

Moree Plains LEP 2011 - Rezone land for rural residential purposes at Kentucky Road, Boggabilla

Proposal Title :	Moree Plains LEP 2011 - Rezone land for rural residential purposes at Kentucky Road, Boggabilla		
Proposal Summary :	The Planning Proposal seeks to rezone land for rural residential purposes approximately 9km west of Boggabilla, on the NSW-Queensland border. It is proposed to rezone the land from RU1 Primary Production to part R5 Large Lot Residential and part RU4 Primary Production Small Lots and amend the minimum lot size to 4000m2 (proposed R5 zone) and 5ha (proposed RU4 zone).		
PP Number :	PP_2014_MOREE_001_00	Dop File No :	14/09215

Planning Team Recommendation

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

S.117 directions:

- 1.2 Rural Zones
- 1.3 Mining, Petroleum Production and Extractive Industries
- 1.5 Rural Lands
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information : It is recommended that:

1. The planning proposal be supported.
2. Prior to public exhibition, Council is to:
 - a) revise the Planning Proposal so that the information contained in the addendum to the proposal is incorporated into the body of the Planning Proposal;
 - b) ensure that all the supporting information is provided in a systematic and logical order so that the public can ascertain the steps by which the information has been prepared and presented;
 - c) the draft zoning and minimum lot sizes maps shall be amended to be consistent with the Department's standard technical requirements and the information contained in the addendum report;
3. The Planning Proposal be exhibited for 28 days;
4. The proposal be completed within 12 months;
5. The Director-General's delegate agree that the inconsistencies with S117 Directions 1.2 Rural Zones, 1.3 Mining, Petroleum Production and Extractive Industries, 1.5 Rural Lands, 2.3 Heritage Conservation, 3.4 Integrating Land Use and Transport and 4.3 Flood Prone Land are matters of minor significance; and
6. Consultation is to be undertaken with the following agencies:
 - Office of Environment and Heritage
 - NSW Department of Primary Industries - Agriculture
 - NSW Department of Primary Industries - Office of Water

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- State Emergency Service - NSW North West Region and Queensland South Western Region
- Goondiwindi Regional Council

Supporting Reasons : **The Planning Proposal is supported because it has merit and provides additional housing choice in this region of NSW. The flooding information provided contains adequate evidence to determine that the proposal will have a negligible impact on the existing Goondiwindi levee subject to consultation with the Office of Environment and Heritage.**

Panel Recommendation

Recommendation Date : 18-Dec-2014

Gateway Recommendation : Passed with Conditions

Panel Recommendation : **This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

Decision Date : 18-Dec-2014

Gateway Determination : Passed with Conditions

Decision made by : **General Manager, Northern Region**Exhibition period : **28 Days**

LEP Timeframe : **12 months**

Gateway
Determination :

- (a) revise the Planning Proposal so that the information contained in the addendum to the proposal is incorporated into the body of the Planning Proposal;
- (b) ensure that all the supporting information is provided in a systematic and logical order so that the public can ascertain the steps by which the information has been prepared and presented; and
- (c) the draft zoning and minimum lot sizes maps shall be amended to be consistent with the Department's standard technical requirements and the information contained in the addendum report;

2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and to comply with the requirements of relevant S117 Directions:

- **Office of Environment and Heritage**
- **NSW Department of Primary Industries - Agriculture**
- **NSW Department of Primary Industries - Office of Water**

- **State Emergency Service - NSW North West Region and Queensland South Western Region**
- **Goondiwindi Regional Council**

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

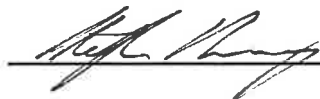
- 4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission**

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or if reclassifying land).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

18 DECEMBER 2014