

Narrabri LEP 2012 - Rezoning of land at Boggabri for Industrial purposes

Proposal Title : **Narrabri LEP 2012 - Rezoning of land at Boggabri for Industrial purposes**

Proposal Summary : **The Planning Proposal aims to rezone various parcels of land at Boggabri from RU1 Primary Production to IN1 General Industrial and from IN1 General Industrial to RU1 Primary Production to align with the recommendations of the Narrabri Growth Management Strategy - Boggabri Strategic Planning Review (NGMS-BSPR).**

PP Number : **PP_2017_NARRB_001_00** Dop File No : **17/05682**

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones
1.2 Rural Zones
1.5 Rural Lands
4.3 Flood Prone Land**

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

- 1. The Planning Proposal be supported;**
- 2. The Planning Proposal be exhibited for 14 days;**
- 3. The Planning Proposal be completed within 9 months;**
- 4. That the Planning Proposal be amended prior to exhibition to include mapping that shows the current and proposed zoning of the subject land and remove incorrect references to Lot 7004 DP 1028500 be zoned to IN1 General Industrial.**
- 5. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:**
 - (a) Office of Environment and Heritage**
 - (b) NSW Rural Fire Service**
 - (c) NSW Department of Industry - Lands**
- 6. That an authorisation to exercise delegation be issued to Council.**

Supporting Reasons : **It is anticipated that the implementation of the industrial land component of the NGMS - BSPR will benefit the Narrabri LGA immensely as the availability of serviceable industrial land will help to service the needs of the rapidly expanding local mining sector.**

Panel Recommendation

Recommendation Date : **08-May-2017** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This proposal is consider to deal only with matters of local significance and can be appropriately considered by the Director Regions, Northern.**

Gateway Determination

Decision Date : **08-May-2017** Gateway Determination : **Passed with Conditions**

Decision made by : **Regional Director, Northern Region**

Exhibition period : **14 Days** LEP Timeframe : **9 months**

Gateway Determination : **1. Prior to the commencement of community consultation, Council is to update the Planning Proposal to:**

- (a) include current and proposed zoning and minimum lot size maps of the subject lands; and**
- (b) remove the reference to 'Lot 7004, DP 1028500, 13881' in the land to be rezoned from RU1 to IN1 on the front page and page 3 of the Planning Proposal.**

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

(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Environment 2016) and must be made publicly available for a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2016).

3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant section 117 Directions:

- Office of Environment and Heritage
- Roads and Maritime Services
- NSW Department of Industry – Lands
- Australian Rail Track Corporation

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 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).

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

Signature:



Printed Name:

Craig Diss

Date:

8/5/17