

**11.1 NORTHERN NSW INLAND PORT PLANNING PROPOSAL**

**Responsible Officer:** Gina Vereker, Executive Manager Planning and Environment

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**Attachments:** 1. N2IP Planning Proposal (under separate cover)

**DELIVERY PROGRAM ALIGNMENT****3 Economy**

**Objective** 3.2 We will become a logistics hub for the northern inland region

**Strategy** 3.2.1 Promote Narrabri Shire as a Regional Logistics Hub

**EXECUTIVE SUMMARY**

Council is planning to establish a new industrial and intermodal precinct in Narrabri. The precinct is to be known as the Northern NSW Inland Port (**N2IP**). The site chosen for the N2IP precinct is currently zoned RU1 Primary Production under the *Narrabri Local Environmental Plan 2012 (LEP)* and needs to be rezoned to permit future development.

To rezone the precinct a Planning Proposal (**PP**) is required to be submitted to the Department of Planning Industry and Environment (**DPIE**) to seek a Gateway Determination. A PP has been prepared for the site which proposes to:

- Rezone the site from RU1 Primary Production to:
  - part SP1 Special Activities;
  - part SP2 Infrastructure; and
  - part E3 Environmental Management.
- Modify the minimum lot size map.

This PP will amend both the LEP and associated LEP mapping.

**RECOMMENDATION**

- 1. That Council endorse the Planning Proposal to amend the provisions of the Narrabri Local Environmental Plan 2012 to facilitate the N2IP precinct and forward to the Department of Planning Industry and Environment requesting a Gateway Determination.**
- 2. That Council seek authorisation from the Department of Planning Industry and Environment to be the local plan-making authority.**

**BACKGROUND**

A Strategic Business Case was prepared for the N2IP. The following provides a summary from the business case as background.

*In 2013 Transport for New South Wales (TfNSW) published its NSW Freight and Ports Strategy as an extension to the freight network strategy articulated in the preceding NSW Long Term Transport Master Plan – a strategy focused on a freight network throughout NSW that allows the efficient flow of goods to their market - a commitment to support the projected growth of product and its supply chain transport efficiencies throughout regional NSW.*

*In 2018 the Hon. Gladys Berejiklian MP the Premier for NSW issued an update on the Premier's Priorities with an ongoing commitment to support opportunities for creating jobs and delivering critical infrastructure to regional areas.*

*Narrabri Shire Council has responded to these prospectuses with a proposal to develop the Narrabri Shire Logistics and Industrial Hub (Hub), connected to the Walgett CRN line and access to the 'spine' of the national freight network between Melbourne and Brisbane, the Inland Rail. The proposed Hub would provide a dedicated facility to attract national organisations to Narrabri Shire, leading to an increase in economic development activities in the region.*

*The Hub would be able to accommodate business and industry across a broad spectrum including small, medium and large industrial and commercial operations. Narrabri Shire Council is engaged in conversations with Santos in an effort to attract a large commercial tenant at the Hub whose very presence would require a substantial capital investment and create up to 200 full time equivalent jobs at the Hub. This in turn would broaden and strengthen the economic base of the Shire. The Hub would provide a suitable location for this and other industrial and commercial operations through a coordinated approach to land use, infrastructure planning and development.*

*From Narrabri Shire Council's perspective, the establishment of the Hub would assist in strengthening the existing economy and continue to increase the current Gross Regional Product (GRP) of \$1.2billion.*

*The proposed Hub represents a proposal of nationally significant critical infrastructure with an opportunity to enhance the efficiency of the flow of goods through the region, increase industry diversity and enhance opportunities for regional employment (Arcadis, 2019).*

The preparation of a PP is the first step in the process for making or amending Local Environmental Plans.

The attached PP recommends an amendment to Council's LEP to facilitate N2IP by specifically amending the LEP as follows:

- Rezone the site from RU1 Primary Production to:
  - part SP1 Special Activities;
  - part SP2 Infrastructure; and
  - part E3 Environmental Management.
- Modify the minimum lot size map.

This PP will amend both the LEP and associated LEP mapping.

## **CURRENT SITUATION**

The PP proposes to amend the following components of the LEP in relation to N2IP.

### **Insert a new SP1 Special Activities Zone into the Land Use Table**

The new zone would have the following objectives and permissible uses.

#### ***Zone SP1 Special Activities***

##### ***1 Objectives of zone***

- *To provide for special land uses that are not provided for in other zones.*
- *To provide for sites with special natural characteristics that are not provided for in other zones.*

- *To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.*
- *To recognise the Northern NSW Inland Port Precinct as a special industrial enterprise area.*
- *To provide suitable land for a national multi-modal freight and transport interchange.*
- *To encourage the growth of the freight logistics industry and provide economic benefits for Narrabri.*

## **2 Permitted without consent**

*Environmental protection works*

## **3 Permitted with consent**

*Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose*

## **4 Prohibited**

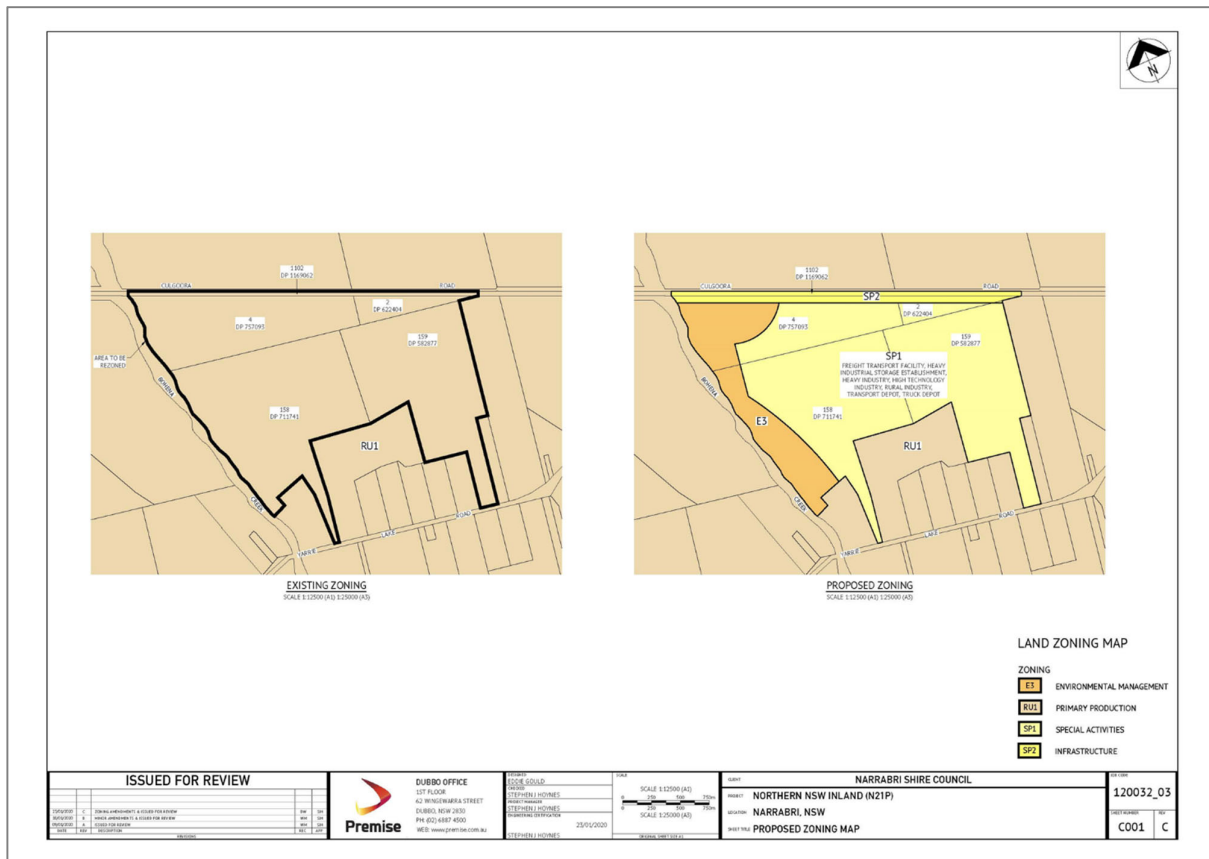
***Any development not specified in item 2 or 3***

### **Amending the Land Zoning Map**

The Land Zoning Map Sheet LZN\_004 of the LEP is to be amended to:

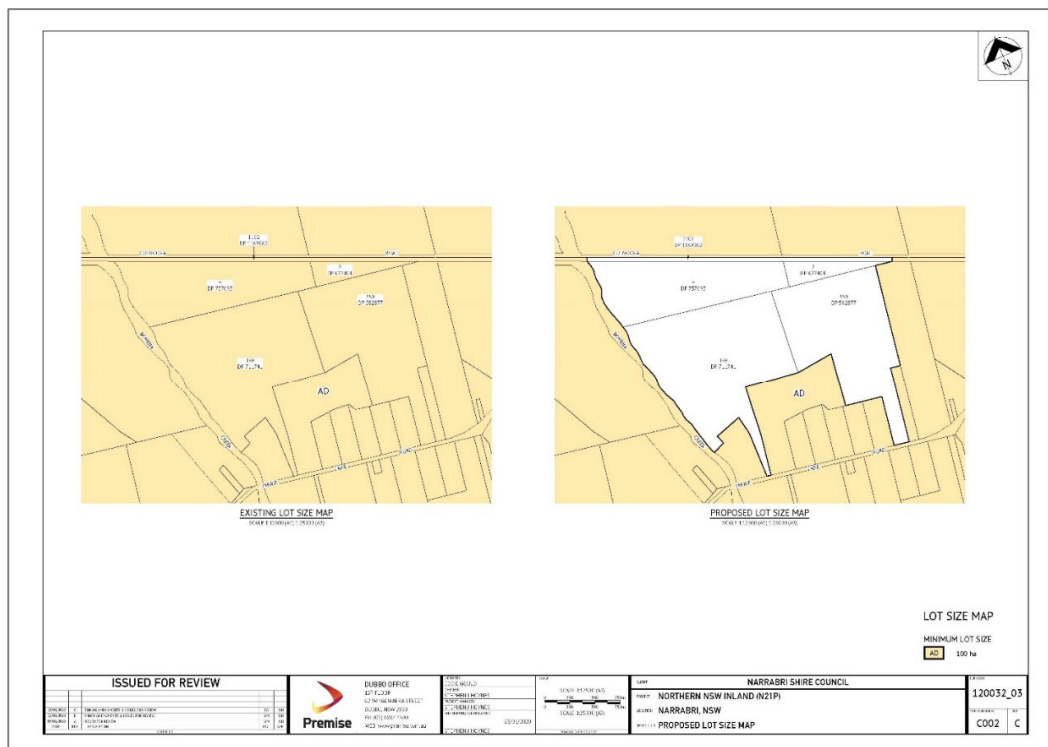
- Rezone the western part of the site to E3 Environmental Management;
- Rezone the railway line area and 60m south of the railway line lot to SP2 Infrastructure with “Rail Infrastructure Facility” shown as the permissible use; and
- Rezone the eastern part of the site to SP1 Special Activities Zone with the following listed permissible uses:
  - Freight Transport Facility;
  - Heavy Industrial Storage Establishment;
  - Heavy Industry;
  - High Technology Industry;
  - Rural Industry;
  - Transport Depot; and
  - Truck Depot.

The existing and proposed LEP Zoning maps are provided below.



### Amending the Lot Size Map

The Lot Size Map Sheet LSZ\_004 of the LEP is to be amended to remove the minimum lot size requirement from the precinct. The existing and proposed Lot Size Maps are provided below.



The planning proposal is attached for Council's consideration.

Council's options are to resolve to:

- (a) Adopt the planning proposal and seek to make the proposed amendment to the LEP;
- or,
- (b) Reject the planning proposal and not make the proposed amendment to the LEP.

If Council resolves to adopt the attached planning proposal, the next step is to forward the planning proposal to DPIE to determine whether it considers the planning proposal suitable for exhibition. DPIE may also place conditions on any approval for exhibition, stipulate the timeframe and terms of that exhibition and require consultation with any public authorities that it deems necessary.

The estimated time frame for the LEP amendment process is outlined in the planning proposal (Attachment 1).

### **FINANCIAL IMPLICATIONS**

Council's adoption of the recommendation has no financial implications.

### **STATUTORY AND POLICY IMPLICATIONS**

This item may result in the amendment of the LEP 2012. The planning proposal is an environmental planning instrument, a statutory legal document affecting land use within the Narrabri Shire Local Government Area.

### **CONSULTATION**

#### **EXTERNAL CONSULTATION**

Council has written to landholders and met with a number of those who elected to accept Council's offer of a face to face meeting.

No formal public consultation has been carried out in relation to this item.

The terms of any formal consultation required to complete this LEP amendment will be stipulated by the DPIE should it issue a Gateway Determination in relation to the planning proposal.

#### **INTERNAL CONSULTATION**

- Manager Economic Development.