

10.2 PLANNING PROPOSAL 05/2019 - B1 ZONE CHANGES**File Number:** 429627**Responsible Officer:** Tony Meppem, Director Development and Economic Growth**Author:** Daniel Boyce, Manager Planning & Regulatory Services**Attachments:**

1. PP05/2019 - B1 to B4 Zone
2. Current Zoning Map
3. Proposed Zoning Map

DELIVERY PROGRAM ALIGNMENT**2. Environment**

Objective 2.2 We will protect our environment through sustainable planning and well-resourced emergency services

Strategy 2.2.4 Decision making will be informed by the principles of Ecologically Sustainable Development and the precautionary principle

EXECUTIVE SUMMARY

The objective of this planning proposal is to rezone the B1 Neighbourhood Centre land at West Narrabri to B4 Mixed Use under the *Narrabri Local Environmental Plan 2012* (“**LEP**”). This is to 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*.

RECOMMENDATION

1. That Council endorse the Planning Proposal to amend the provisions of the Narrabri Local Environmental Plan 2012 to rezone the land located at West Narrabri that is currently zoned B1 Neighbourhood Centre to B4 Mixed Use under the Narrabri LEP 2012 to delete the B1 Neighbourhood Centre zone from the LEP and forward the Proposal to the Department of Planning and Environment with a request for a Gateway Determination.
2. That Council notify the Department of Planning and Environment of its intention to use the plan making power delegated to Council by the Department to make the proposed amendment to Narrabri Local Environmental Plan 2012.
3. That Council delegate to the General Manager any necessary amendments required to the Planning Proposal as a result of considerations by the Department of Planning and Environment or as a result of the Gateway Determination.

BACKGROUND

A core objective of Narrabri Shire Council’s (“**Council**”) Operational Plan is the ‘review and development of statutory and non-statutory plans to ensure for orderly and sustainable development’. As part of Council’s commitment to this objective Council have been completing a review of the LEP Land Use Table. The LEP is the statutory environmental planning instrument applicable to development in the Narrabri Local Government Area (“**LGA**”).

The preparation of a planning proposal is the first step in the New South Wales (NSW) Department of Planning and Environment’s (“**DPE**”) Gateway Process, the process for making or amending local environmental plans.

The attached planning proposal recommends to rezone the land located at West Narrabri that is currently zoned B1 Neighbourhood Centre to B4 Mixed Use under the *Narrabri Local Environmental Plan 2012* (“LEP”).

The objectives and intended outcomes of this planning proposal are:

1. To rezone the B1 Neighbourhood Centre land at West Narrabri to B4 Mixed Use under the LEP to account for the following:
 - a) To 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*.
 - b) To bring the Narrabri LEP 2012 into line with the *Narrabri Shire Growth Management Strategy* in relation to the West Narrabri land.
 - c) Remove the B1 Neighbourhood Centre zone from the LEP.

This planning proposal relates only to the B1 Neighbourhood Centre zone located in West Narrabri, and the changes sought to this land as an outcome of the LEP review.

CURRENT SITUATION

To achieve the planning proposal’s objectives, it is proposed to rezone the land located at West Narrabri that is currently zoned B1 Neighbourhood Centre to B4 Mixed Use under the Narrabri LEP 2012.

Given that the land located at West Narrabri is, the only B1 Neighbourhood Centre zoned land within LEP 2012 it is also proposed to delete the B1 Neighbourhood Centre zone from the LEP referenced under:

1. Part 2 Clause 2.1 Land use zones.
2. Part 2 Land Use Table Zone B1 Neighbourhood Centre

There are no further changes proposed to the LEP or the LEP maps.

A review of the existing land uses within the West Narrabri B1 Neighbourhood Centre zone revealed a mixture of existing commercial land uses along with residential dwellings, a backpackers, a hotel, the West Narrabri Post Office and the Narrabri Christian Fellowship. There are also a number of empty buildings or buildings that require significant repairs.

Narrabri Lake with adjacent recreation and park area bound the B1 Neighbourhood Centre zone on the eastern side with the Railway Line on the southern side of Mooloobar Street.

The location of the B1 Neighbourhood Centre in close proximity to Narrabri Lake offers the area the opportunity to take advantage of this natural and recreation environment. It is considered that by rezoning the B1 Neighbourhood Centre zone to B4 Mixed Use such uses as recreation facilities and garden centres could be considered offering the opportunity to positively enhance the Narrabri Lake area.

The planning proposal is attached for Council's consideration.

Council can resolve to:

- a) Adopt the planning proposal and seek to make the proposed amendment to the LEP.
- or,
- b) Reject the planning proposal and seek not make the proposed amendment to the LEP.

If Council resolves to adopt the attached planning proposal, then it would be sent to the DPE who would indicate if it considers the planning proposal suitable for exhibition. The DPE may also place conditions on any approval for exhibition, stipulate the timeframe and terms of that exhibition and require consultation with any public authorities that it deems necessary.

The estimated time frame for the LEP amendment process is outlined in the planning proposal (Attachment 1).

FINANCIAL IMPLICATIONS

This item has no financial implications with the work being completed by existing staff.

STATUTORY AND POLICY IMPLICATIONS

This item may result in the amendment of the LEP 2012. The planning proposal is an environmental planning instrument, a statutory legal document affecting land use within the Narrabri Local Government Area.

CONSULTATION

No public consultation has been carried out in relation to this item.

The terms of any consultation required to complete this LEP amendment will be stipulated by the DPE should it issue a Gateway Determination in relation to the planning proposal.