

## Planning Services

IRF19/634

### Gateway determination report

<b>LGA</b>	Narrabri Shire
<b>PPA</b>	Narrabri Shire Council
<b>NAME</b>	Rezone land at West Narrabri from B1 Neighbourhood Centre to B4 Mixed Use
<b>NUMBER</b>	PP_2019_NARRB_001_00
<b>LEP TO BE AMENDED</b>	Narrabri LEP 2012
<b>ADDRESS</b>	Various lots in Burigal, Goobar, Mooloobar and Buri Streets, West Narrabri
<b>DESCRIPTION</b>	Various
<b>RECEIVED</b>	06/02/2019
<b>FILE NO.</b>	EF 19/1671
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required.
<b>LOBBYIST CODE OF CONDUCT</b>	There have been no meetings or communications with registered lobbyists with respect to this proposal.

## INTRODUCTION

### Description of planning proposal

The planning proposal aims to rezone multiple lots in Burigal, Goobar, Mooloobar and Buri Streets, West Narrabri, from B1 Neighbourhood Centre to B4 Mixed Use (Table 1). No changes are proposed to other planning controls applying to the land. The rezoning of the site is in accordance with a recommendation of Council's Department approved Narrabri Growth Management Strategy (NGMS) 2009.

### Site description, Existing Planning Controls and Surrounding Area

The subject site consists of 26 lots (approx. 3ha) located in West Narrabri and currently zoned B1 Neighbourhood Centre. The site is characterised by a range of mixed landuses such as residential dwellings, a backpackers hostel, hotel, post office, the Narrabri Christian Fellowship and several vacant buildings (Figure 1).

The site is surrounded by land zoned RE1 (Narrabri Lake) to the east and north-east, R1 General Residential to the north and west and SP2 Infrastructure (Rail facilities) to the south (Figure 2).

### Summary of recommendation

The proposal is considered appropriate and is supported subject to conditions.

Property Address	Lot / Section	DP	Existing Zone	Proposed Zone
21 Goobar Street, Narrabri	1 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
19 Goobar Street, Narrabri	2 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
17 Goobar Street, Narrabri	3A / -	326074	B1 Neighbourhood Centre	B4 Mixed Use
15 Goobar Street, Narrabri	3B / -	326074	B1 Neighbourhood Centre	B4 Mixed Use
Goobar Street, Narrabri	4A / -	326074	B1 Neighbourhood Centre	B4 Mixed Use
13 Goobar Street	4B / -	326074	B1 Neighbourhood Centre	B4 Mixed Use
11 Goobar Street, Narrabri	5 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
9 Goobar Street, Narrabri	6 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
7 Goobar Street, Narrabri	7 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
5 Goobar Street, Narrabri	8 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
1-3 Goobar Street, Narrabri	1 / -	915129	B1 Neighbourhood Centre	B4 Mixed Use
Goobar Street, Narrabri	10 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
Goobar Street, Narrabri	2 / -	915129	B1 Neighbourhood Centre	B4 Mixed Use
24 Mooloobar Street, Narrabri	5 / 3	758756	B1 Neighbourhood Centre	B4 Mixed Use
24A Mooloobar Street, Narrabri	22 / -	543782	B1 Neighbourhood Centre	B4 Mixed Use
26 Mooloobar Street, Narrabri	21 / -	543782	B1 Neighbourhood Centre	B4 Mixed Use
28 Mooloobar Street, Narrabri	11 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
30 Mooloobar Street, Narrabri	12 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
32 Mooloobar Street, Narrabri	13 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
38 Mooloobar Street, Narrabri	14 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
40 Mooloobar Street, Narrabri	15 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
42 Mooloobar Street, Narrabri	16 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
44 Mooloobar Street, Narrabri	17 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
46 Mooloobar Street, Narrabri	18 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
50 Mooloobar Street, Narrabri	19 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use
Mooloobar Street, Narrabri	20 / 2	758756	B1 Neighbourhood Centre	B4 Mixed Use

Table 1 - subject lots



Figure 1 - Site Location

Subject Site

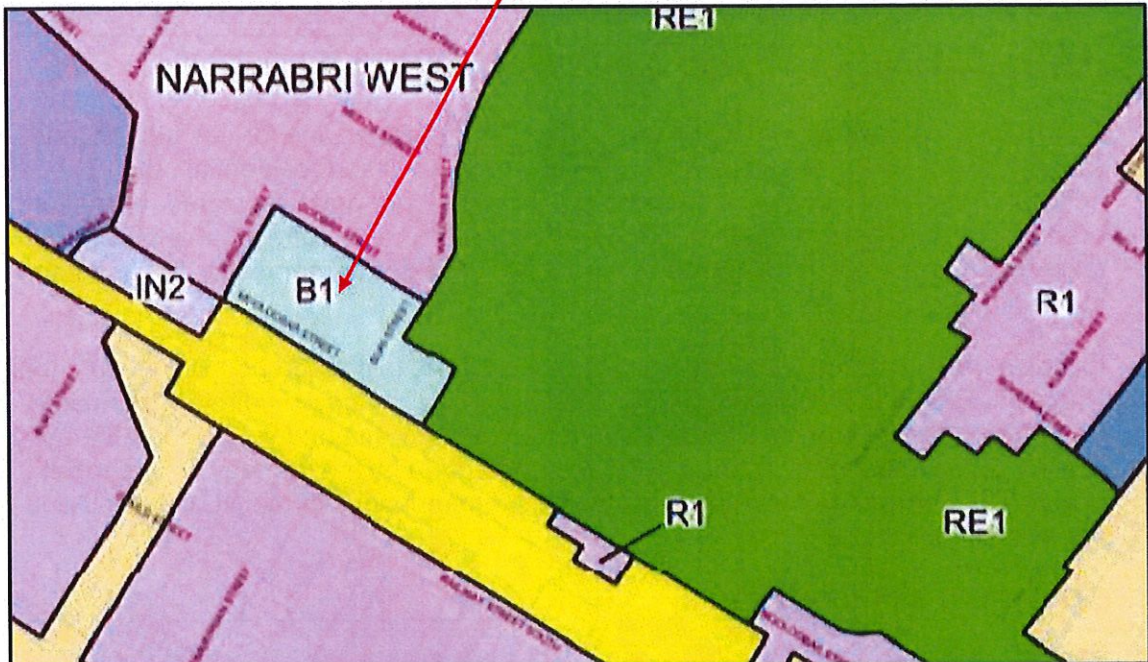


Figure 2 - Current zoning

### **Objectives or intended outcomes**

The planning proposal has adequately outlined the objectives and intended outcomes. The overall intent of the planning proposal is to rezone the B1 Neighbourhood Centre land at West Narrabri to B4 Mixed Use for the following reasons:

- ensure the range of development permitted within the Narrabri West precinct accounts for changing land use pressures and opportunities associated with the vision, goals and directions set out in the *New England North West Regional Plan 2036*; and
- bring the Narrabri LEP 2012 into line with the *Narrabri Shire Growth Management Strategy* in relation to the West Narrabri land.

### **Explanation of provisions**

The planning proposal provides an appropriate explanation of the proposed LEP amendments required to implement the objectives and intended outcomes. The proposed amendments are to rezone the subject lots (Table 1) from B1 Neighbourhood Centre to B4 Mixed Use by amending the relevant land zoning map. No changes will be made to other planning controls applying to the land.

### **Mapping**

The planning proposal has included mapping that clearly identifies the location of the site as well as the existing and proposed zoning. These are considered adequate for exhibition purposes.

## **NEED FOR THE PLANNING PROPOSAL**

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The planning proposal is a direct result of the NGMS 2009.

The NGMS 2009 recommended that the most appropriate zone for the subject land was B4 Mixed Use given the existing mix of commercial and residential uses occupying the area. As the site adjoins the Narrabri Lake and associated recreation area, Council believes a change to a B4 Mixed Use zoning is the most appropriate to take advantage of the potential commercial opportunities presented by the adjoining recreational/tourist area.

It is also noted that the land was formerly zoned 3(b) Neighbourhood Business under Narrabri LEP No.2. It is understood that this previous zoning was directly translated by Council into the current B1 Neighbourhood Centre Zone under Narrabri LEP 2012 in error rather than applying the zoning recommended by the strategy. The current proposal is now needed to implement the recommendations of the NGMS 2009 and apply a B4 Mixed Use Zone.

## **STRATEGIC ASSESSMENT**

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### **State**

The planning proposal does not contain any matters of state or regional significance.

### **Regional / District**

The planning proposal is not considered to be inconsistent with the goals, directions and actions of the NENWRP 2036.

### **Local**

The Narrabri Growth Management Strategy (NGMS) 2009 in considering commercial areas across the LGA, identified a number of anomalies. Specifically, it found that in relation to the West Narrabri precinct (the subject site) that *'The neighbourhood business zone in West Narrabri between Goobar, Mooloolaba, Buri and Burigal Streets should be zoned as Mixed Use'*.

The NGMS was approved by the Director General in April 2010. The intent and objectives of the planning proposal are therefore consistent with the recommendations of Council's approved Growth Management Strategy.

### **Section 9.1 Ministerial Directions**

The proposal is considered to be consistent with all applicable section 9.1 Directions except in relation to the following:

#### **1.1 Business and Industrial Zones**

The planning proposal is inconsistent with this Direction as rezoning the subject site to B4 Mixed Use has the potential to reduce the potential floor space area for employment uses by permitting additional forms of residential accommodation. The inconsistency with this Direction is considered to be justified as the planning proposal is consistent with a Department approved strategy.

#### **4.3 Flood Prone Land**

This proposal is inconsistent with this Direction as it has the potential to increase the development potential of flood prone land by permitting additional land uses. This inconsistency is considered to be of minor significance due to the existing developed nature of the land for mixed use purposes and as Council's LEP contains appropriate flood controls that will allow this matter to be appropriately considered and addressed at the development application stage.

### **State environmental planning policies (SEPPs)**

The planning proposal is considered to be consistent with all relevant SEPP's.

## **SITE-SPECIFIC ASSESSMENT**

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### **Social**

The planning proposal is unlikely to result in any detrimental socio-economic impacts within the LGA. It is considered that the proposal has the potential to create positive social and economic outcomes as it will provide greater flexibility for suitable landuses within the mixed use zone, particularly in relation to the adjoining Narrabri Lakes which is regarded as both a local and regionally significant recreation and tourist attraction.

### **Environmental**

It is not anticipated that the planning proposal will have any detrimental environmental impacts as the land has been developed for urban uses for many years.

The land has not been identified as being bushfire prone. It is however subject to flooding. Council's LEP contains appropriate flood controls that will allow this matter to be appropriately considered and addressed at the development application stage.

Council has advised that its records do not indicate any potential contamination within the area. It is considered that this matter can also be adequately addressed further if required at the development application stage.

#### **Infrastructure**

No new / additional local or State infrastructure has been identified as being needed as a result of the proposal.

#### **Heritage**

The subject site contains two locally listed heritage items located on Buri and Mooloobar Streets. It is not anticipated that the rezoning of the subject site will detrimentally impact the heritage items as Council's LEP contains provisions to ensure their continued protection.

### **CONSULTATION**

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#### **Community**

The proposal is considered to be of a low impact nature and a 14-day community consultation period is appropriate.

#### **Agencies**

Consultation with specific agencies is not considered necessary.

### **TIME FRAME**

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The planning proposal has included a timeline that indicates completion in July 2019. It is considered appropriate that a nine (9) month timeframe be given to complete the proposal.

### **LOCAL PLAN-MAKING AUTHORITY**

The proposal is consistent, or justifiably inconsistent with the State and regional planning framework and deals primarily with matters of local significance. It is considered appropriate that Council be authorised as the local plan-making authority in relation to the proposal.

### **CONCLUSION**

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The proposal seeks to rezone land at West Narrabri in accordance with a recommendation of the NGMS 2009. The changes are considered reasonable and have the potential to support and enhance a regionally significant recreation and tourist attraction whilst not detracting from the commercial centre of town and more accurately reflecting the mixed use nature of the land.

## **RECOMMENDATION**

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It is recommended that the delegate of the Secretary:

- agree that any inconsistencies with section 9.1 Directions 1.1 Business and Industrial Zones and 4.3 Flood Prone Land are minor or justified.

It is recommended that the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

- the planning proposal should be made available for community consultation for a minimum of 14 days.
- the time frame for completing the LEP is to be nine (9) months from the date of the Gateway determination.
- given the nature of the planning proposal, Council should be the local plan-making authority.



22/2/19

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