



Mitchel Hanlon Consulting Pty Ltd

27th January 2012

Our Ref: 11165

The General Manager
Narrabri Shire Council
Po Box 261
Narrabri NSW 2390

Dear Sir,

RE: PLANNING PROPOSAL

Client: SX Super Pty Ltd (Mr. Stephen Johnson).

Location: Narrabri, NSW 2390.

Land: Lot 1 in DP 915444 (29 Barwan St.), Lot 4 in DP 918950 (2 Fitzroy St.) and Lots 1B and 2B in DP 338549 (25 and 27 Barwan St.).

I refer to the email received by our office from Narrabri Shire Council on Tuesday the 24th January. The email requests that additional information be supplied to Narrabri Shire Council in relation to the current application for the rezoning of the land as identified above.

The information requested requests that the s117 directions be adequately addressed, particularly S117 4.3 Flood Prone Land. Other matters to be addressed include the related to the preparation of clear mapping as well as a complete property description.

s117 4.3 Flood Prone Land

Each parcel of land proposed for rezoning currently contains a building designed for residential living. The current breakdown is identified as the following:

- Lot 4 in DP.918950: Currently vacant. Former 4 bedroom fibro home demolished during June 2011. Potential Occupant capacity – 8 Persons.
- Lot 1 in DP.915444: Existing 4 Bedroom weatherboard home. Potential Occupant capacity – 8 persons

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PLANNING PROPOSAL –ADDITIONAL INFORMATION

SX Super Pty Ltd

- Lot 1B in DP.338549: Existing Self Serviced Apartments. 5 apartments. Potential Occupant capacity – 10 persons
- Lot 2B in DP.338549: Existing 4 Bedroom dwelling. Potential capacity – 8 persons. (To be used as Managers Residence).

It must be noted that Lot 2B in DP.338549 and Lot 1B in DP.338549 will not be subject to any change following rezoning of these land parcels.

It is proposed to demolish the dwelling currently located on Lot 1 in DP.915444.

When considering the cumulative accommodation capacity of all subject properties, the total capacity assuming 2 people per available room equates to **34 persons**.

The proposed motel development will be for the establishment of 10 motel rooms. Each proposed motel room will have a maximum capacity of 2 persons.

Therefore the capacity of the proposed motel expansion including the remaining Serviced Apartments and the Dwelling located on Lot will be a total of 2B in DP.338549 will be **38 persons** assuming 2 occupants per room.

The net change in the population density as a result of the proposed rezoning is considered to be “minor”. This increase relates to an increase of only 4 persons across the proposed rezoning land parcels.

With regard to Flood planning controls, the proponent intends to satisfy any necessary flood mitigation measures via building design. Should this proposal gain support and the subject land be rezoned as requested, the design of the buildings will then be undertaken in consultation with Narrabri Shire Council engineers and building inspectors. The suitability of the proposed Motel development is to be assessed by Narrabri Shire Council following submission of a development application for any future Motel expansion.

It should also be noted that the original planning proposal prepared by Mitchel Hanlon Consulting identified the possibility of expanding the number of Serviced Apartments located onsite by four (4) additional apartments. This expansion is now considered unlikely in the foreseeable future due to recent market analysis and a shift in business focus by the Motel operator.

Revised Mapping

A series of maps have been prepared illustrating the proposed zoning changes. The maps have been attached for your reference.

PLANNING PROPOSAL –ADDITIONAL INFORMATION

SX Super Pty Ltd

Property Description

We draw the reader's attention to the section titled "Introduction" within the supplied Planning Proposal report. The land subject to a request for rezoning under the subject proposal is identified as:

- Lot 4 in DP.918950 (2 Fitzroy Street).
- Lot 1 in DP.915444: (29 Barwan Street)
- Lot 1B in DP.338549: (25 Barwan Street)
- Lot 2B in DP.338549: (27 Barwan Street)

We trust that the supplied information will be sufficient to allow NSW Planning to proceed with their assessment of the application for rezoning.

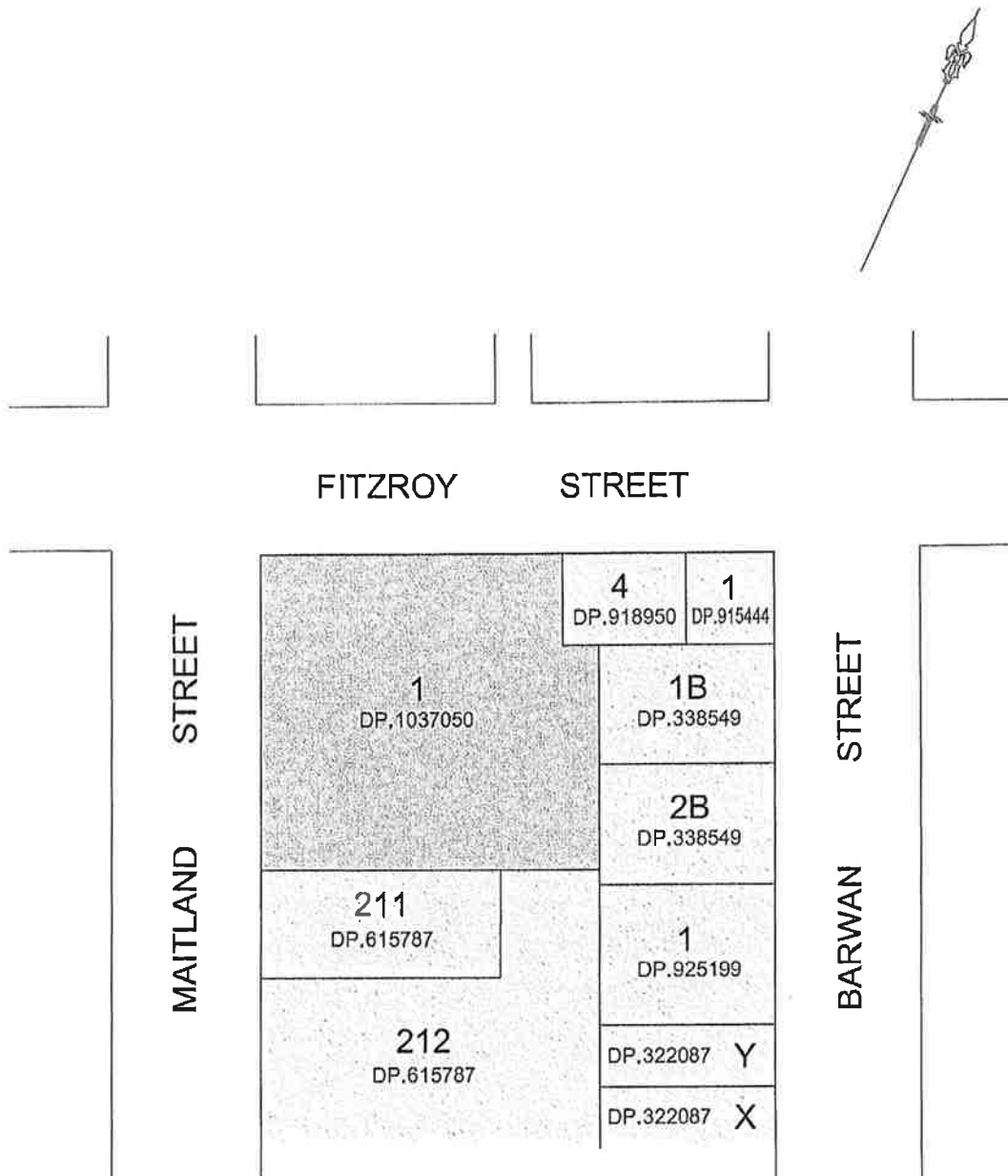
Yours faithfully

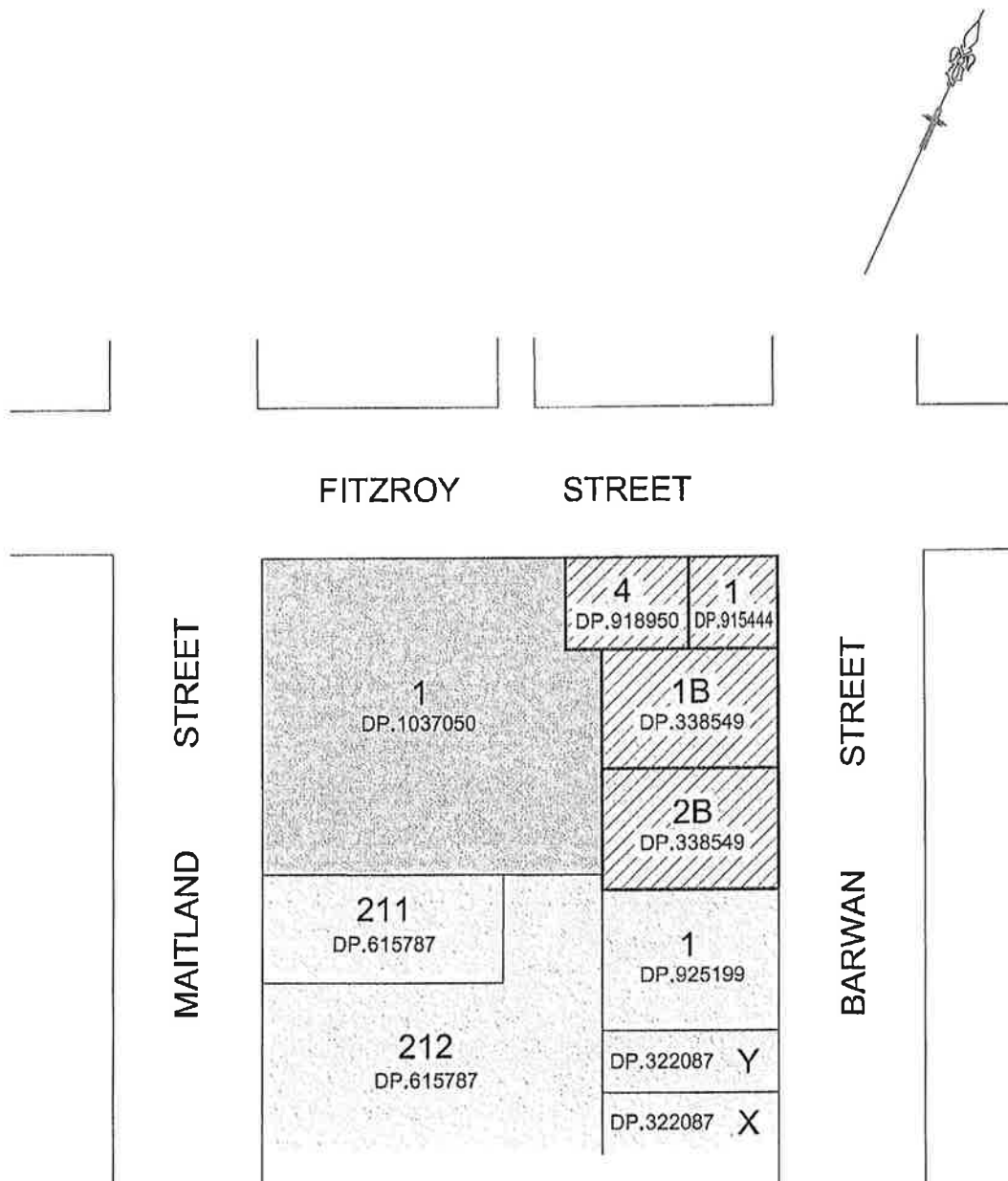
Matthew Hollis

Manager Environmental and Planning Services

MITCHEL HANLON CONSULTING PTY LTD

Encl.





KEY

 ZONE 2 (b)

 ZONE 2 (d)

 LOTS TO BE CHANGED FROM ZONE 2 (b) TO 2 (d)