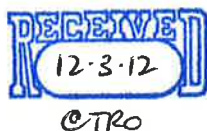


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Our Reference:
Your Reference:
Contact Name:
Telephone:

NAW:MR
PP/
Mr Nick Wilton
(02) 67996855

Craig Diss
Team Leader - Northern Region
Land Use Planning and Strategy
NSW Department of Planning
PO Box 550
TAMWORTH NSW 2340

7 March 2012

Dear Sir,

Re: Narrabri Local Environment Plan Amendment – 25, 27 and 29 Barwan Street Narrabri and 2 Fitzroy Street Narrabri.

I refer to the aforementioned matter and make particular reference to a recent application lodged with Council for the spot rezone (Local Environment Plan Amendment) at Lot 1 in Deposited Plan 915444, Lot 4 in Deposited Plan 918950 and Lots 1B and 2B in Deposited Plan 338549.

Council has considered at its February ordinary Council Meeting, the application made by Mitchel Hanlon Tamworth Consultants on behalf of Mr Stephen Johnson (SX Super Pty Ltd) and further has resolved under minute number 36/2012 (attached in schedule 1) to support the application upon this occasion. During discussions at the Council meeting it was the general consensus that the proposal will have significant economic and social benefits for the Narrabri Shire community, not only through the provision of further accommodation supply but also the development shall support the local building and trades industry.

The proposal seeks to amend the Narrabri Local Environment Plan Number 2 from the land-use zone of 2(b) Residential to 2(d) Residential which in turn shall permit with consent a motel development. The proposed spot re-zone appears appropriate given a number of other medium density developments and motel developments within close proximity. Following the recent endorsement of the Growth Management Strategy, it is noted that the land has been identified for the purposes of R1 residential which under the standard instrument permits motel developments as proposed.

In accordance with section 56 of the *Environmental Planning and Assessment Act 1979* please find attached the planning proposal for the Department's consideration, in order to seek approval for the amendment through the 'Gateway determination process'.

Could the Department please advise if the proposal meets the requirements of the 'Gateway process' and further, if this is viewed favourably, the time period for public exhibition under section 56(2)(c), section 57 and the Government Agencies which must be consulted under 56(2)(d) of the Act.

Should you require any further information please do not hesitate to contact myself within Planning and Development Services of Council.

Yours faithfully,



Mr Nick Wilton

MANAGER PLANNING AND DEVELOPMENT SERVICES

Encl: Planning Proposal SX Super Narrabri and supporting documentation

Schedule 1

36/2012 RESOLVED on the motion moved by Councillor Bolton/Clements that the Council resolve to forward the Planning Proposal (prepared by Mitchel Hanlon Consulting Pty Ltd in relation to Lot 1 in Deposited Plan 915444 (29 Barwan Street, Narrabri) Lot 4 in Deposited Plan 918950 (2 Fitzroy Street Narrabri) and Lots 1B and 2B in Deposited Plan 338549 (25 and 27 Barwan Street Narrabri) to the Minister of Planning in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 for a "Gateway Determination".