
Councillor Tzannes left the meeting the time being 4.15pm

Councillor Tramby left the meeting the time being 4.37pm

Attachment

REPORT TITLE:	A. MOREE GATEWAY PROJECT		
REPORT FROM:	MAYOR		
FILE NUMBER:	04-0200	LETTER NO:	

SUMMARY:

At the confidential meeting held on the 27th October 2011 the Council received the final progress report for Stage One of the proposed Gateway Project development. The Council made the following recommendation to progress the development to the completion of Development Approval.

11/11/06 RESOLVED: (HUMPHRIES/MONTGOMERY)

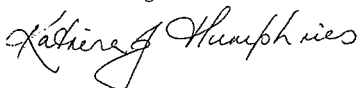
1. That the General Manager be given delegated authority to progress the development to Development Approval
2. That funds be included in the budget for external independent review of the Development Application prior to presentation to the Council because the Council is both the proponent and owner of the Subdivision.
3. That the budget of \$590,000 be allocated to complete the project to Development Approval as detailed in the confidential Stage One report and to provide for external facilitation of the development approval
4. That Council resolve to prepare a Planning Proposal under the Gateway Process covering those portions of the Moree Regional Airport currently zoned 5 Special Uses Airport, including Lot 37 DP867485(also known as Lot 1 DP111137), to gazette this land as B6 Enterprise Corridor and confirm the classification of the land as operational.

REPORT

BACKGROUND:

The Council is looking at activities that will facilitate economic growth in the Shire and generate entry level employment as detailed in its Community Strategic Plan. The area of land north of Blueberry Road was identified as having the potential for the provision of land for

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larger bulky goods retail outlets by the council following a number of approaches to the Council regarding the need for sites by development proposals.

Projects and Infrastructure were commissioned by the Council to

- gauge the level of market interest and commitment to the site
- prepare a concept design
- review the design requirements and required approvals
- undertake financial feasibility modelling.

A high level of interest has been shown in the proposal with expressions of interest and early stage concept designs having been received for development at the site. The interest has been so high that the planning is being extended to include the area fronting the highway along the section south of Blueberry Road as well.

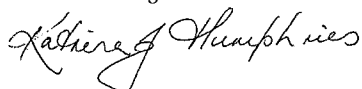
Their report indicates that based on the current interest that between 100 to 200 entry level employment opportunities would be created with \$60m worth of economic activity created by the project. The Council's investment will therefore generate substantial and ongoing economic benefits to the Shire.

The Council will retain control over the take up of sites to manage the ongoing integrity and operation of the Main Central Business District. An important aspect of the design is to provide anchors that will encourage people to stop and then explore the range of services available in Moree.

The funding will allow the following to be completed;

- a) Finalisation of the agreements with the major tenants including contracts for lease or sale as required
- b) Finalisation of the design to progress to Development Approval
- c) Submission of the Development Application
- d) Finalisation of the Financial and tender arrangements to progress to construction

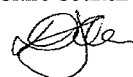
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