



NSW GOVERNMENT
Department of Planning

Office of the Director General

Mr David Aber
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Y09/969

Dear Mr Aber

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Subject: Moree Plains Growth Management Strategy

I refer to Council's letter of 21 January 2009, and the subsequent information provided on 6 March 2009, concerning the endorsement of the Moree Plains Growth Management Strategy.

Following consideration I am pleased to endorse the Moree Plains Growth Management Strategy to enable Council to continue preparing their LGA wide comprehensive LEP subject to the following matters:

- that the preparation of the comprehensive LEP is in accordance with the outcomes of this Strategy and with relevant State Environmental Planning Policies and s117 Directions;
- that a comprehensive community consultation process be undertaken in the preparation of the comprehensive LEP, particularly in regard to the loss of development potential associated with Council's proposal to rezone some existing urban and industrial land in Moree to a rural zone. The Department will require further evidence from Council regarding the necessity to "back zone" particularly industrial land before it will agree to this forming part of Council's LEP;
- that Council provide an appropriate staging plan for the Gwydirfield rural residential area to the Department for endorsement prior to seeking the rezoning of the land. The plan should ensure that each future stage has adequate capacity to cater for changing demand and trends in the future; and
- the proposed rural residential / rural small holdings area south of Goondiwindi is deferred from endorsement under the Growth Management Strategy at the present time. While the proposal appears to have some merit to address a lack of rural residential and rural small holding land in this area of the Moree LGA, it is considered that significant further detail is required, particularly in relation to

flooding. Please see Attachment 1 for the required flooding information. Once the required information has been adequately addressed and endorsed for inclusion in the Strategy, the Department is willing to allow its inclusion into the draft comprehensive LEP, or to facilitate its rezoning through a separate amendment if necessary.

Council should be aware that the Department is currently examining the priorities under the Standard LEP Program and Council will have received a separate letter on this matter. Any changes to the timing and priority of Council's comprehensive LEP will be considered as part of that exercise.

Should you have any further enquiries about this matter, I have arranged for Mr Jon Stone, Regional Planning Officer to assist you. Mr Stone may be contacted at the Department's Tamworth Office on telephone number (02) 6701 9688.

Yours sincerely


Sam Haddad
Director General
20/4/2009

ATTACHMENT 1

Additional information required prior to the Department being able to consider the endorsement of the rural residential / rural small holdings area south of Goondiwindi.

- An appropriate staging plan for the release of the proposed land rezoning; and
- Flooding Issues:
 - Hazard mapping is required to be undertaken to identify critical areas within the proposed development;
 - The proposed subdivision layout along the river lies in the path of a main flood water 'breakout' from the Macintyre River. If developed, a significant proportion of the 'breakout' will be obstructed by dwellings and ancillary structures. This obstruction is likely to result in an increase in flood levels of up to 50mm along the Goondiwindi levee which may have significant implications for the town. Consideration needs to be given to having less dense development in this area to provide less obstruction to 'breakout' flows and also reduce the afflux impinging into the freeboard of the Goondiwindi levee;
 - There is insufficient detail about evacuation of the area in times of inundation. The report identifies that there could be up to 2.0m of water over the existing access road. The proponents need to address this issue in consultation with the SES (both NSW and QLD units responsible for this area) including investigating the need for an alternative access route;
 - There is insufficient discussion or assessment on evacuation frequency or the trigger point when the area will require evacuation. How often will evacuations occur, for how long will evacuation be needed, and how long will it take to evacuate the area? An Evacuation Plan is needed that considers the above issues and supported by those responsible for emergency services;
 - Further information is needed as to who will be responsible for provision of emergency services and their capacity to assist;
 - Information on flood warning times is required; and
 - Further information is required as to how this proposal complies with the NSW Flood Prone Land Policy and Floodplain Development Manual 2005. The primary objective of the policy is to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property and to reduce private and public losses resulting from floods. Details on how this development achieves this will be required, along with an assessment of the social and indirect costs of this development (evacuation, accommodation, disruption, cleaning up after a flood) and who meets these costs.