

14 DIRECTOR DEVELOPMENT & ECONOMIC GROWTH REPORT

14.1 PLANNING PROPOSAL 1/2017 – PROPOSED AMENDMENT TO NARRABRI LOCAL ENVIRONMENTAL PLAN 2012 TO REZONE INDUSTRIAL AND RURAL LAND IN BOGGABRI

MINUTE 44/2017

Moved: Cr Kneale

Second: Cr Finlay

That Council:

1. Adopt Planning Proposal 1/2017 to alter the zoning of Lots 76, 77, 78, 200, 201, 218, 219, 253 and 254 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, and alter 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.
2. Proceed to progress and publicly exhibit the Planning Proposal, and undertake any required consultation arising as a result of the Gateway Determination process.
3. Notify its intention to utilise its plan making powers under Section 59 of the *Environmental Planning and Assessment Act 1979*.

CARRIED

1. COUNCIL REPORT

Subject: **PLANNING PROPOSAL 1/2017 – PROPOSED AMENDMENT TO NARRABRI LOCAL ENVIRONMENTAL PLAN 2012 TO REZONE INDUSTRIAL AND RURAL LAND IN BOGGABRI.**

Director: Director Development and Economic Growth– Tony Meppem

Author: Town Planner – Luke Flood

RECOMMENDATION

That Council:

1. Adopt Planning Proposal 1/2017 to alter the zoning of Lots 76, 77, 78, 200, 201, 218, 219, 253 and 254 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, and alter 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.
2. Proceed to progress and publicly exhibit the Planning Proposal, and undertake any required consultation arising as a result of the Gateway Determination process.
3. Notify its intention to utilise its plan making powers under Section 59 of the *Environmental Planning and Assessment Act 1979*.

Delivery Program Alignment

A SUSTAINABLE ENVIRONMENT

- SE1.1** Review and develop statutory and non-statutory plans to provide for orderly and sustainable development.

Background

Between 2013 and 2015 Council undertook a review of planning controls for land use in Boggabri. The outcomes of this review led Council to amend the Narrabri Growth Management Strategy (Narrabri Growth Management Strategy Addendum, 2015) to include new industrial and residential investigation areas for Boggabri.

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 to the industrial re-zonings and rural back zonings recommended by the strategy addendum.

The industrial re-zonings sought will change the zoning of Lots 76, 77, 78, 200, 201, 218, 219, 253 and 254 in DP755475, Lot 7005 in DP1025800 and adjoining unnamed road reserves from RU1 Primary Production to IN1 General Industrial and remove their current Minimum Lot Size (MLS).

While the rural back zonings will change the zone of Lot 1 in DP578315, Lot 1 in DP908028, Lot 7004 in DP1028500 and adjoin unnamed road reserves from IN1 General Industrial to RU1 Primary Production and establish minimum lot sizes of 40 hectares (AB2) for the properties.

Current Situation

A planning proposal has been prepared to give effect to the industrial re-zonings and rural back zonings recommended by the Narrabri Shire Growth Management Strategy Addendum (Boggabri Strategic Planning Review), 2015 and is attached for Council's consideration.

Should the proposed planning proposal be adopted by Council a Gateway Determination will be sought from the NSW Department of Planning and Environment which will advise Council of the Departments concurrence or otherwise with the proposal and the requirements for consultation with the nominated community and public agencies.

Financial Implications

This item has no financial implications.

Statutory and Policy Implications

The adoption of this planning proposal will enable the process required to amend the *Narrabri Local Environmental Plan 2012* to facilitate the rezoning of industrial and rural lands in Boggabri.

Consultation

External Consultation

The planning proposal did not require external consultation.

Internal Consultation

The planning proposal did not require internal consultation.

Attachments

Attachment 1: Planning Proposal 1/2017