nominated by the Director General) agree that the inconsistencies with s117 Directions 2.1 Environmental Protection Zones and 2.3 Heritage Conservation are of minor significance.**
- 7. consultation be undertaken with the Department of the Commonwealth responsible for aerodromes in accordance with s117 Direction 3.5 and the Roads and Maritime Services.**

Supporting Reasons : **The Planning Proposal will have a positive social and economic impact on Moree by providing additional construction and retail jobs. It will also provide better services to the heavy vehicle transport industry and the travelling public. It is considered that the proposal will not adversely impact upon the operation of the Moree Airport.**

**Panel Recommendation**

Recommendation Date : **02-Feb-2012**

Gateway Recommendation :

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council is to review all mapping associated with the planning proposal and update or amend the maps to ensure that they are consistent with the Department's Standard Technical Requirements for LEP maps prior to the planning proposal proceeding to public exhibition.**
- 2. Council is to undertake an initial site contamination investigation report in accordance with the requirements of SEPP 55 and the Contaminated Land Planning Guidelines to demonstrate that the site is suitable for rezoning. This report is to be included in the public exhibition material for the planning proposal.**

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Enterprise Corridor**

3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- NSW Maritime and Roads
- Commonwealth department responsible for aerodromes

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. Council is to consult with the Department of the Commonwealth responsible for the aerodrome and the lessee of the aerodrome in accordance with the provisions of Section 117 Direction 3.5 Development Near Licensed Aerodromes. Council should take any comments made by the relevant agency into consideration in finalising the planning proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

7. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

Neil McCaffin

Date: \_\_\_\_\_

6.2.12