

Planning Proposal 1/2017

Proposed Amendment to Narrabri Local Environmental Plan 2012

Rezone the following land from RU1 Primary Production to IN1 General Industrial to permit industrial land uses and Remove the Minimum Lot Size Requirements.

- Lot 76 DP 755475, 13853 Kamilaroi Highway Boggabri
- Lot 77 DP 755475 and Lot 7004 DP 1028500, 13881 Kamilaroi Highway Boggabri
- Lots 78 DP 755475, 13907 Kamilaroi Highway Boggabri
- Lots 200, 201, 254 and 253 DP 755475, 'Tatana' 80 Vine Lane Boggabri
- Lots 218 and 219 DP 755475, 'Hillview' 14019 Kamilaroi Highway Boggabri

Rezone the following land from IN1 General Industrial to RU1 Primary Production to permit rural land uses and establish a corresponding Minimum Lot Size of AB2 (4oha) for each allotment.

- Lot 7004 DP 1028500, 14 Caloola Road Boggabri
- Lot 1 DP 578315 and Lot 1 DP 908028, 'Harvenvale' 51 Vine Lane Boggabri

PART 1: INTRODUCTION AND SITE IDENTIFICATION

The growth of mining and mining related industries in the North-West has been the catalyst for increasing investment and development opportunities for both regional centres and smaller regional communities. Boggabri as a community servicing a number of mining sites has experienced such an increase in development and investment, in particular there is a perceived demand for serviceable industrial land to enable the development of mining related and support industries.

To better understand and address these developmental pressures affecting Boggabri, Council sought to undertake a review of its strategic planning direction policies. This review culminated in the preparation of the Narrabri Shire Growth Management Strategy Addendum (Boggabri Strategic Planning Review), 2015. This strategic planning document recommended areas for investigation for residential growth in Boggabri and the back zoning of Boggabri's current undeveloped industrial area in favor of a more logical industrial area.

Through its review of Strategic Planning Policies and preparation of the Growth Management Strategy Addendum Council engaged key stakeholders and undertook extensive community consultation. This engagement included holding a Strategic Planning Workshop, attended by more than 30 community and industry representatives and notification and consultation with land owners whose properties were identified as growth investigation areas.

This planning proposal is the result of the Narrabri Shire Growth Management Strategy Addendum (Boggabri Strategic Planning Review), 2015, and strategic planning investigation and community consultation. The planning proposal has been prepared to give effect the industrial re-zonings and rural back zonings recommended by the strategy addendum.

The industrial re-zonings sought will change the zoning of Lots 200, 201, 218, 219, 253 and 254 DP 755475, Lot 76, 77 and 78 DP 755475, Lot 7005 DP 1028500 and adjoining unnamed road reserves from RU1 Primary Production to IN1 General Industrial and remove their minimum lot size.

While the rural back zonings will change the zone of Lot 1 DP 578315, Lot 1 DP 908028, Lot 7004 DP 1028500 and adjoining unnamed road reserves from IN1 General Industrial to RU1 Primary Production and establish minimum lot sizes of 40 hectares for the properties.

PART 2: OBJECTIVES

The objective of this planning proposal is to provide industrial land within a serviceable location more conducive to development than the current undeveloped Boggabri industrial area.

PART 3: EXPLANATION OF PROVISIONS

In order to achieve the objectives it is proposed that the following amendments to the Narrabri Local Environmental Plan 2012 occur to rezone land north of Boggabri between the North Western Rail Line and Kamilaroi Highway for industrial purposes and remove the minimum lot size control for the land and back zone an existing undeveloped industrial area north of Caloola Road with limited development potential for rural land use.

It is proposed that the following properties along with adjoining road reserves be re-zoned from RU1 Primary Production to IN1 General Industrial with no minimum lot size:

- Lot 76 DP 755475, 13853 Kamilaroi Highway Boggabri
- Lot 77 DP 755475 and Lot 7004 DP 1028500, 13881 Kamilaroi Highway Boggabri
- Lots 78 DP 755475, 13907 Kamilaroi Highway Boggabri
- Lots 200, 201, 254 and 253 DP 755475, 'Tatana' 80 Vine Lane Boggabri
- Lots 218 and 219 DP 755475, 'Hillview' 14019 Kamilaroi Highway Boggabri

It is proposed that the following properties along with adjoining road reserves be rezoned from IN1 General Industrial to RU1 Primary Production and have a minimum lot size of 40 hectares established:

- Lot 7004 DP 1028500, 14 Caloola Road Boggabri
- Lot 1 DP 578315 and Lot 1 DP 908028, 'Harvenvale' 51 Vine Lane Boggabri

The land to be affected by the proposed Narrabri Local Environmental Plan 2012 amendments is identified in Figure 1.

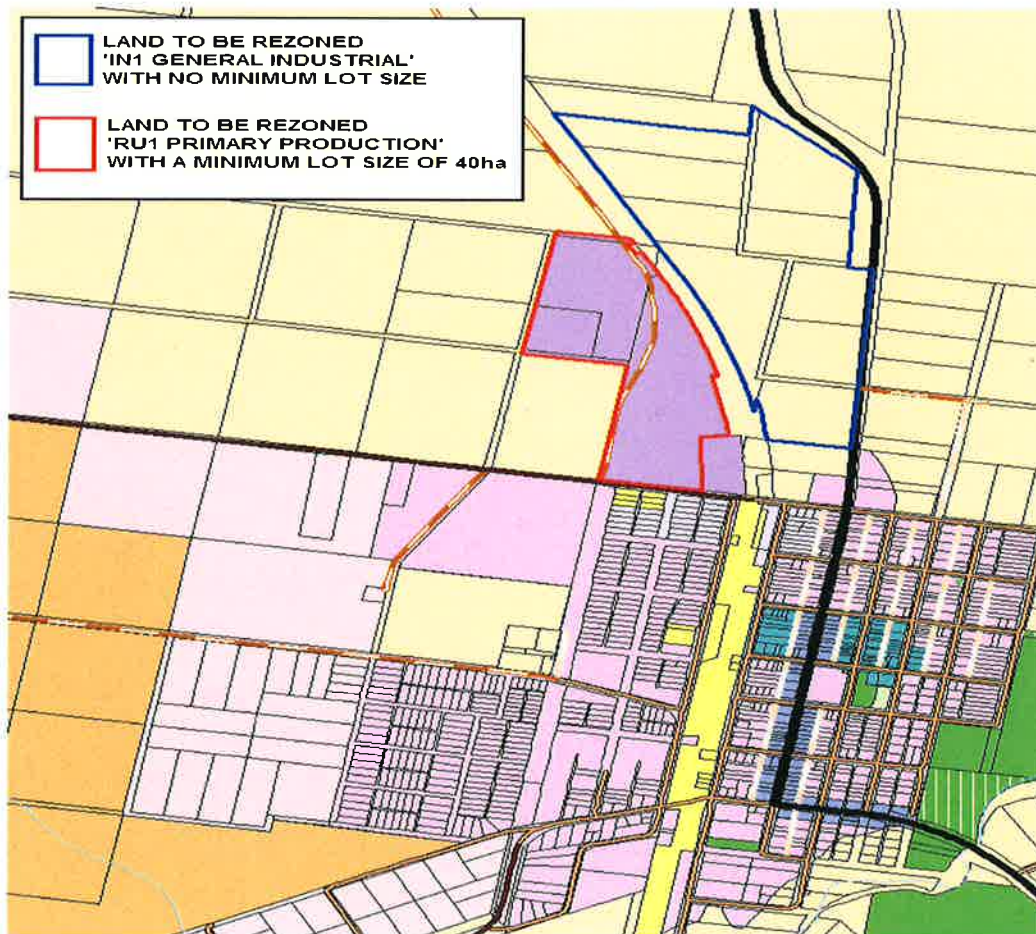


Figure 1 - Land to be rezoned – Proposed new Zonings and Corresponding Minimum Lot Sizes.

PART 4: JUSTIFICATION

In accordance with the Department of Planning and Infrastructure's Guide to Preparing Planning Proposals, this section considers the following issues:-

- Section A: Need for proposal
- Section B: Policy Context
- Section C: Potential Environmental Social and Economic Impact
- Section D: Other Government Interests

SECTION A – NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal the result of any strategic study?

Components of this planning proposal are supported by the Narrabri Growth Management Strategy Addendum (Boggabri Strategic Planning Review) 2015.

This Addendum to the Narrabri Growth Management Strategy was prepared to update the strategy and account for the growth of mining sector developments in the Boggabri area. This strategy identified that the current Boggabri Industrial area was not conducive to development and to capitalize on growth opportunities associated with mining development in the area a new industrial area should be established fronting the Kamilaroi Highway. In line with the strategies recommendations it was proposed that current undeveloped industrial land be back zoned from IN1 General Industrial to RU1 Primary Production and land between the Kamilaroi Highway and North West Rail corridor be rezoned from RU1 Primary Production to IN1 General Industrial to support industrial development.

The Figures below are excerpts from the Narrabri Growth Management Strategy Addendum (Boggabri Strategic Planning Review) 2015. They illustrate the land proposed to be investigated for rezoning to RU1 Primary Production and IN1 General Industrial by the strategy.

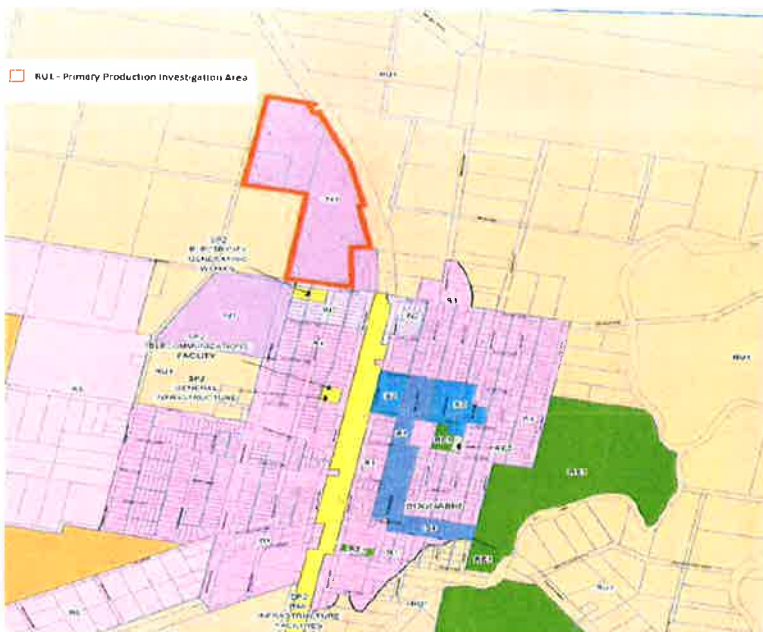


Figure 2 Proposed Boggabri RU1 – Primary Production Investigation Area (Narrabri Growth Management Strategy Addendum 2015)

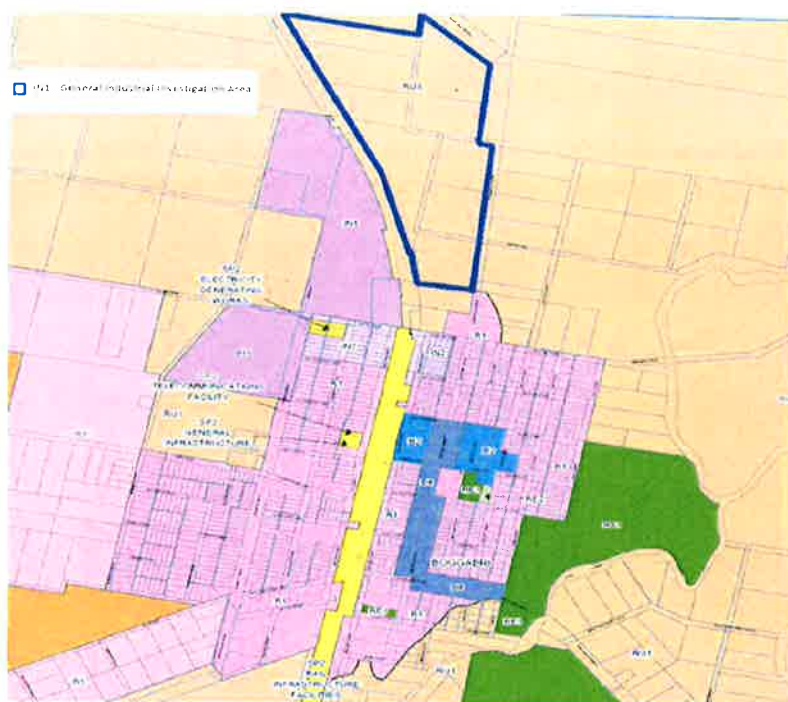


Figure 3 Proposed Boggabri IN1 – General Industrial Investigation Area (Narrabri Growth Management Strategy Addendum 2015)

2. Is the planning proposal the best means of achieving the objectives or intended outcomes or is there a better way?

This planning proposal is the best means to achieve the objectives and intended outcomes.

The ineffectiveness of the current IN1 General Industrial zone is established throughout the Narrabri Growth Management Strategy Addendum. The intended outcome of this planning proposal is to provide industrial land within a serviceable location conducive to development.

The establishment of a new industrial area is seen as the most practical and cost effective measure of achieving this outcome. Alternate options have been considered such as the more effective servicing of the current industrial area. However, there was no certainty that the pursuit of this option would be successful as the current industrial site is poorly situated in relation to residentially zoned land and is not benefited by access to the Kamilaroi Highway. It was determined that the selection of a more appropriate location identified through the Narrabri Growth Management Strategy Addendum would be the method of achieving the planning proposals objective with the least financial risk and the greatest likelihood of success.

3. Is there a community benefit?

As suggested in the Department's Local Plan-Making Guidelines, the Evaluation Criteria to undertake a Net Community Benefit analysis has been adopted. In Some cases the Evaluation Criteria has been modified or removed to ensure the criteria is meaningful to this Planning Proposal.

Net Community Benefit Evaluation Criteria	Planning Comment
<i>Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?</i>	The proposal is compatible with the <i>New England North West Strategic Regional Land Use Plan 2012</i>. This strategy notes the anticipated expansion of the mining sector in the north west region and that growth in mining sector support industries will coincide with mining growth. The strategy identifies the need to monitor the availability of employment lands in mining affected Local Government Areas including Narrabri Shire and specifically calls on local authorities to take action would ensure the provision of employment lands to service the sector. This planning proposal is acting directly in accordance with the regional strategy. The Boggabri Strategic planning Review identified a demand for serviceable industrial land in Boggabri to capture mining sector investment and that is what this proposal seeks to deliver.
<i>Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/ subregional strategy?</i>	The land subject to this proposal is not within an area affected by any such strategy.

Net Community Benefit Evaluation Criteria	Planning Comment
<i>Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?</i>	The planning proposal is the result of community consultation through the Boggabri Strategic Planning Workshop and is partially supported by the Narrabri Growth Management Plan Addendum, 2015. The proposal will not create a precedent or change the expectations of landowners within Boggabri or the greater shire area.
<i>Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?</i>	The proposal is the result of extensive community consultation. The land identified for rezoning to IN1 General Industrial has been selected as the best available land for rezoning to support industrial development. Boggabri is a small town with limited numbers of rezonings. The proposal will not contribute to any cumulative impact.
<i>Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?</i>	The proposal will cause the rezoning of some employment land to RU1 Primary Production; however this will be off-set by the re-zoning of a new and larger employment land area. As an outcome of this planning proposal the total area of employment land in Boggabri will be increased.
<i>Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?</i>	The proposal will have no impact on the supply of residential land or housing affordability.
<i>Is the existing public infrastructure (roads, rail, utilities, etc.) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?</i>	The proposed industrial area is situated in a locality that fronts both the Kamilaroi Highway and North West Rail Corridor. The services available to this land are more favourable to industrial development than those available to the existing industrial area proposed to back-zoned RU1 Primary Production by this planning proposal.
<i>Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?</i>	The Planning Proposal will have no impact on Government infrastructure or services in the area.
<i>Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?</i>	The land to be affected by the proposal is a short distance from the Boggabri CBD. The proposal will have a negligible impact on distances travelled by Boggabri residents.

Net Community Benefit Evaluation Criteria	Planning Comment
<i>Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?</i>	The land subject to this proposal is on the outskirts of Boggabri and a short distance from the towns CBD. The land is predominately cleared for agricultural use and is unlikely to harbor any significant species of flora or fauna. As is identified in greater detail under the heading S117 Direction – Cl4.3 flooding and Section C of this report, there is a small portion of the subject site that is identified as being in the flood planning area. This flood planning layer is loosely based on the level of inundation plus 0.5 freeboard from the 1955 flood event and is not the result of a flood study. The eastern extremities of the land to be rezoned IN1 General Industrial by this planning proposal are identified as flood liable. Although the land is identified as flood liable the land was not subject to inundation during previous recorded flood events and is naturally buffered from flooding by the Kamilaroi Highway. Council has held discussions with the Office of Water who have agreed the land is unlikely to be subject to flooding and have not objected to the proposal being lodged Whilst a small portion of the subject site is identified as being in the flood planning area it should also be noted that any proposed future development on the subject site must be considered against the objectives of clause 6.2 of Narrabri Local Environmental Plan 2012 and Council officers must be satisfied that the objectives of clause 6.2 have been met by the submitted design for the proposed development. Included in these objective are limiting the risk to life and property. Give the warning times associated with flooding and the fact that there is no proposal to facilitate residential development it is expected that any flood risk will predominantly relate to property damage.

Net Community Benefit Evaluation Criteria	Planning Comment
<i>Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?</i>	The proposal will improve the cohesion of adjoining land uses. The existing industrial area is located at the extremity of the Boggabri Township, but is located nearby an area identified for future residential development. The back zoning of this land and relocation of the Boggabri Industrial area to a locality more isolated from residential development will improve the compatibility of Boggabri's industrial zoned land to its surrounding land use zones.
<i>What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?</i>	The proposal is in the public interest, and is the outcome of public consultation undertaken through the Boggabri Strategic Planning Workshop. The proposal will create additional industrial land with the opportunity for future development in a locality logical to support this type of development. Not proceeding with proposal will limit the opportunity of the Boggabri township to capitalise on any investment in mining support industry in the locality. Due to the lack of an efficient industrial area. This will see any new mining support industries establishing themselves in the Gunnedah and Narrabri areas and causing Boggabri to miss out on potential growth opportunities.

SECTION B –RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Strategic Regional Land Use Policy

The *New England North West Strategic Regional Land Use Policy 2012* was prepared by the Department to give strategic direction to development in the New England North West Region and is a relevant consideration for this planning proposal.

Chapter 5 of the *New England North West Strategic Regional Land Use Policy 2012* considers issues surrounding economic development and employment in the region. The Chapter notes the increasing demand for mining and related industry in the region and singles out the local government areas of Tamworth, Liverpool Plains, Gunnedah and Narrabri to be particularly affected by mining growth. The Chapter states there is a specific need to monitor and ensure the provision of adequate employment lands to support industry growth in these local government areas. This is compatible with the initiative taken by this strategy in securing serviceable industrial land for future growth in Boggabri.

The Chapter also outlines the following 'Policy Response Objectives' as guiding principles to achieve the outcomes sought for economic and employment growth by the regional strategy:

- Ensure an adequate supply of land for the needs of industries in the New England North West region, including agriculture.
- Ensure an adequate supply of labour for the needs of all industries in the New England North West region.
- Diversify the New England North West regional economy and build economic resilience.
- Build cohesive and livable communities by addressing conflicts in demand for resources and improving economic resilience.

This planning proposal is mindful of these 'Policy Response Objectives', and seeks to support the industrial needs of Boggabri through the back zoning of current industrial land and zoning of a new more practical industrial area. This directly correlates with the initial 'Policy Response Objective' which calls for the adequate supply of land to support the needs of industry in the region.

5. Is the planning proposal consistent with the local Council's Community Strategic Plan or other local strategic plan?

As discussed under Section A Number 1 this proposal is consistent with the Narrabri Growth Management Strategy Addendum 2015. The proposed RU1 Primary Production and IN1 General Industrial rezonings are a direct result of the recommendations of this strategy.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The State Environmental Planning Policies (SEPPs) that are relevant to this planning proposal are outlined below:-

Relevant SEPP/Deemed SEPP	Consistency of Planning Proposal
<i>SEPP No 44 Koala Habitat Protection</i>	The land subject to this planning proposal is within close proximity to the Boggabri Township and CBD. The land has largely been cleared of any significant vegetation and is used for agricultural grazing. It is highly unlikely that any core koala habitats are located on the sites.
<i>SEPP No 55 Remediation of Land</i>	The land subject to this planning proposal is vacant of any significant development and is predominately used for light agricultural grazing. This includes the land currently zoned IN1 General Industrial, this land is undeveloped and Council is unaware of any activity having been carried out on the properties likely to

Relevant SEPP/Deemed SEPP	Consistency of Planning Proposal
	result in their contamination. A visual inspection of the locality did not indicate evidence of site contamination and it is considered highly unlikely that any site contamination requiring remediation is present on the land.
SEPP (Rural Lands) 2008	The SEPP (Rural Lands) 2008 applies to part of this proposal as it seeks to rezone land zoned RU1 Primary Production. It is considered that the Planning Proposal is broadly aligned with the principles and the aims of SEPP (Rural Lands) 2008. Further comment is made about the proposals compatibility with this SEPP under the relevant S 117 Directive heading.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions)?

Each s117 Ministerial Direction is listed below with an annotation stating whether it is relevant to the Planning Proposal and comments relating to its consistency with the corresponding objective.

s.117 Direction Title	Applies	Consistency of Planning Proposal
-----------------------	---------	----------------------------------

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.1 Business and Industrial Zones	Y	This Directive applies where a planning proposal is prepared that affects existing or proposed business or industrial zone boundaries. This planning proposal seeks to back zone IN1 General Industrial zoned land to RU1 Primary Production and rezone a new industrial area from existing RU1 Primary Production zoned land. Where this Direction applies a draft LEP is required to: <i>(b) retain the areas and locations of existing business and industrial zones.</i> As this proposal will rezone undeveloped industrial land it is not compatible with this Directive. Where a draft LEP is inconsistent with this Directive it may proceed if it is deemed to be of minor significance or supported by a strategy or study. In this instance it is suggested that the rezoning is both of minor significance and supported by a strategic study. The industrial land is an ineffective and undeveloped industrial area and the rezoning of additional industrial land in a more serviceable location will increase the total amount of land zoned for industrial development. The proposed Local Environmental Plan amendment is also supported by the Narrabri Strategic Growth Plan Addendum 2015, which recognized the ineffectiveness of the industrial area proposed for rezoning and development potential of the new industrial area proposed by this proposal.

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.2 Rural Zones	Y	This Directive applies where a draft LEP is prepared which affects rural zoned land. This proposal seeks to rezone land currently zoned RU1 Primary Production to IN1 General Industrial. Where this Directive applies a draft LEP must not rezone land from a rural zone to a residential, business, industrial and village or tourist zone. As this proposal seeks to rezone land from the RU1 Primary Production rural zone to IN1 General Industrial it is inconsistent with this Directive. Where a planning proposal is inconsistent with this Directive the inconsistency may be supported if the Director-General or their Delegate is satisfied that the Planning Proposal is justified by a strategy. As outlined above this planning proposal is a direct result of the Narrabri Growth Management Strategy Addendum 2015 and it is therefore suggested that the proposals inconsistency with this Directive can be supported by the Director General.
1.3 Mining, Petroleum Production and Extractive Industries	NA	Not applicable
1.4 Oyster Aquaculture	NA	Not applicable

s.117 Direction Title	Applies	Consistency of Planning Proposal
1.5 Rural Lands	Y	This Directive applies where a draft LEP affects land within an existing or proposed rural or environmental zone. This proposal seeks to rezone rural land and the Directive is therefore applicable. In determining a proposals compatibility with this Directive a draft LEP must be considered against and deemed to be consistent with The Rural Planning Principles as listed in the SEPP (Rural Lands) 2008, these principles are considered and commented on below: (a) <i>the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,</i> <u>Planning Comment:</u> The proposal will have a negligible impact on the outcomes sought by this Principle. The proposal will affect small agricultural lots adjoining the Boggabri township. The land to be affected is not currently used for any significant agricultural production and is not considered to have any potential to be used for such a purpose. Rural land lost as a result of this planning proposal will be offset by the rezoning of new agricultural land. (b) <i>recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,</i> <u>Planning Comment:</u> The proposal will not affect this Planning Principle. (c) <i>recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,</i> <u>Planning Comment:</u> The land affected by this proposal is not considered to have any significant rural value.

s.117 Direction Title	Applies	Consistency of Planning Proposal
		(d) <i>in planning for rural lands, to balance the social, economic and environmental interests of the community,</i> <u>Planning Comment:</u> The proposal will not contribute to any adverse social, economic or environmental impacts. (e) <i>the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,</i> <u>Planning Comment:</u> Land to be affected by this proposal is situated in close proximity to the Boggabri Township and is predominately cleared for light grazing and similar low intensity rural activities. The land is not considered to have any resource or biodiversity significance. (f) <i>the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,</i> <u>Planning Comment:</u> The proposal will not affect the provision of rural lifestyle lots. (g) <i>the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,</i> <u>Planning Comment:</u> The proposal will not affect servicing constraints or significantly alter opportunities for rural housing. (h) <i>ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.</i> <u>Planning Comment:</u> The New England North West Strategic Land Use Plan 2012 is the applicable regional plan for the locality. The proposals compatibility with this plan is discussed under Section B Number 4 of this proposal. The proposal is not considered to conflict with this strategy and is further supported by the Narrabri Strategic Growth Plan Addendum 2014 discussed under Section A Number 1.

s.117 Direction Title	Applies	Consistency of Planning Proposal
<i>2.1 Environment Protection Zones</i>	NA	Not applicable
<i>2.2 Coastal Protection</i>	NA	Not applicable
<i>2.3 Heritage Conservation</i>	NA	Not applicable
<i>2.4 Recreation Vehicle Areas</i>	NA	Not applicable
<i>3.1 Residential Zones</i>	NA	Not applicable
<i>3.2 Caravan Parks and Manufactured Home Estates</i>	NA	Not applicable
<i>3.3 Home Occupations</i>	NA	Not applicable
<i>3.4 Integrating Land Use and transport</i>	NA	Not applicable
<i>3.5 Development Near Licensed Aerodromes</i>	NA	Not applicable
<i>4.1 Acid Sulfate Soils</i>	NA	Not applicable
<i>4.2 Mine Subsidence and Unstable Land</i>	NA	Not applicable

s.117 Direction Title	Applies	Consistency of Planning Proposal
4.3 Flood Prone Land	Yes	The planning proposal will alter a zone in a flood planning provision and therefore this Directive is applicable. The planning proposal directly conflicts with Clause (5) of this Directive which specifies <i>(5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business or Industrial, Special Use or Special Purpose Zone.</i> Despite this Clause (9) of the Directive permits inconsistencies with the Directive in the following circumstances. <i>(9) A planning proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that:</i> <i>(a) the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or</i> <i>(b) the provisions of the planning proposal that are inconsistent are of minor significance.</i> In this instance it is argued that the Directives inconsistencies are of minor significance due to the limitations of flood information concerning Boggabri, the small portion of land subject to the proposal identified as a flood planning area and the physical impediments to the progression of flood water onto the subject site. The arguments supporting the minor significance of the proposals inconsistency are outlined in greater detail under Section C of this Report. It is considered that the proposals inconsistency with this Directive can be supported by the Director General and the proposal proceed subject to a Gateway Determination requirement for consultation to be carried out with the Office of Water.
4.4 Planning for Bushfire Protection	NA	Not applicable

5.117 Direction Title	Applies	Consistency of Planning Proposal
<i>5.1 Implementation of Regional Strategies</i>	NA	Not applicable
<i>5.2 Sydney Drinking Water Catchments</i>	NA	Not applicable
<i>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</i>	NA	Not applicable
<i>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</i>	NA	Not applicable
<i>5.6 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)</i>	NA	Not applicable
<i>5.9 Second Sydney Airport: Badgerys Creek</i>	NA	Not applicable
<i>6.1 Approval and Referral Requirements</i>	NA	Not applicable
<i>6.2 Reserving Land for Public Purposes</i>	NA	Not applicable
<i>6.3 Site Specific Provisions</i>	NA	Not applicable
<i>7.1 Implementation of the Metropolitan Strategy</i>	NA	Not applicable

SECTION C – ENVIRONMENTAL SOCIAL AND ECONOMIC IMPACT

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Council's available biodiversity information indicates that the land subject to this proposal does not contain any critical habitat, threatened species populations, ecological communities or their habitats. It is therefore Council's assertion that the proposal will have no adverse impact on any significant species or their habitat. The figure below indicates Council's biodiversity and vegetation mapping in relation to the site; this map does not identify any significant species populations within approximately 5 km of the site. The likelihood of any significant species or habits being present on the site is further reduced due to the lands proximity to the Boggabri Township and previous clearing and use for light agriculture.



Figure 4 Narrabri Shire Map indicating Location of Species and areas of native vegetation (Narrabri Shire Council GIS Mapping - Boggabri)

9. Are there any other environmental effects as a result of the planning proposal and how are they proposed to be managed?

Council has reviewed its land use information relevant to the site and is of the opinion that the proposal will not result in any significant environmental effects.

The subject land is not identified as being bushfire prone by the *Narrabri Local Environmental Plan 2012* as can be seen in Figure.5 below. It is however relevant to note that a portion of the land affected by the proposal and to be zoned IN1 General Industrial is identified within Council's Flood Planning Area.

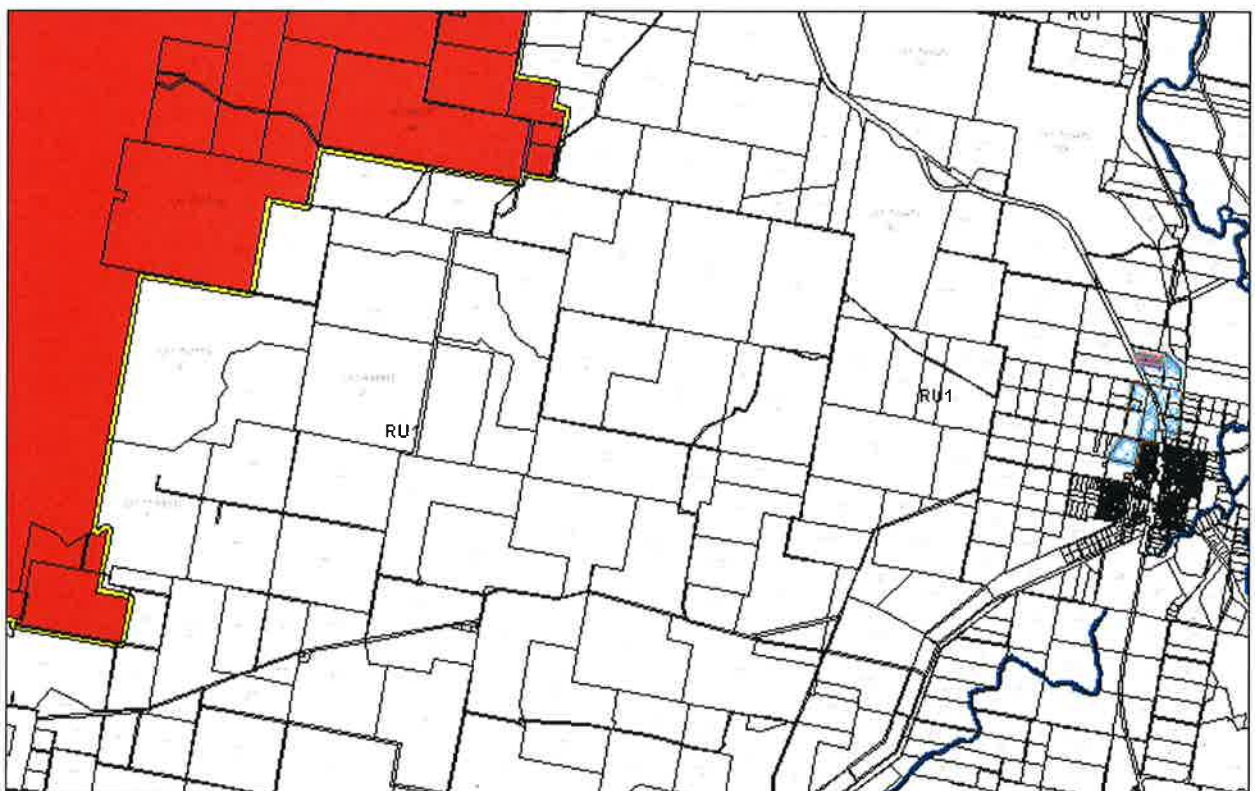


Fig.5 Bushfire Prone Land (Narrabri Shire Council GIS Mapping - Boggabri)

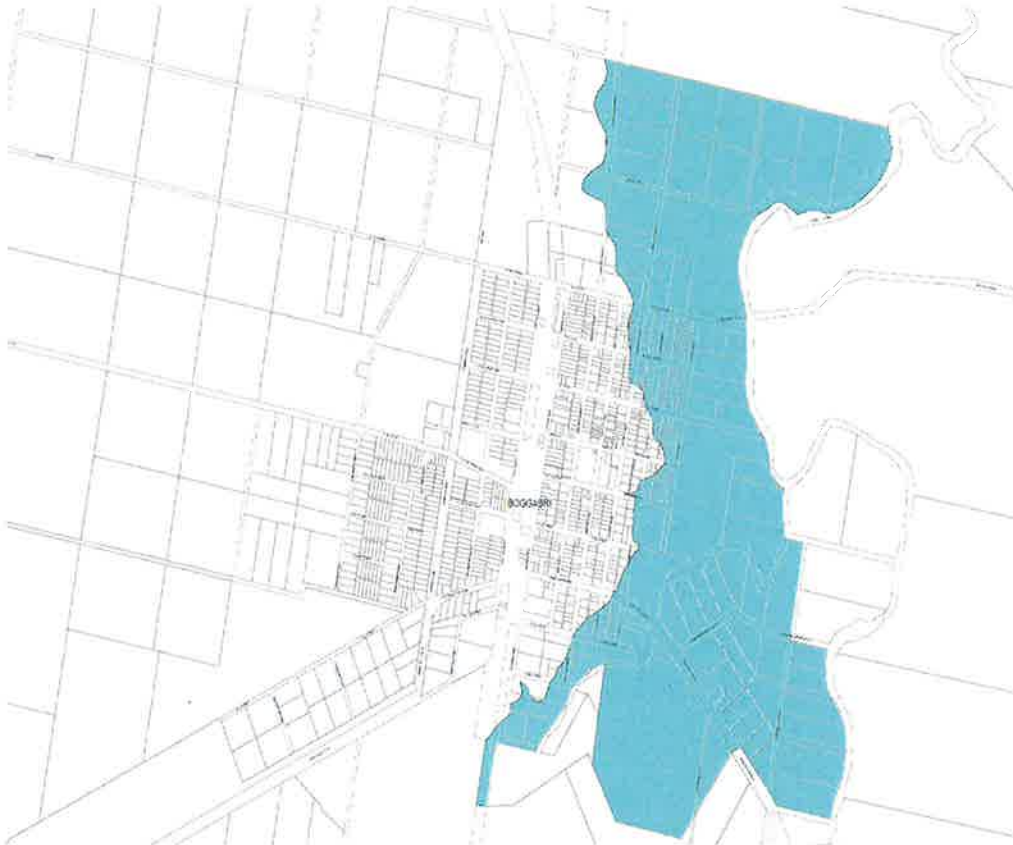


Fig.6 Flood Planning Layer (Narrabri Local Environmental Plan 2012)

This flood planning layer is loosely based on the level of inundation plus 0.5 freeboard from the 1955 flood event and is not the result of a flood study. The eastern extremities of the land to be rezoned IN1 General Industrial by this planning proposal are identified as flood liable. Although the land is identified as flood liable the land was not subject to inundation during previous recorded flood events and is naturally buffered from flooding by the Kamilaroi Highway. Council has held discussions with the Office of Water who have agreed the land is unlikely to be subject to flooding and have not objected to the proposal being lodged. It is considered that the planning proposal should be permitted to proceed despite it involving land within the flood planning layer.

10. How has the planning proposal adequately addressed any social and economic effects?

The social and economic impact of the Planning Proposal is predicted to be positive. It will create a more effective industrial area for Boggabri with the potential to be developed to support mining support industry.

SECTION D – COMMONWEALTH AND STATE INTERESTS

11. Is there adequate public infrastructure for the planning proposal?

Yes, the land proposed for rezoning to IN1 General Industrial has been chosen as a result of its proximity to infrastructure. The site is highly visible from transport corridors and adjoins both the Kamilaroi

Highway and Northwest Rail Corridor. The site to be back zoned RU1 Primary Production has access to limited infrastructure and is better suited to remaining rural land.

12. What are the views of State and Commonwealth public authorities in accordance with the Gateway determination?

Relevant State and Commonwealth Government Agencies will be consulted in accordance with the requirements of any Gateway Determination. However, due to the minor nature of the Planning Proposal it is anticipated that consultation will only be required with the Office of Water.

PART 5: COMMUNITY CONSULTATION

In accordance with the NSW Department of Planning Guidelines to preparing LEP's, upon Gateway Determination adjoining landholders and any affected community organisations will be formally notified of the proposal and invited to provide comment.

In accordance with prevailing Departmental Guidelines and the provisions of the Environmental Protection Authority Act, the Planning proposal will also be notified publicly for the prescribed period in local newspapers and Council's website at <http://www.narrabri.nsw.gov.au/>

It is anticipated that the proposal will require a minimum of twenty-one (21) days notification.

PART 6: PROJECT TIMELINE

It is expected that the relevant steps in the planning proposal process will be completed as set-out in the table below:

Milestone	Timeframe
Council endorse the Planning Proposal	March 2017
Gateway Determination issued by the Department of Planning and Environment	April 2017
Public exhibition of the planning proposal and any required consultation with any public authorities	June/July 2017
Agency Consultation	June 2017
Consideration of any submissions received made during public notification/consultation	June 2017
Refer proposal to Parliamentary Counsel and obtain Opinion	July 2017
Determination to make the Local Environmental Plan and notification of the Local Environmental Plan on legislation website	August 2017

Note: this project timeline has been drafted on the assumption that Council will be permitted to utilise its delegated plan making powers by the Department of Planning and Environment. Timeframes for achieving milestones may be subject to change pending issues arising during the planning proposal process.