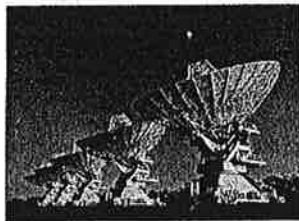
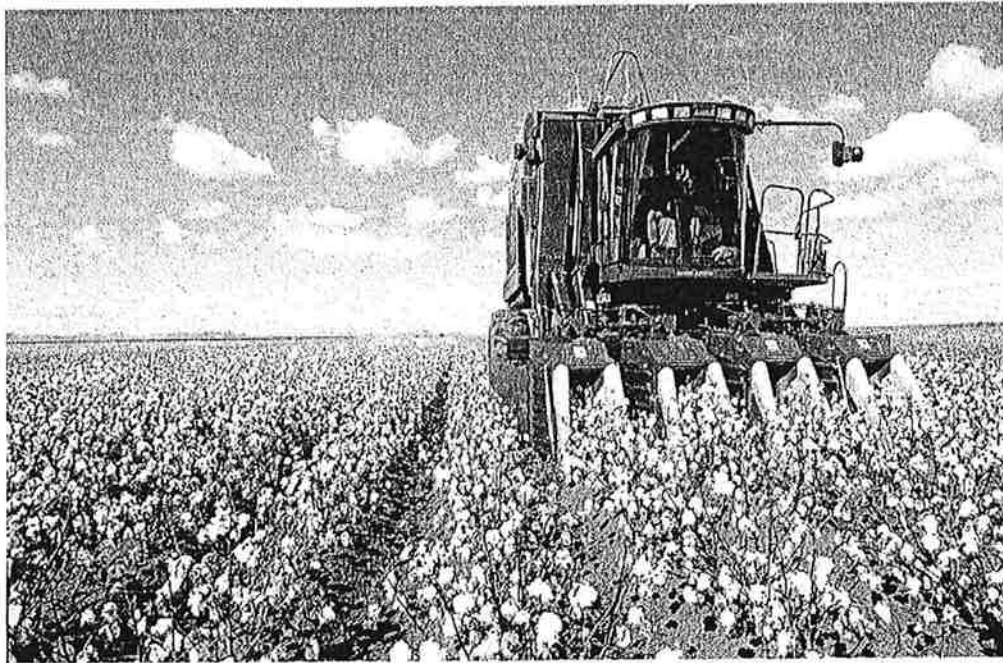


PLANNING PROPOSAL

REZONING



SX SUPER - NARRABRI

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Introduction

This document relates to a planning proposal to amend an environmental planning instrument being Narrabri Local Environmental Plan No.2 (NLEP No.2).

The LEP Amendment would pertain to 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), Narrabri. The sites are located within the Narrabri Shire Local Government Area (LGA). The subject sites are currently zoned 2 (b) (Residential "B" Zone) under the current NLEP No. 2.

The sites consist of a combination of dwelling houses, shedding and existing self-serviced apartments, located at the rear of an existing motel. All of the lots, including the motel, are owned by Mr. Stephen Johnson.

In accordance with this proposal, it is intended to rezone the subject sites to Zone 2 (d) (Residential "D" Zone), reflecting the zoning which currently applies to the Southern Cross Motor Inn. The rezoning will allow for the extension of motel facilities consisting of ten (10) extra motel rooms with the potential for four (4) additional serviced apartments at a later stage. Under the current planning instrument motel development is prohibited in the 2 (b) Residential Zone. These proposed developments are subject to separate Development Application and do not make up part of this planning proposal.

District Map: Narrabri

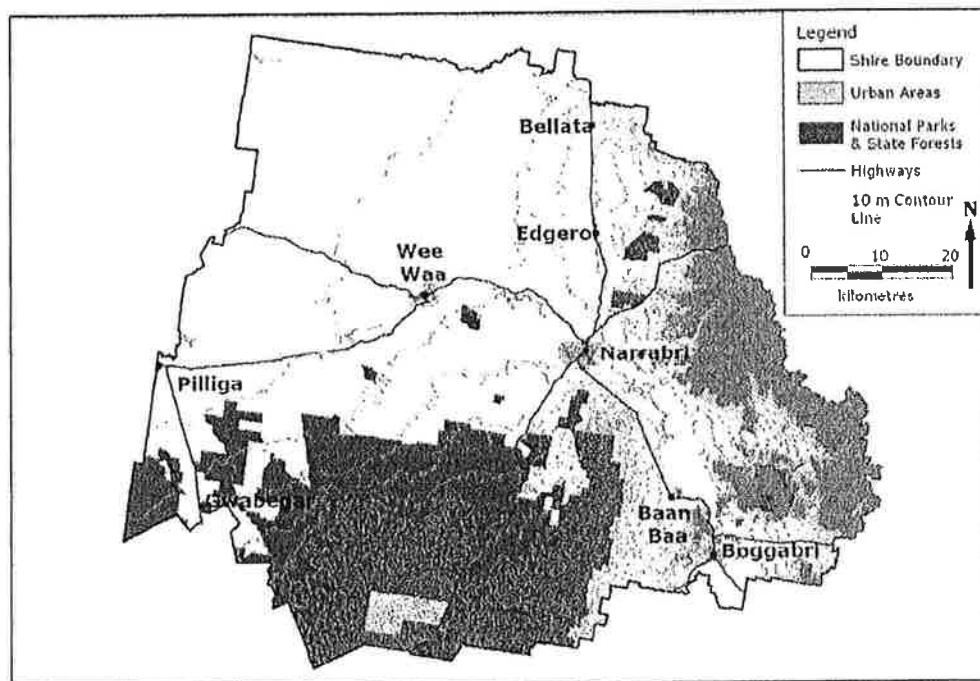


Figure 1: Cadastral image of the subject sites

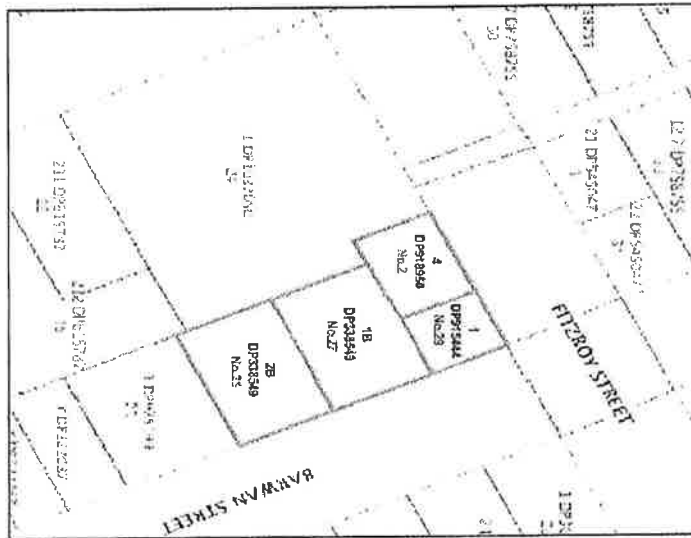
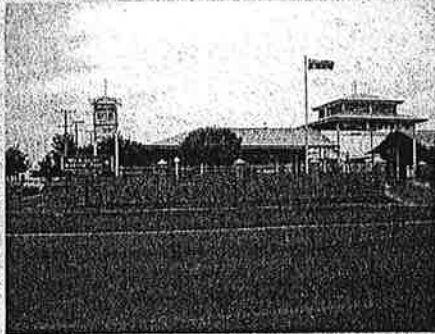


Figure 2. Aerial photograph of the subject sites.



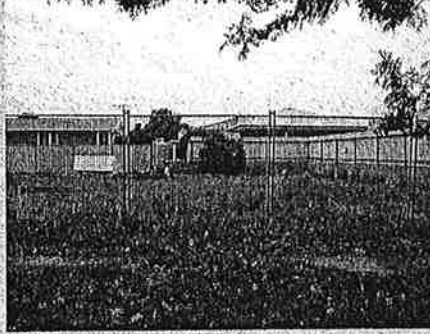
Figure 3: Photographs of the subject sites

Plate No. 1



View of Southern Cross Motor Inn

Plate No. 2



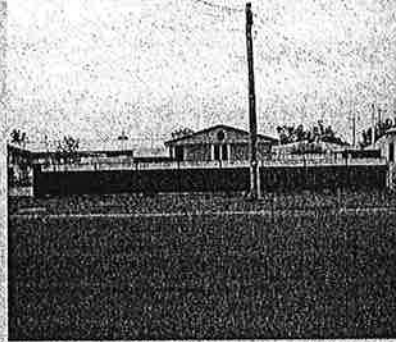
View of 2 Fitzroy Street

Plate No. 3



View of No. 29 Barwan Street

Plate No. 4



View of No. 27 Barwan Street

Plate No. 5



View of No. 25 Barwan Street

Plate No. 6



Easterly view of Fitzroy Street

The above photographs illustrate the characteristics of the sites. Plate No. 6 displays the sealed road to the rear of the sites, which will provide additional vehicular access to the extended development. The photographs also display the urban residential setting of the subject sites and the existing road and services infrastructure in place.

Part 1 – PLANNING PROPOSAL OBJECTIVE

The objective of this Planning Proposal is to amend the Narrabri Local Environmental Plan No. 2 (NLEP No.2) by undertaking a 'spot rezoning' of the subject sites in order to change the zoning from Zone 2 (b) to Zone 2 (d). This will allow the motel owner to expand his business and allow motel development to be undertaken on the relevant sites. The sites are currently zoned 2 (b) Residential Zone which prohibits motel development.

The expected increased yield from rezoning the sites is ten (10) additional motel rooms with potential for a further four (4) serviced apartments at a later stage. Boundary adjustments and lot consolidation may be required to achieve the predicted yield, however, such activities are not the subject of this Planning Proposal and will be addressed in a separate Development Application.

The proposal does not seek to significantly increase the development of land. The location of the ten proposed motel rooms (29 Barwan Street and 2 Fitzroy Street) formerly accommodated 9 residents in 2 x 3 bedroom dwellings. In contrast to the residential dwellings, the proposed motel rooms are all single rooms and the accommodation will be temporary in nature. According to the ABS, occupancy rates of motels in Narrabri is approximately 84.7% with the average stay (in NSW) being 2.2 days (www.abs.gov.au).

Preliminary discussions with Narrabri Shire Council have indicated that Council is generally supportive of a rezoning application pertaining to these sites. Furthermore, Council has indicated that a standard instrument comprehensive Local Environmental Plan (LEP) currently under development for Narrabri shire will identify the area containing the subject sites as suitable for motel accommodation or similar. It is intended to bring forward this planning proposal in order to amend the current NLEP No. 2 thereby allowing immediate demand for additional motel and self-catering accommodation to be satisfied in the short term.

Part 2 - EXPLANATION OF PROVISIONS

The Planning Proposal would result in the following changes to the Narrabri LEP No. 2:

Amendment Applies To	Explanation of the Provision
NLEP No.2 zoning map	It is proposed that the subject sites will be rezoned from Zone 2(b) Residential to Zone 2(d) Residential.

Part 3 - JUSTIFICATION

3.A Need for Planning Proposal

3.A.1 *Is the planning proposal a result of any strategic study or report?*

The Planning Proposal is not the result of any strategic study or report. However, the relevant land parcels are located within an area identified by Narrabri Shire Council as being suitable for motel development.

The objective of Zone No 2 (d) (Residential "D" Zone) which currently applies to the existing motel is as follows:

Objectives of zone:

The objective is to provide residential areas close to the town centre which in addition to detached dwellings and residential flat buildings may contain motels. Shops and other retail outlets are prohibited within the Residential "D" Zone to prevent the intrusion of these uses which should be confined to the nearby commercial area. Other purposes which are prohibited are considered incompatible with the objective of the zone.

2 Without development consent

Dwelling-houses.

3 Only with development consent

Any purpose other than a purpose included in Item 2 or 4.

4 Prohibited

Abattoirs; bulk stores; camping grounds; car repair stations; caravan parks; cemeteries; clubs registered under the Registered Clubs Act 1976; commercial premises; crematoria; educational establishments except museums, galleries and academies; extractive industries; funeral parlours; generating works; helipads; heliports; holiday cabins; hotels; industries other than home industries; institutions; junk yards; light industries; liquid fuel depots; mines; motor showrooms; offensive or hazardous industries; piggeries; poultry farms; public buildings, recreation establishments; recreation facilities; refreshment rooms other than where associated with service stations; retail markets; retail plant nurseries; roadside stalls; rural industries; rural workers' dwellings; sawmills; shops; stock and sale yards; taverns; timber yards; transport terminals (other than terminals used for the purpose of garaging not more than one bus); veterinary hospitals; veterinary surgeons' establishments; warehouses; waste disposal; wholesale markets.

The current Residential 2 (b) zoning of the subject sites inhibits any expansion of the motel facilities. However, Narrabri Shire Council has indicated that an increase in tourist/visitor accommodation is both desirable and viable within this area. Moreover, Council has indicated that the new LEP (currently under development) will propose a new 'B2 – Local Centre' zoning for the area containing both the motel and the subject sites. This new zoning would allow motel development to be undertaken, subject to DA approval.

Site Characteristics – Flora and Fauna

The subject sites consist of four level blocks of urban residential land. The sites are devoid of native trees and feature a small number of ornamental palm trees and other shrubs. The sites are developed for

residential purposes and heavily disturbed. No engendered ecological communities have been identified. Given the absence of suitable habitat for fauna it is expected that there will be no fauna habitats on any of the subject sites.

Traffic and Transport assessment

The sites are approximately 1km from the town centre. School and community bus services operate within a short walking distance from the sites.

Surrounding the sites is high density residential development corresponding with moderate to high volumes of predominantly local traffic. The motel is situated on Maitland Street which is Narrabri's main thoroughfare. Maitland Street generates high volumes of both local and regional traffic. However, it is unlikely that the proposed increase in accommodation consisting of ten (10) additional motel rooms and four (4) serviced apartments, would create a significant increase in traffic generation. Furthermore, the new motel rooms will be accessed via the Maitland Street motel entrance with additional access (from Barwan Street) to be provided for the use of residents in the serviced apartments only. This will result in a very small increase in traffic generation on Barwan Street.

Infrastructure Assessment (plans of current and planned servicing)

The sites feature sewer and stormwater lines through the rear and front of the allotments. The sites are serviced by Telstra via overhead lines. Overhead power connects the sites to electricity services.

Indigenous Heritage

Due to the developed nature of the land and history of heavy disturbance and the absence of remnant bushland with low ground disturbance it is highly unlikely that any artefacts of significance would remain on the sites. The potential for any such artefacts to be found in the future is considered to be extremely low.

Social and Economic Assessment

According to the *Narrabri Shire Economic Profile (2010)* population levels declined in Narrabri in the period 2001 to 2006. However, the report predicts this trend will be reversed with the recent expansion of coal mining in the region and associated projections of significant economic growth generated by new employment opportunities. Recent population statistics released by the Australian Bureau of Statistics (ABS) have indicated a recent reversal of the population decline with a 1.2% increase in population from 2008 to 2010 (ABS National Regional Profile 2011 online).

Furthermore, public and private sector investment has intensified in the last four to five years in Narrabri with new retail operations and accommodation development in addition to increased subdivision activity. A \$42 million project to upgrade the hospital has recently been completed thus enabling Narrabri to offer a wider range of health services.

Realestate.com.au shows demand for housing in Narrabri exceeding supply since December 2009, with Narrabri picked to become one of NSW's property investment 'hotspots' (nexthotspot.com.au September 2011 online). Investsmart.com.au reports that the median house price in Narrabri for the 12 months to January 2011 has increased by 13% to \$270,000 (refer Table 1.). Moreover, the long term trend is predicted to be in excess of 8% (Investsmart.com.au September 2011 online).

Table 1. Median property prices Narrabri

Prices for Narrabri (12 months to January 2011)		
	Houses	Units
Median Prices	\$270,000	SNR
Long-term Trend	8.35%	SNR
Auction Clearance Rates	53%	SNR
Days on Market	162	SNR
Discounting	7.73%	SNR

SNR=Statistically Not Reliable

Source: Investsmart.com.au.

In addition to growth in the housing market Narrabri has recently been experiencing steady increases in occupancy rates within the tourist accommodation sector. The results detailed in Table 2. (provided by the ABS) indicate occupancy rates well above those of comparison centres such as Gunnedah.

Table 2 – Room occupancy rate, Narrabri, Gunnedah and New England North West, March Quarter 2011

Statistical Local Area	Room Occupancy Rate		
	January 2011	February 2011	March 2011
Narrabri (A)	71.4	80.9	84.7
Gunnedah (A)	54.2	71.7	74.7
New England North West	48.1	52.6	58.0

Source: ABS National Regional Profile 2011

In 2007 Narrabri Shire Council responded to anticipated ongoing growth and economic development (associated with mining) by developing a *Mining and Gas Position Paper* in order to identify potential opportunities, and threats, associated with mining growth and ensure the Shire is well positioned to benefit from development in a sustainable manner. The paper made several recommendations and listed potential actions for Narrabri Shire Council as a result of the study and an extract from those recommendations is provided below.

Recommendation	Action
Encourage the development of additional commercial accommodation within the Boggabri - Narrabri corridor	Additional accommodation is needed in the Boggabri – Narrabri corridor. • Ensure that the LEP and other planning instruments will permit the development of commercial accommodation in Boggabri, Narrabri and Baan Baa. • Support the development applications for the provision of motel rooms attached to the Commercial Hotel in Boggabri and the Baan Baa Hotel and for new motel development in Narrabri.

The above recommendations combined with evidence of recent economic growth in the Narrabri region provide strong indications that demand for both permanent housing and visitor accommodation will continue to grow, therefore creating pressure on supply. This Planning Proposal provides for an increase in the supply of visitor accommodation in response to recent and predicted trends.

3.A.2 *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

An amendment to the Narrabri Local Environmental Plan No. 2, to rezone the subject lands will allow the existing motel to expand its capacity to provide tourist and short term accommodation. Rezoning is the only viable option to facilitate the proposed development of the land. The sites are currently located at the rear of an existing commercial enterprise located in an area considered suitable for such development, reflecting demand for strategic growth and in keeping with the settlement hierarchy of the town.

3.A.3 *Is there a net community benefit?*

Yes. The planning proposal will enable a range of community aspirations to be met, particularly in relation to the provision of additional accommodation options within the urban centre of Narrabri. The economic benefit arising from this future development will be considerable particularly due to Narrabri's current and projected economic growth and demand for short term and tourist accommodation. The site is within 1km of the town centre, therefore facilitating the efficient use of existing services and infrastructure.

3.B Relationship to Strategic Planning Framework

3.B.1 *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or subregional Strategy?*

The 'Namoi 2030 Regional Resource Strategy' was a joint initiative between councils in the Namoi catchment for the purpose of producing a regional land use management strategy with a focus on sustainable growth. The report refers to the current and projected growth of the Narrabri region; in particular the anticipated growth in mining and the impact this will have on local housing stocks. The impact of mining on the settlement patterns within the region are expected to be significant and it is anticipated that much of the demand for new housing will be facilitated by developers.

3.B.2 *Is the planning proposal consistent with the local Council's Community Strategic Plan or other local strategic plan?*

It is considered that the proposed rezoning is consistent with the following strategic planning documents:-

Narrabri Shire Growth Management Strategy 2009

Edge Land Planning were engaged by Narrabri Shire Council to produce a strategy which would 'provide a future direction for the settlements and land within the rural areas of the Shire'. The report provides a strategic direction for the preparation of a draft comprehensive LEP as well as providing guidance for the future development pattern of the Shire.

The strategy identified issues with regard to supply and demand constraints as well as the significant issue of flooding in the Narrabri region. The strategy also made recommendations on appropriate future land use zones in response to housing demand, land supply and economic development and with strong emphasis on sustainability and environmental preservation. The following is an extract from the report's recommendations with regard to principles for future growth:

The principles are outlined below.

Growth Management

- Embody the concepts of Ecologically Sustainable Development;
- Provide a choice of living opportunities and types of settlement;
- Establish and adhere to a settlement hierarchy;
- Limit expansion to those settlements that have the capacity for growth;
- Avoid development in areas of conservation significance;
- Promote the town of Narrabri as a regional centre

Land Use Planning

- Develop a land use framework that provides certainty for the residents;
- Allow for there to be flexibility in the implementation of land use policies;
- Ensure that there is sufficient land for residential, commercial, industrial and recreational uses to meet the needs of the community;
- Ensure that there are opportunities for employment and tourist related development;
- Establish a retail hierarchy that supports established business centres in the region;

At the time this strategy was written, Narrabri had been experiencing a population decline for some years. However, the Shire's economy has continued to grow and with the relatively recent growth of coal mining in the area the report indicated that future growth expectations are positive.

3.B.3 Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are considered by Narrabri Shire Council to be relevant to the subject land:-

State Environmental Planning Policy No. 1 – Development Standards
 State Environmental Planning Policy No. 4 – Development without consent and Miscellaneous Exempt and Complying Development
 State Environmental Planning Policy No. 6 – Number of Storeys in a Building
 State Environmental Planning Policy No. 21 – Caravan Parks
 State Environmental Planning Policy No. 22 – Shops and Commercial Premises
 State Environmental Planning Policy No. 30 – Intensive Agriculture
 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
 State Environmental Planning Policy No. 36 – Manufacture Home Estates
 State Environmental Planning Policy No. 44 – Koala Habitat Protection
 State Environmental Planning Policy No. 50 – Canal Estate Development
 State Environmental Planning Policy No. 55 – Remediation of Land
 State Environmental Planning Policy No. 62 – Sustainable Aquaculture
 State Environmental Planning Policy No. 64 – Advertising and Signage
 State Environmental Planning Policy No. 65 – Design Quality of Residential/Flat Development
 State Environmental Planning Policy (Housing for Seniors or People With a Disability) 2004
 State Environmental Planning Policy (Building Sustainability Index : BASIX) 2004
 State Environmental Planning Policy (Major Developments) 2005
 State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
 State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007
 State Environmental Planning Policy (Infrastructure) 2007
 State Environmental Planning Policy (Rural Lands) 2008
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
 State Environmental Planning Policy (Affordable Rental Housing) 2009

An assessment has been undertaken to determine the level of consistency the planning proposal has with the relevant State Environmental Planning Policies (SEPPs). The results of the assessment are provided below:

Assessment of relevant State Environmental Planning Policies (SEPPs)

SEPP	Relevance	Implications
SEPP1 Development Standards	Aims to increase flexibility in development standards, providing Councils with the opportunity to approve development which does not necessarily comply with set standards, if reasonable to do so.	The planning proposal has no implications in terms of the application of SEPP 1.
SEPP 6 Number of Storeys in a building	The SEPP aims to clarify and remove confusion with regard to development standards relating to "storeys" "floors" and "levels" when undertaking multi-level development.	The planning proposal has no implications in terms of the application of the SEPP
SEPP (Infrastructure)	The SEPP aims to provide a consistent planning regime for the delivery of infrastructure. It also provides provision for consultation and assessment.	The planning proposal has no implications in terms of the application of the Infrastructure SEPP. The subject sites are already fully serviced and will place no additional strain on infrastructure services in the area.
SEPP (BASIX) 2004	The SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW.	The planning proposal has no implications in terms of the application of this SEPP. Future dwellings constructed on the subject sites will be constructed in accordance with the BASIX Regulations 2004.
SEPP 55	The SEPP requires the subject land to be suitable for its intended use in terms of the level of contamination, or where the land is unsuitable due to the level of contamination, remediation measures are required to ensure that the subject land is suitable for its intended use.	The planning proposal has no implications in terms of the application of the provisions of SEPP 55. The subject sites are not known to be contaminated and are not listed on the Office of Environment and Heritage's register of contaminated sites.
SEPP 65 Design Quality of Residential Flat Development	The SEPP aims to improve the design quality of residential flat development in NSW and provide a consistent framework for planning which is outcomes and place focused.	The Planning Proposal considers the planning framework with regard to quality design. Construction of future serviced apartments will comply with the relevant regulations.

3.B.4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following provides a summary of the Section 117 Directions issued on 1 July 2009 in accordance with the *Environmental Planning & Assessment Act 1979*, as relevant to the planning proposal. An assessment has been undertaken to determine the level of consistency the proposal has with the Ministerial Directions. The assessment is provided below:

Ministerial Direction	Provisions	Implications
1.1 Business & Industrial Zones	When this Direction Applies This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary). What a relevant planning authority must do if this direction applies A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.	The planning proposal does not entail the rezoning of any lands zoned for business or industrial purposes. The planning proposal is considered to be consistent with this Direction.
1.5 Rural Lands	When this direction applies This direction applies when: (a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone. What a relevant planning authority must do if this direction applies (4) A planning proposal to which clauses 3(a) or 3(b) apply must be consistent with the Rural Planning Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i>.	The planning proposal will not affect land within an existing or proposed rural or environmental protection zone. The planning proposal is considered to be consistent with this Direction

	(5) A planning proposal to which clause 3(b) applies must be consistent with the Rural Subdivision Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i>.	
3.1 Residential Zones	When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within: (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) any other zone in which significant residential development is permitted or proposed to be permitted. What a relevant planning authority must do if this direction applies (4) A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (5) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	The planning proposal aims to rezone residential land for the purpose of allowing an expansion in commercial development to be undertaken. The proposal seeks to increase the capacity of land for visitor accommodation purposes in an area identified as suitable for such development and serviced by existing utility infrastructure. The proposal would contribute to the supply of visitor accommodation, contributing to the growing needs of the Narrabri township. The proposal allows for high quality development to be constructed which is in keeping with the intentions of both local and regional land use planning strategies. The planning proposal is considered to be consistent with this Direction.
3.2 Caravan Parks & Manufactured Home Estates	What a relevant planning authority must do if this direction applies (4) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must: (a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and (b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans)	The Planning Proposal will not restrict zoning provisions relating the facilitation of existing or proposed Caravan Parks. The planning proposal is considered to be consistent with this Direction.

	Order 2006 that would facilitate the retention of the existing caravan park. (5) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must: (a) take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located, (b) take into account the principles listed in clause 9 of SEPP 36 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and (c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the <i>Community Land Development Act 1989</i> be permissible with consent.	
3.4 Integrating Land Use and Transport	When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. What a relevant planning authority must do if this direction applies A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001) (b) The Right Place for Business and Services – Planning Policy (DUAP 2001). Consistency	The planning proposal provides for commercial land use located close to existing roads and transport infrastructure. The subject sites are within 1km of the Narrabri town centre. The sites are already serviced by a sealed road network. The planning proposal is considered to be consistent with this Direction.
4.3 Flood Prone Land	When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. What a relevant planning authority must do if this direction applies (4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the <i>Floodplain Development</i>	The subject sites have been identified as being subject to periodic flooding. The flood prone nature of these lands will not inhibit their current or proposed future use. This planning proposal is for the rezoning of the subject site. Any subsequent development as a result of the rezoning will be subject to further Development Application.

	<i>Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).</i> (5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone. (6) A planning proposal must not contain provisions that apply to the flood planning areas which: a. permit development in floodway areas, b. permit development that will result in significant flood impacts to other properties, c. permit a significant increase in the development of that land, d. are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or e. permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development. (7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General). (8) For the purposes of a planning proposal, a relevant planning authority must not	The planning proposal is considered to be consistent with this direction. The planning proposal is considered to be consistent with this Direction. It seeks to rezone from Residential Zone No. 2 (b) to Residential Zone No. 2 (d). The development does not propose development in floodway areas. This planning proposal is considered to be consistent with this direction. The planning proposal is not proposing development that will result in significant flood impacts to other properties. This planning proposal is considered to be consistent with this direction. The planning proposal will not permit a significant increase in the development of land. This planning proposal is considered to be consistent with this direction. There will be no flood mitigation measures, infrastructure or services required as a result of the proposed development. This planning proposal is considered to be consistent with this direction This planning proposal does not permit development to be carried out without development consent. The planning proposal is consistent with this direction. The planning proposal is not proposing flood development control. This planning proposal is consistent with this direction. The planning proposal does not seek to determine that a flood planning level is
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	determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).	inconsistent with the Floodplain Development Manual 2005. This planning proposal is consistent with this direction.
4.4 Planning for Bushfire Protection	When this direction applies This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land. What a relevant planning authority must do if this direction applies (4) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made, (5) A planning proposal must: (a) have regard to <i>Planning for Bushfire Protection 2006</i>, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the APZ. (6) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate: (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: (i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW	The subject lands are not identified as "bushfire prone" according Narrabri Shire Council. Consequently there are no restrictions on the subject land in relation to bushfire. The planning proposal is considered to be consistent with this Direction.

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	Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the <i>Rural Fires Act 1997</i>), the APZ provisions must be complied with, (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, (d) contain provisions for adequate water supply for firefighting purposes, (e) minimise the perimeter of the area of land interfacing the hazard which may be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area.	
6.2 Reserving Land for Public Purposes	When this direction applies This direction applies when a relevant planning authority prepares a planning proposal. What a relevant planning authority must do if this direction applies (4) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General). (5) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i>, the relevant planning authority must: (a) reserve the land in accordance with the request, and (b) include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and (c) identify the relevant acquiring authority for the land. (6) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must: (a) include the requested provisions, or (b) take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired. (7) When a Minister or public authority requests a	The planning proposal will not create, alter or reduce any existing zonings which are reserved for public purposes. None of the lands identified in the planning proposal have been acquired under the Land Acquisition (Just Terms Compensation) Act 1991 nor have been identified by a public authority or the Minister as being required for future public purposes. The planning proposal is considered to be consistent with this Direction

	relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.	
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3.C Environmental, Social & Economic Impacts

3.C.1 *Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected as a result of the proposal?*

The proposal is unlikely to adversely affect critical habitat, threatened species, or ecological communities, or their habitats. The sites consist of urban residential land parcels devoid of any significant native vegetation.

3.C.2 *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The planning proposal is unlikely to result in adverse environmental effects.

3.C.3 *How has the planning proposal adequately addressed any social and economic impacts?*

This planning proposal is considered unlikely to result in adverse social or economic impacts. It is intended that community consultation will be undertaken as part of the public exhibition process.

The 'Narrabri Economic Portrait' commissioned by Council in 2010 reported positive growth in economic activity, facilities and services in Narrabri. The provision of additional motel accommodation in this location is considered appropriate. Moreover, recent statistics from the Australian Bureau of Statistics indicate that Narrabri is experiencing growth in accommodation demand and occupancy rates are substantially higher than competitor centres.

Therefore, it is considered that the proposal will have a positive economic benefit to the community as it will provide additional tourist accommodation in an area experiencing increasing demand.

3.D State and Commonwealth Interests

3.D.1 *Is there adequate public infrastructure for the planning proposal?*

Investigations show that there will be adequate existing infrastructure to service the proposed residential subdivision. The subject site is serviced by electricity, storm water, water, telecommunications and sewer services. The sites also feature high quality sealed road access with kerb and guttering.

3.D.2 *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?*

It is proposed that the issues raised by State and Commonwealth public authorities will be addressed during the LEP's public exhibition phase.

4. COMMUNITY CONSULTATION

In accordance with the NSW Department of Planning's Guidelines to Preparing LEPs, upon Gateway Determination adjoining landholders and any affected community organisations will be formally notified of the proposal and invited to provide comment.

In accordance with the prevailing Departmental Guidelines and the provisions of the EP&A Act the Planning Proposal will also be publicly notified for the prescribed period via:

- Local Newspapers; and
- Council's website www.narrabri.nsw.gov.au

5. Conclusion

This planning proposal will facilitate the creation of additional tourist/short-term accommodation which is considered to be consistent with relevant statutory and policy provisions. The proposal is also consistent with the Intent of local and regional land use strategies by facilitating the reinforcement of settlement hierarchies as well as being consistent with the Intent of the new comprehensive LEP under development.

Quality development which is compatible with the surrounding environment, is well serviced and site responsive will invariably add to Narrabri's appeal for both new residents and visitors alike. The adoption of this planning proposal will help alleviate tourist and short-term accommodation demand pressures in the Narrabri market by increasing the choice and availability of suitable accommodation.