

Amendment of Narrabri LEP No 2 - Lot 1 DP 915444, Lot 4 DP 918950 and Lots 1B & 2B DP 338549, 25-29 Barwan St, Narrabri from 2(b) Residential to 2(d) Residential for the purpose of a motel development

Proposal Title :	Amendment of Narrabri LEP No 2 - Lot 1 DP 915444, Lot 4 DP 918950 and Lots 1B & 2B DP 338549, 25-29 Barwan St, Narrabri from 2(b) Residential to 2(d) Residential for the purpose of a motel development		
Proposal Summary :	The proposal seeks to rezone 25 - 29 Barwan St, Narrabri from 2(b) Residential to 2(d) Residential (Narrabri LEP No 2) for the purpose of permitting with consent a motel development.		
PP Number :	PP_2012_NARRB_001_00	Dop File No :	12/04777

Proposal Details

Date Planning Proposal Received :	12-Mar-2012	LGA covered :	Narrabri
Region :	Northern	RPA :	Narrabri Shire Council
State Electorate :	BARWON	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	25-29 Barwan St		
Suburb :	City :	Narrabri	Postcode : 2390
Land Parcel :	Lot 1 DP 915444, Lot 4 DP 918950 and Lots 1B & 2B DP 338549		

DoP Planning Officer Contact Details

Contact Name :	Gina Davis
Contact Number :	0267019687
Contact Email :	gina.davis@planning.nsw.gov.au

RPA Contact Details

Contact Name :	Nick Wilton
Contact Number :	0267996855
Contact Email :	nicholasw@narrabri.nsw.gov.au

DoP Project Manager Contact Details

Contact Name :	
Contact Number :	
Contact Email :	

Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	N/A

Amendment of Narrabri LEP No 2 - Lot 1 DP 915444, Lot 4 DP 918950 and Lots 1B & 2B DP 338549, 25-29 Barwan St, Narrabri from 2(b) Residential to 2(d) Residential for the purpose of a motel development

MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**
If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**
If Yes, comment :

Supporting notes

Internal Supporting Notes : **The Department of Planning and Infrastructure's Code of Practice in relation to communications and meetings with lobbyists has been complied with to the best of the Region's knowledge. The Northern Region has not met with any lobbyists in relation to this proposal, nor has the Northern Region been advised of any meeting between other Departmental Officers and lobbyists concerning the proposal.**

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective of this planning proposal is to rezone Lot 1 DP 915444, Lot 4 DP 918950 and Lots 1B & 2B DP 338549, 25 - 29 Barwan St, Narrabri from 2(b) (Residential 'B' Zone) to 2(d) (Residential 'D' Zone) under Narrabri LEP No 2, for the purpose of permitting with consent a motel development. The proposal is consistent with the recommendations of the Department endorsed Narrabri Growth Management Strategy.**

The objectives and intended outcomes of the planning proposal are adequately expressed.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The Planning Proposal provides a clear explanation of the proposed provisions to achieve the intended outcomes.**

Amendment of Narrabri LEP No 2 - Lot 1 DP 915444, Lot 4 DP 918950 and Lots 1B & 2B DP 338549, 25-29 Barwan St, Narrabri from 2(b) Residential to 2(d) Residential for the purpose of a motel development

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

4.3 Flood Prone Land

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards

SEPP No 6—Number of Storeys in a Building

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Infrastructure) 2007

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Section 117 Direction 4.3 Flood Prone Land was identified as relevant to the proposal by Council. The inconsistency with this Direction is considered to be of minor significance as discussed below in the strategic planning framework section.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Council regards the proposal as low impact. The Regional Team is in agreeance with this recommendation as the proposal is consistent with Council's exhibited and adopted Growth Management Strategy. Given the nature of the proposed amendment and the existing surrounding landuse, a 14 day consultation period is therefore considered adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Amendment of Narrabri LEP No 2 - Lot 1 DP 915444, Lot 4 DP 918950 and Lots 1B & 2B DP 338549, 25-29 Barwan St, Narrabri from 2(b) Residential to 2(d) Residential for the purpose of a motel development

Proposal Assessment

Principal LEP:

Due Date : June 2012

Comments in relation to Principal LEP :

The Narrabri comprehensive LEP has received funding under both the LEP Acceleration Fund and the Planning Reform Fund. A number of outstanding milestones under the Acceleration Funding Agreement have not yet been completed by Council. Council is currently finalising its s64 submission to the Department to permit exhibition of the comprehensive LEP. A revised completion schedule under the Acceleration Funding Agreement is currently being sought by the Department from Council.

Assessment Criteria

Need for planning proposal :

The proposal seeks to rezone 25 - 29 Barwan St, Narrabri from 2(b) (Residential 'B' Zone) to 2(d) (Residential 'D Zone) under Narrabri LEP No 2 for the purpose of permitting with consent a motel development. The existing 2(b) Zone permits with consent dwellings and residential flat buildings but prohibits motels.

Council's Growth Management Strategy (GMS) has identified the land as being suitable for the purposes of R1 General Residential. Under Council's upcoming Standard Instrument LEP, it is anticipated that the R1 General Residential Zone will permit motel development with consent. The Director General endorsed the Narrabri GMS in April 2010.

The site is located within walking distance to the CBD as well as a number of tourist facilities. Surrounding landuses consist of several motels and other civic, retail and commercial buildings.

Narrabri's GMS identified marketing and tourism as a key theme for Narrabri's future development and lists accomodation and tourism amongst the towns strengths. The growth in the mining industry and it's demand for accomodation has meant that existing motels, etc, are being utilised by mining workers. This has had the effect of leaving limited accomodation for tourists.

Due to the positive effect that the proposal could have on future job creation as well as in supporting the towns tourist base, and as completion of Council's comprehensive LEP in the Standard Instrument format is not imminent, Council has decided to bring the subject land forward for rezoning.

Consistency with strategic planning framework :

No regional strategy applies to the Narrabri LGA.

In regards to s117 Directions, the proposal is considered to be consistent with all applicable Directions except 4.3 Flood Prone Land

4.3 Flood Prone Land.

As the subject land has been identified as being subject to periodic flooding and the proposal will allow an intensification of the lands with higher density uses such as a motel, the proposal is considered to be inconsistent with the s117 Direction. The proposal is however considered to be justifiably inconsistent and a matter of minor significance as the land is already utilised for residential and higher density residential purposes, and the potential intensification is likely to be relatively small (particularly as many of the uses such as secondary dwellings, boarding houses and seniors housing are already permissible on the land under the provisions of the SEPP (Affordable Rental housing) 2009 and SEPP (Housing for Seniors or People with a Disability) 2008). It is recommended however that Council consult with the Office of Environment and Heritage in relation to the flooding issue before exhibiting the proposal.

In regard to applicable SEPPs, the proposal is not regarded as being inconsistent with any.

Amendment of Narrabri LEP No 2 - Lot 1 DP 915444, Lot 4 DP 918950 and Lots 1B & 2B DP 338549, 25-29 Barwan St, Narrabri from 2(b) Residential to 2(d) Residential for the purpose of a motel development

Environmental social
economic impacts :

The Planning Proposal considers the environmental, social and economic impacts associated with the amendment and identifies no specific adverse impact of the proposal.

It is considered that the proposal will have a positive social and economic impact on the town in regards to the provision of jobs and additional accommodation for both the employment and tourist sector. The proposal is in keeping with recommendations of the GMS and will help to simplify the planning controls applying to the land for developers and landowners.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 Month** Delegation : **DDG**

Public Authority Consultation - 56(2)(d) : **Office of Environment and Heritage**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required.:

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Cover Letter_Council.pdf	Proposal Covering Letter	No
Planning Proposal.pdf	Proposal	No
Planning Proposal_Additional Info.pdf	Proposal	No
Locality Map.pdf	Map	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

Amendment of Narrabri LEP No 2 - Lot 1 DP 915444, Lot 4 DP 918950 and Lots 1B & 2B DP 338549, 25-29 Barwan St, Narrabri from 2(b) Residential to 2(d) Residential for the purpose of a motel development

S.117 directions: **3.1 Residential Zones**
 3.4 Integrating Land Use and Transport
 4.3 Flood Prone Land

Additional Information : **It is recommended that:**
 1. The planning proposal be supported;
 2. That the Director General's delegate agree that the proposal is justifiably inconsistent with s117 Direction 4.3 Flood Prone Land as a matter of minor significance;
 3. That consultation be undertaken with the Office of Environment and Heritage in regards to flooding issues prior to exhibition;
 4. That the Planning Proposal be considered as low impact and exhibited for a period of 14 days; and
 6. The Planning Proposal should be completed within 6 months.

Supporting Reasons : **Due to the positive effect that the proposal could have on job creation as well as the provision of additional accommodation facilities, Council has decided to bring the amendment forward. The proposal is consistent with the recommendations of the Department endorsed Narrabri Growth Management Strategy, and is considered likely to bring significant benefits to the Shire. The proposal is therefore supported.**

Signature: _____



Printed Name: _____

Craig Diss

Date: _____

15/3/2012