

Our Ref: s7.2.7
Contact: Anthony Alliston



PCU048660

9 October 2013

The Director Assessment Policy, Systems & Stakeholder Engagement
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam

**STATE ENVIRONMENTAL PLANNING POLICY (MINING, PETROLEUM PRODUCTION AND
EXTRACTIVE INDUSTRIES) (COAL SEAM GAS EXCLUSION ZONES) 2013
PUBLIC EXHIBITION OF ADDITIONAL PROPOSALS**

Reference is made to the additional proposal to extend the coal seam gas exclusion zones to future residential growth areas within Inverell. Council has reviewed the additional exclusion zones and supports the intention to provide additional protection from coal seam gas exploration.

In April this year Inverell Shire Council made a submission to the Department of Planning and Infrastructure that the Draft State Environmental Planning Policy (SEPP) should also prohibit coal seam gas production and exploration within two kilometres of certain R5 Large Lot Residential zoned land within the Shire.

It is Council's view that the R5 Large Lot Residential zone with a minimum lot size under Cl. 4.1 of the Inverell Local Environmental Plan 2012 of one (1) hectare or less should also be included in the additional exclusion zones by virtue that:

- The R5 Large Lot Residential zone contains significant undeveloped land, which Council has identified as suitable for future urban (kerb, gutter and sewer) subdivision of 2000sqm lots to allow for the continued growth of Inverell. Council considers that these areas are essentially 'zoned residential growth areas' within Inverell and should be given the same protection as the residential growth areas identified in the Department endorsed strategy;
- The R5 Large Lot Residential zone in addition to residential accommodation, permits a broad range and mixture of land uses including but not limited to camping grounds, child care centres, specific retail premises and tourist accommodation; and
- The R5 Large Lot Residential zone is adjacent to the urban centre of Inverell and comprises a large (and growing) component of the town's population.

The attached plan shows the Department's proposed exclusion zone around residential land and the residential growth areas (red) and the exclusion zone requested by Inverell Shire Council (blue). Inverell Shire Council requests that the Department of Planning and Infrastructure include the area mapped as 'additional Council identified growth areas' (blue) within the additional exclusion zones.

If you require any further information please do not hesitate to contact me on (02) 67288 200.

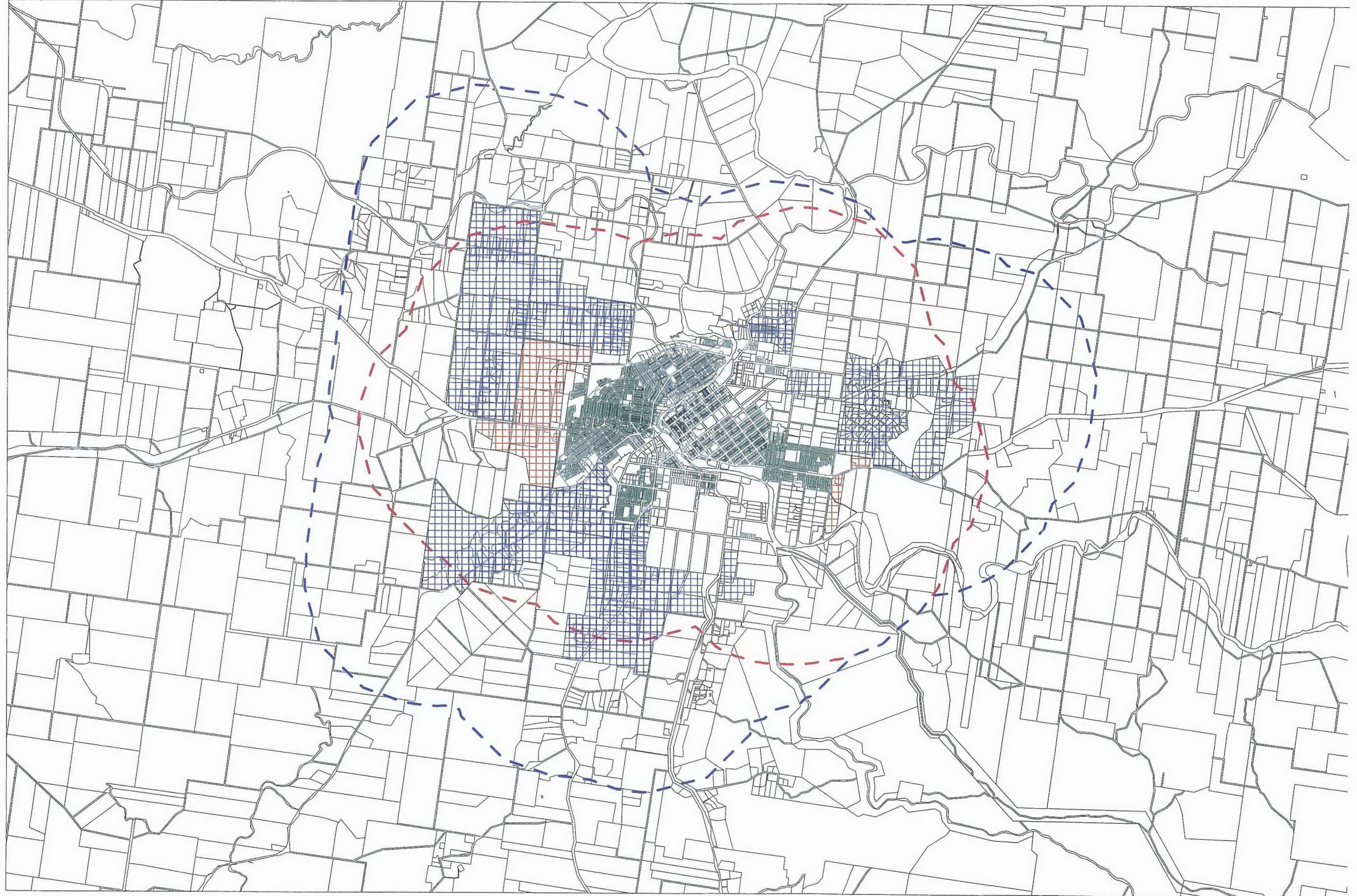
Yours faithfully



ANTHONY ALLISTON
MANAGER DEVELOPMENT SERVICES

*Attachment





DoPI Proposed Growth Areas & 2km Buffer



Additional Council Identified Growth Areas & 2km Buffer

