

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

Planning Team Recommendation

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

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 accomodation 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.

Panel Recommendation

Recommendation Date : **22-Mar-2012** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning 2009) and must be made publicly available for 14 days; and
 (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to

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

comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:



Date:

