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Planning Proposal to Amend Narrabri Local Environmental Plan No 2

**Prepared for
Executive Oasis**

**by
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August 2010

Associated Company: **M.F-G Shaw & Associate Pty Ltd**
Registered Surveyors & Town Planners

 Planning Proposal 10-131

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Part 1 Objectives or Intended Outcomes

The objective of this planning proposal is to rezone Lot 15B in DP 156077, 66 Dangar Street Narrabri, from Zone No 2(a) (Residential "A" Zone) to 2(d) (Residential "D" Zone) in the Narrabri Local Environmental Plan No 2 (the LEP). The purpose being to permit the construction of a motel on the subject land.

The applicant has been in discussion with Council regarding a proposal to construct a motel to provide accommodation for tourists and travellers visiting Narrabri.

Part 2 Explanation of Provisions

The map, which forms a part of the Narrabri Local Environmental Plan No. 2 (the LEP), would be amended by altering the zoning of the subject land from 2(a) (Residential "A" Zone) to 2(d) (Residential "D" Zone). This will permit the construction of a motel on the major north – south route that passes through Narrabri thereby providing additional tourist accommodation in the town.

The rezoning will permit an increase in tourist accommodation that is economically viable located in a well serviced area that is close to the Narrabri CBD.

Part 3 Justification

SECTION A - NEED FOR THE PLANNING PROPOSAL

Is the planning proposal the result of any strategic study or report?

No. The planning proposal is not a result of any strategic study or report although it conforms with land use zoning recommendations contained in the Narrabri Shire Growth Management Strategy that the subject land be zoned for mixed use development. The mixed use zoning would permit the development of a motel on the land.

The Narrabri Strategic Plan 2007 identified marketing and tourism as a key theme for Narrabri's future development and lists accommodation and tourism amongst the town's strengths. The growth in the mining industry and its demand for accommodation has meant that even the accommodation relied on by the tourist industry is now occupied by mine workers and contractors and no longer available for tourists which is detrimental to the town as it narrows the region's economic base. The development of a new motel on this site will help overcome the shortage of tourist accommodation in the area.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is believed that dealing with this planning proposal as a spot rezoning is the best means of achieving the objectives and intended outcomes.

Under the Narrabri Shire Growth Management Strategy it is proposed that all land within the urban area of Narrabri township would fall within the following zones:

Standard Instrument Zone	Description
Zone R1	General Residential
Zone B2	Local Centre
Zone B4	Mixed Use
Zone IN2	Light Industrial
Zone SP2	Infrastructure
Zone RE1	Public Recreation

*under ELS?
not correct.*

Large lot residential (R5), general industrial (IN1) and land for residential investigation and floodways

are dealt with separately under the strategy.

Provided that the recommendations in the Growth Management Strategy are adopted, the subject land would be rezoned to B4 Mixed Use once the new Narrabri LEP is gazetted. Further discussion is provided below.

The DoP has advised all NSW councils that the State-wide progress on implementing the Standard Local Environmental Plan Program has not been as fast as initially anticipated and this is causing delays to development in the Shire.

As the implementation of the new Narrabri LEP is not likely to occur within the near future, both Council and the applicant have agreed to seek an amendment to the LEP in order to undertake the proposed development in a timely manner and thereby increase the amount of tourist accommodation available in the town.

Is there a net community benefit?

It is envisaged that the proposal will result in an overall net community benefit by increasing the amount of tourist accommodation thereby increasing economic activity and employment.

The following addresses the matters contained in the Draft Centres Policy 2009 in assessing net community benefit:

- **Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800m of a transport node)?**

Yes. the NSW State Plan 2010 recognises, amongst other things, the need to strengthen communities by creating and protecting jobs and attracting investment in regional areas. The Plan goes on to set a number of priorities of which the following are relevant to this proposal, speeding up planning decisions, increasing the number of jobs closer to where people live, and cutting red tape.

Currently Narrabri has shortage of undeveloped land that is suitably zoned to allow for the expansion of tourist accommodation. This shortage in the supply of suitably zoned land acts as a disincentive to investment in the tourist industry which is recognised as being crucial to the growth and development of sustainable economic activity in Narrabri. The Narrabri Growth Management Strategy has proposed that the subject land be zoned as B4 Mixed Use under the Standard Instrument. The objectives of the Mixed Use zone are:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

Under the Mixed Use zoning tourist accommodation would be permissible on the subject land with the consent of Council.

- **Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?**

No.

- **Is the LEP likely to create a precedent or change expectations of the landowner or other landholders?**

No.

- **Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?**

There have been no other spot rezoning proposals undertaken in the locality.

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- **Will the LEP facilitate permanent employment generating activity or result in a loss of employment lands?**

Yes. This proposal would add to the supply of employment land in Narrabri. There will be short-term employment generated during the construction phase of the development and long-term employment generated for hospitality staff, thereby supporting permanent employment generating activity. The proposal would also support the tourist industry thus facilitating further economic activity and job creation in the region.

- **Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?**

No. The Narrabri Growth Management Strategy shows that the Shire's population has been falling at a consistent rate over the past twenty years, although the effect of this population decline on the housing supply has been mitigated by an equally consistent decline in occupancy rates. The Growth Management Strategy has identified that there is sufficient residential land available in the town to accommodate demand for a further ten years and has further identified large areas of land to the east and southwest of the town to be zoned for residential investigation. This proposal would involve the removal of one dwelling house which would be replaced with a multi-unit motel.

- **Is the existing public infrastructure (roads, rail, utilities) capable of serving the proposed site? Is there good pedestrian and cycling access? Is public transport available or is there infrastructure capacity to support future public transport?**

Yes. Adequate public road, water, sewer, electricity and telecommunications infrastructure is available to service the subject land now and into the future.

- **Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?**

Yes. The proposal would provide employment close to residential areas which could facilitate employees walking or cycling to work. The subject land is located within walking distance of the CBD and a number of tourist facilities.

- **Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so what is the expected impact.**

No. There are no significant Government investments in infrastructure or services in the area whose patronage will be affected by this proposal.

- **Will the proposal impact on land that the Government has identified a need to protect (eg land with high biodiversity values) or have other environmental impacts? Is the land constrained by factors such as flooding?**

No. the land is cleared residentially zoned land. The land is not constrained by bushfire, flooding or other factors.

- **Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?**

Yes. Within the immediate there are already several motel and other commercial/retail buildings. There is significant public open space to the northeast comprising riverfront land used for active and passive recreation and the CBD, Crossing Theatre, Australian Cotton Centre, town swimming pool and sporting fields are within walking distance.

- **Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?**

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Yes. The construction of a new motel will increase accommodation choices for tourists.

- **If a stand alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?**

No.

- **What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?**

The rezoning will provide additional tourist accommodation in response to increasing demand and is in accordance with government policy.

Tourism is an industry that provides employment for both skilled and unskilled workers and tourist spending has flow-on effects (multipliers) for the local economy. Not proceeding with this proposal will result in a continued shortage of visitor accommodation which is stifling the growth of the tourist industry in the town.

SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

There is no Regional Environmental Plan that applies to the subject land, however, NSW Planning has proposed the following aims for the NSW Western Region:

- Seeking a sustainable future for the western regions by:*
 - Creating investor confidence and promoting economic development in the right locations*
 - Protecting valuable natural and built resources*
 - Helping to build stronger rural and regional communities.*
- Particular challenges the Department has identified in planning for Western NSW are to:*
 - Support sustainable agriculture*
 - Conserve valuable natural resources*
 - Foster new settlement and development on suitable locations*
 - Encourage jobs and services*
 - Minimise land use conflict*
 - Achieve social planning outcomes with the limited resources available to local councils.*

The planning proposal helps support economic development by promoting growth in the tourist sector and would create greater investor confidence in the region. The proposal will help to build a stronger community by supporting economic development and will foster community strength and cohesiveness.

The proposal is consistent with the NSW State Plan 2010 by improving economic outcomes, facilitating investment and supporting job creation and security.

Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

Yes.

Is the planning proposal consistent with applicable state environmental planning policies?

There are no existing State Environmental Planning Policies or known draft policies that would prohibit

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or restrict the planning proposal. An assessment against relevant SEPPs is provided below:

State Environmental Planning Policy No 44 – Koala Habitat Protection

None of the trees listed in Schedule 2 of the SEPP are located on the land. The land does not comprise core or potential koala habitat. This would be further addressed at the Development Application stage.

State Environmental Planning Policy No 55 – Remediation of Land

The planning proposal is consistent with this SEPP as the preliminary assessment of the land reveals that contamination is unlikely but this would be addressed in more detail at the Development Application stage.

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

The planning proposal does not contravene any Ministerial Directions issued under s117(2) of the Environmental Planning and Assessment Act 1979. Applicable directions are set out below:

No.	Title	Consistent?	Comment
1.1	Business and Industrial Zones	Yes	The Planning Proposal encourages employment growth on land identified in the Growth Management Strategy and supports the viability of the town centre.
3.4	Integrating Land Use and Transport	Yes	The Planning Proposal would reduce travel demand by providing employment and tourist accommodation within easy walking distance of the CBD, residential areas and public recreation facilities.
4.3	Flood Prone Land	Yes	The Planning Proposal is not affected by the flood zoning in the present LEP or the proposed flood overlay contained in the Growth Management Strategy.
4.4	Planning for Bushfire Protection	Yes	The Planning Proposal does not relate to bushfire prone land.
6.3	Site Specific Zoning	Yes	The Planning Proposal is consistent with this direction as it will retain an existing zone in the present LEP.

* 3 1

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

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?

No. All land in the 2(a) zone has been previously cleared and developed for residential use. No habitat suitable to attract or support threatened species, populations or ecological communities remains on the land. There does not appear to be a need for a species impact study.

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

No.

How has the planning proposal adequately addressed any social and economic effects?

The amendments will achieve an immediate economic stimulus for the building industry and overall benefit to the Narrabri community by providing jobs and economic stimulus for the local tourist industry.

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The Narrabri Growth Management Strategy undertook a comprehensive public consultation exercise following which it recommended rezoning the subject land for mixed use development.

There are no known items or places of European or Aboriginal cultural heritage located on the subject land that would be impacted by the amendments. A more detailed assessment would be undertaken at the Development Application stage.

SECTION D - STATE AND COMMONWEALTH INTERESTS**Is there adequate public infrastructure for the planning proposal?**

Adequate public infrastructure is available for the planning proposal as the subject land is fully serviced.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

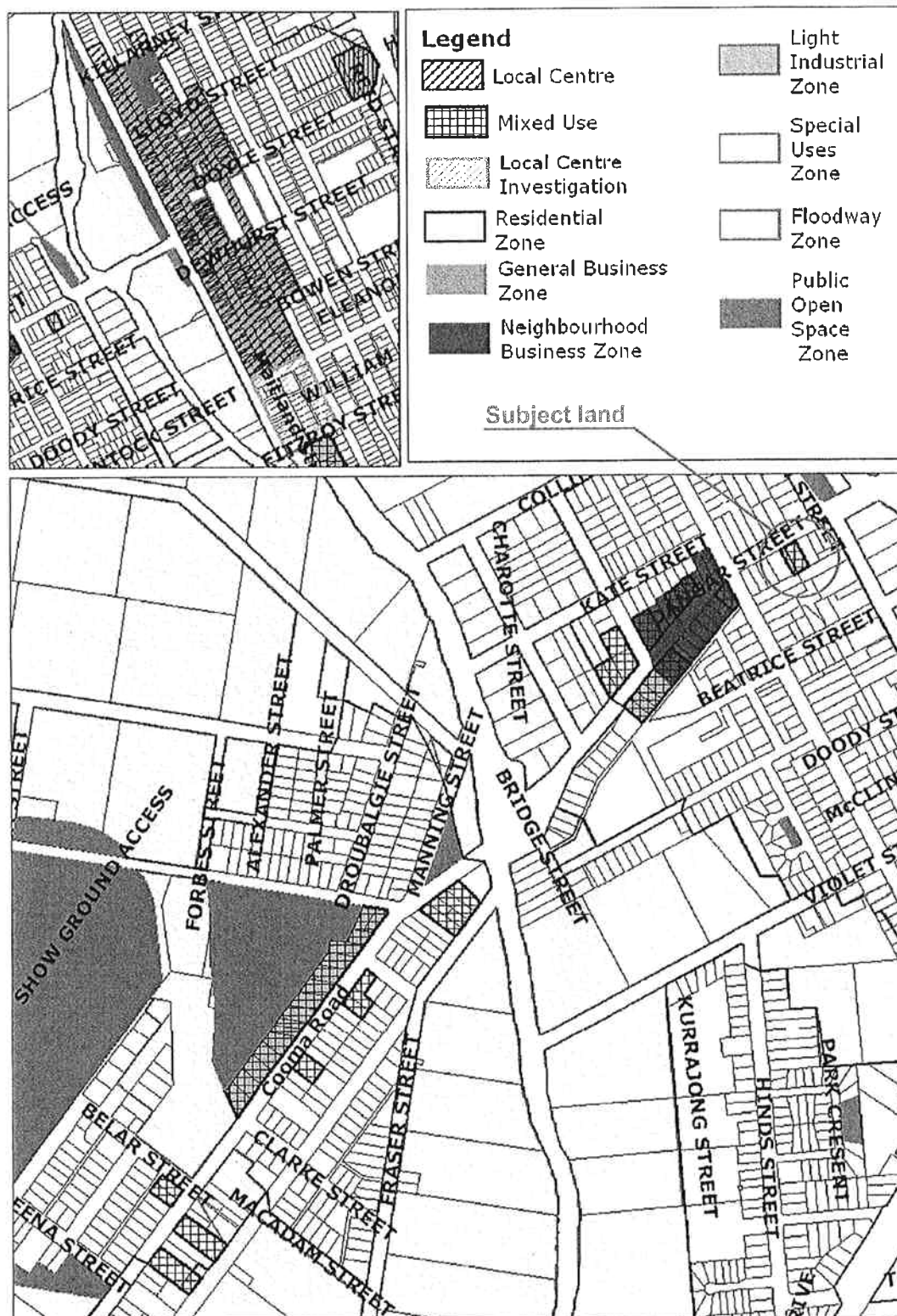
Consultation will take place following determination of the agencies to be consulted under the gateway determination.

Part 4 Community consultation

Pursuant to section 57(2) of the Environmental Planning and Assessment Act 1979 the Director General of Planning must approve the form of the Planning Proposal under the Gateway process before community consultation is undertaken.

The Planning Proposal is considered to be Low Impact and would be publicly exhibited for a period and in a manner set out in the Gateway determination.

Narrabri Shire Growth Management Strategy



Map 8.6: Recommended Changes to Business Zone - Narrabri

Town of Narrabri

Map 1 of 1

ENVIRONMENTAL PLANNING

and

ASSESSMENT ACT, 1979.

Narrabri Shire Council

LOCAL ENVIRONMENTAL

PLAN No. 2

1986

STATEMENT OF RELATIONSHIP

WITH OTHER PLANS

Supersedes all former local environmental planning instruments as set out in the written statement to this plan.

Base Map : Narrabri Shire Council

L.E.P. Map : 31 March 1983

Planning Officer :

Section 65 Cert. :

Govt. Gazette No. :

Certified in accordance with the

Environmental Planning and

Assessment Act and Regulations.

General Manager

Date

INDEX



North

scale 1 : 10000



LANDUSE TABLE ZONINGS

1(a) Rural 'A'

1(c) Rural Small Holdings

1(d) Rural Floodway

1(e) Rural Future Urban

2(a) Residential 'A'

2(b) Residential 'B'

2(c) Residential 'C'

2(d) Residential 'D'

2(v) Village

3(a) General Business

3(b) Neighbourhood Business

4(a) General Industry

4(b) Light Industry

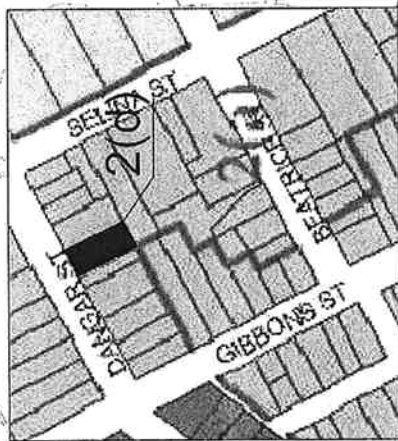
5(a) Special Uses 'A'

(schools, etc)

5(b) Railway Uses

6(a) Recreation (Open Space)

7(a) Environmental Protection



LT 2/55

PLAN OF THE LAND COMPRISED IN DEED BK. 3668 NO. 780		D P 735269
Mun. / Shire City: NARRABRI	Locality: DANGAR	Registered: 15-7-1986
Parish: NARRABRI	County: NANDEWAR	CA.:
Reduction Ratio 1:200 Lengths are in metres.		Title System: OLD SYSTEM
THIS PLAN REPRESENTS THE LAND IN THE ABOVE DEED AND WAS PREPARED SOLELY TO IDENTIFY THAT LAND. THE BOUNDARIES HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.		Purpose: LIMITED FOLIO CREATION (NOT A CURRENT PLAN-5.327AA L.G. ACT)
		Ref. Map: NARRABRI SHT 6
		Last Plan: D P 156703 D P 939800 (4040 (4)*)

DANGAR ST

SEC. 1

54.140
54.140
10.058
10.058

54.3.7m²

10m²

MOST WESTERLY CORNER OF LOT IS SEC. 1 DP 939800 SOUTHERLY

10 50 100 150 200 220

Table of mm

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day.

17th July, 1986



benzoin

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Subject Land