

**NARRABRI
SHIRE
COUNCIL**

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Correspondence should
be addressed to:

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General Manager
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Economic Development
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Tourist Information Centre
Freecall: 1800 659 931

Corporate Services

General Enquiries
(02) 6799 6832

Water Billing
(02) 6799 6844

Sundry Debtor Enquiries
(02) 6799 6846

Rates (02) 6799 6845

Health, Building, Town
Planning and Animal Control
(02) 6799 6855

Engineering Services

Roads, Water and Sewer,
Salesyards, Parks & Gardens,
Garbage (02) 6799 6877

Swimming Pools
Boggabri (02) 6743 4379
Narrabri (02) 6799 6730
Wee Waa (02) 6795 4384

Libraries

Boggabri (02) 6743 4281
Narrabri (02) 6799 6790
Wee Waa (02) 6795 3064

The Crossing Theatre

General Information and
Bookings (02) 6792 4654

Movie Information
(02) 6792 2488

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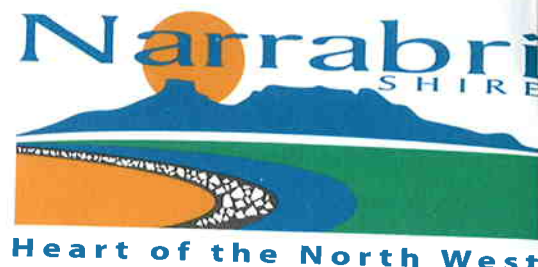
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PGF000841



Our Reference:

NAW:MR

Your Reference:

Contact Name:

Mr Nick Wilton

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

Received

6 APR 2011

11/00096

North Coast

1 March 2011

Dear Sir,

Re: Narrabri Local Environment Plan Amendment 31-35 Cooma Road 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 18, 19, 20, Section 8 in Deposited Plan 758756 known as 31-35 Cooma Road Narrabri.

Council has considered at its March ordinary Council Meeting, the application made by bath Stewart Surveyors on behalf of Nigel Goodman and further has resolved under minute number 116/2011 and 117/2011 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 additional commercial land 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 3(a) General Business which in turn shall permit with consent commercial uses on the site. It is currently noted that the former use of the site was for the purposes of a service station under existing use right provisions. The proposed spot re-zone appears appropriate given a number of other similar 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 B4 being mixed use which under the standard instrument permits various types of commercial uses.

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.

Council also encloses a copy of the relevant mapping required for parliamentary counsel consideration following exhibition of the proposal.

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 Gordon Burke Executive Oasis; Council GIS Mapping