

# Planning Proposal 1/2019

**Proposed Amendment to Narrabri Local Environmental Plan 2012**

**Amendment to the Narrabri Local Environmental Plan 2012 to reclassify certain Public Land in Narrabri and Bellata from Community to Operational land**

**Version 01**

## PART 1: OBJECTIVES OR INTENDED OUTCOMES

---

### Background

This planning proposal recommends an amendment to *Narrabri Local Environmental Plan 2012* (LEP) to change the classification of eight (8) parcels of Narrabri Shire Council (Council) owned land. The sites are owned by Council and are currently classified as Community Land under the *Local Government Act 1993* (LG Act). The intent of this planning proposal is to reclassify them to Operational Land.

This document sets out the justification for, and explains the intended effect of, the recommended amendment.

The preparation of a planning proposal is the first step in the New South Wales (NSW) Planning and Environment's (the Department) Gateway Process, the process for making or amending local environmental plans. It has a number of steps, set out in Table 1, that require this document to be revised as it progresses through the Gateway Process. This document is currently at Step 1: Planning Proposal.

No.	Step	Explanation
1.	Planning Proposal	Council prepares a document explaining the effect of and justification for making or amending a local environmental plan.
2.	Gateway Determination	The Department of Planning and Environment determines whether a Planning Proposal should proceed.
3.	Community Consultation	The Planning Proposal is publicly exhibited.
4.	Assessment	Council considers any submissions it receives in response to the public exhibition, changing the Planning Proposal as necessary.
5.	Drafting	Parliamentary Counsels Office prepares a draft local environmental plan.
6.	Decision	The minister (or delegated plan making authority) approves the local environmental plan, making it law.

Table 1: Gateway Process

All planning proposals reclassifying public land must address matters outlined in the Department's *LEP Practice Note 16-001 Classification and reclassification of public land through a local environmental plan*. Appendix 1 provides responses to these matters.

The *LG Act* requires all public land (any land vested in, or under the control of Council, except roads, Crown land or a common) to be classified as one of two categories: Community or Operational. Community Land is generally open to the public and includes parks, reserves and sports grounds. Operational Land is generally land held as a temporary asset or used by Council to carry out its functions (work depots and garages) or to provide car parking. Community land cannot be sold and cannot be leased or licensed for more than twenty-one (21) years. No such restrictions apply to Operational Land.

The reclassification of the Land does not commit Council to the sale or development of the land. Nor does it remove the land from Council's ownership or prevent the current use of the Land from continuing. Such considerations will be subject to separate processes and decisions.

Detailed property information is provided in Appendix 1.

The remainder of this documents is split into the following parts:

Part	Explanation
1	The objectives and intended outcomes of the proposal
2	An explanation of the provisions to be included in LEP 2012
3	Justification for the objectives and intended outcomes
4	Mapping
5	Projected timeline

Table 2: Parts of Planning Proposal

## **Objectives**

The objectives and intended outcomes of this planning proposal is to reclassify 64-52 Belar Street, Bellata and 8B Doyle Street, Narrabri from Community to Operational Land. This land is identified in Table 3 and Figures 1 and 2. The reclassification will allow Council to consider opportunities for the development and/or sale of the land.

Map Ref.	Site	Address	Legal Description
Figure 1	Bellata Caravan Park	64 Belar St, Bellata	Lot 1 Section 14 DP758081
		62 Belar St, Bellata	Lot 2 Section 14 DP758081
		60 Belar St, Bellata	Lot 3 Section 14 DP758081
		58 Belar St, Bellata	Lot 4 Section 14 DP758081
		56 Belar St, Bellata	Lot 5 Section 14 DP758081
		54 Belar St, Bellata	Lot 6 Section 14 DP758081
		52 Belar St, Bellata	Lot 7 Section 14 DP758081
Figure 2	Narrabri Library	8B Doyle Street, Narrabri	Lot 7 DP 667787

Table 3: Property Description

### **64-52 Belar Street, Bellata (Bellata Caravan Park)**

This land is currently zoned RU5 – Village in the LEP. A rezoning or changes to other planning controls are not required and the reclassification does not affect the sites development potential.

The land was a Council owned and operated caravan part which was unviable and has been vacant for a number of years. The site is surrounded by existing residential land within the Bellata village and is not a public reserve.

The sale of the land would allow Council to use the funds to improve services and infrastructure in the LGA.



Figure 1: Land identification map – Bellata Caravan Park.

**8B Doyle Street, Narrabri (Narrabri Library)**

This land is currently zoned B2 – Local Centre in the LEP. A rezoning or changes to other planning controls is not required and the reclassification does not affect the sites development potential.

Narrabri Shire Libraries are part of the Central Norther Libraries group. There are three (3) Libraries located within Narrabri Shire: Narrabri, Wee Waa and Boggabri.

Narrabri Library is open six (6) days a week and is strategically located in the Narrabri Business Centre. Its location would be fit for various strategic proposals such as a regional university campus. The reclassification would make it more cost effective in managing future tenancies and redevelopment capital investment.

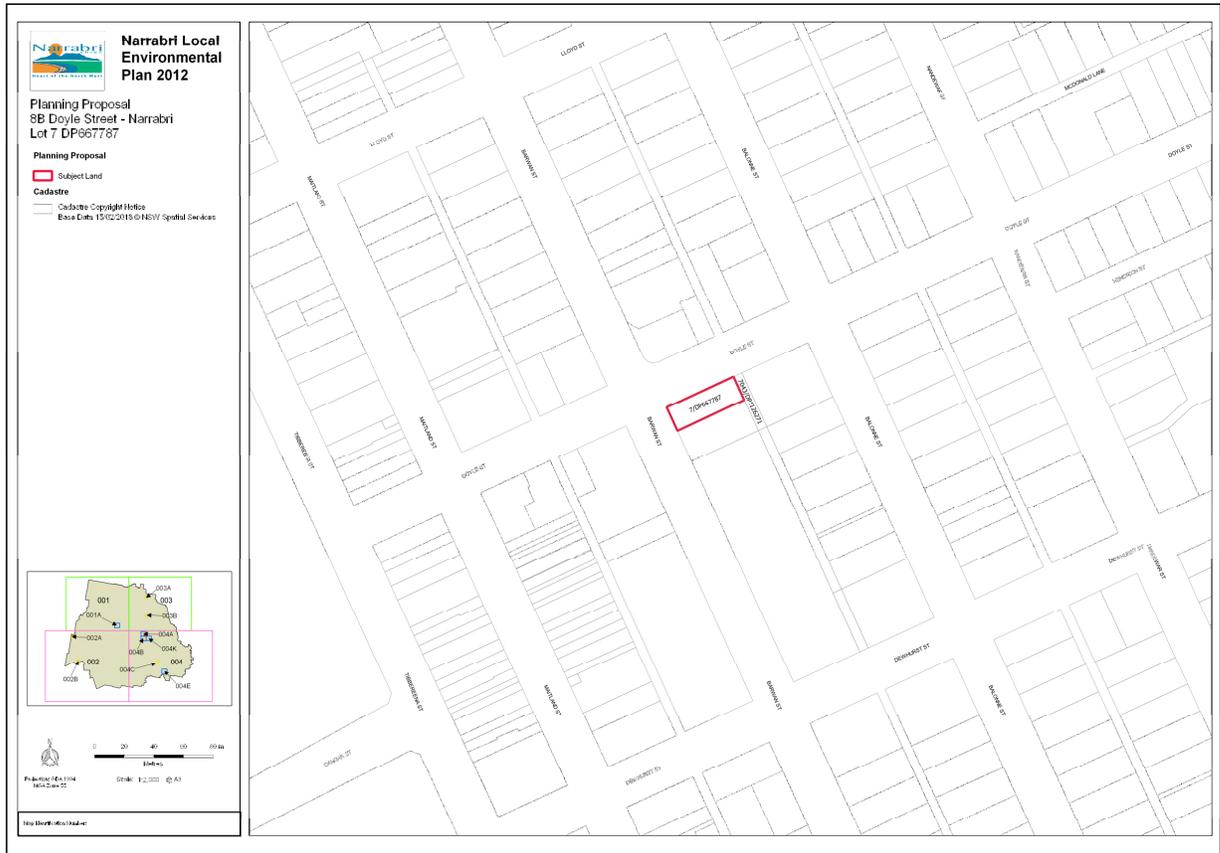


Figure 2: Land identification map – Narrabri Library

## PART 2: EXPLANATION OF PROVISIONS

To achieve the planning proposal’s objectives, it is proposed to amend the LEP *Schedule 4 Classification of public land* to include the subject Land. Specifically, the land is proposed to be inserted into *Part 1 Land Classified, or reclassified, as operational land – no interests changed*.

The planning proposal does not require any mapping amendments.

The proposed amendments are identified below:

Insert the following entry into Schedule 4:

**Schedule 4 Classification and reclassification of public land**  
**Part 1 Land Classified, or reclassified, as operational land – no interests changed**

Column 1	Column 2
Locality	Description
Bellata Caravan Park, 52-64 Belar St, Bellata	Lot 1 Section 14 DP 758081
	Lot 2 Section 14 DP 758081
	Lot 3 Section 14 DP 758081
	Lot 4 Section 14 DP 758081
	Lot 5 Section 14 DP 758081
	Lot 6 Section 14 DP 758081
	Lot 7 Section 14 DP 758081

Table 4: Proposed

## PART 3: JUSTIFICATION

---

In accordance with the Department's *Guide to Preparing Planning Proposals*, this section considers the following issues:-

- Section A: Need for the planning proposal
- Section B: Relationship to strategic planning framework
- Section C: Environmental, social and economic Impact
- Section D: State and Commonwealth Interests

### SECTION A – NEED FOR THE PLANNING PROPOSAL

#### 1. Is the planning proposal the result of any strategic study?

The planning proposal is not a direct result of a strategic study or report. The need for the planning proposal has been identified by Council Staff reviewing the use of land within the Narrabri LGA.

Land located at Bellata has been unused for the purposes of a caravan park for some time. Council considers that this land would be more appropriately sold off to allow a higher use and to reduce the financial and maintenance obligations of the site on Council and consequently its community.

The existing library site is strategically located within Narrabri and could potentially serve as a commercial use, such as the proposed Rural Universities Hub.

Although not directly related to a strategic study this planning proposal is seen to be broadly in line with the objectives of the *New England North West Regional Plan 2036* (hereafter referred to as the *Regional Plan*) and the Narrabri Shire Growth Management Strategy 2009, as outlined in Section B of this planning proposal as it supports the flexibility to allow orderly development of B2 – Local Centre land of Narrabri and it seeks to provide additional residential lots within the village of Bellata.

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

It is considered that an amendment to the LEP is the only way to achieve the intended outcomes and objectives sought by this planning proposal.

The reclassification of the Land from Community to Operational is considered to be the best means of achieving the objectives and intended outcomes. Community land cannot be sold and cannot be leased or licensed for more than twenty-one (21) years. This means that Council's ability to trade, lease or use the land for any further development or mixed use proposal is limited. No such restrictions apply to Operational land.

The Bellata Caravan Park site was a Council owned business that was unviable, located in the middle of an existing residential area. The site has not been used for some time. Council believes that the reclassification of this land would allow for affordable residential land to be made available in Bellata.

The Narrabri library site is strategically located within the Narrabri Business Centre. Its location would be fit for various strategic proposals such as a regional university campus. Council believes the reclassification of this land would make the site more cost effective in managing future tenancies and allow for the potential future sale and/or redevelopment of the site.

## **SECTION B –RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK**

### **3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?**

#### *Strategic Regional Land Use Policy*

The Regional Plan was prepared by the Department of Planning to give strategic direction to development in the New England North West Region and is a relevant consideration for this planning proposal.

The Regional Plan recognises the network of regional cities and centres support diverse industries and that as their industries grow, centres will thrive and require high quality health, education and recreation options. The Regional Plan goes on to further recognise the regional cities of Tamworth and Armidale and the strategic centres of Narrabri, Moree, Inverell and Glen Innes will be the focus of employment and services.

*Direction 7 – Build strong economic centres;* the *Regional Plan* seeks to cluster economic activity around the central business precincts within cities and centres with well-located employment land being the key component to a successful centre.

This planning proposal seeks to promote and allow the flexibility for Narrabri’s Business Centre to continue to grow and thrive with the reclassification of the Library site. The proposed reclassification of the land, when complete, will allow Council to consider opportunities to trade, lease or develop the land. The opportunities are considered to be consistent with *Direction 7*, as they may leverage the under-developed public and private landholdings in the Narrabri Business Centre to strengthen the local economy, attract investors, and create more jobs, strengthening the role of the Narrabri Business Centre.

*Direction 18 – Provide great places to live of the Regional Plan;* outlines that around 9,700 additional homes will be required to support future growth and provide for changing household types over the next twenty (20) years. This planning proposal is considered consistent with *Direction 18* in relation to the reclassification of the Bellata land as it provides an opportunity to redevelop appropriately zoned, existing residential land that is well located with access to and maximising existing infrastructure.

The Regional Plan identifies that Narrabri provides essential retail, commercial and community services to a range of local communities. With the centres of Wee Waa and Boggabri, and a number of smaller settlements including Piliga, Gwabegar, Baan Baa and Bellata, fulfilling local service needs and contributing to the unique local character.

The priorities identified in the Regional Plan for the Narrabri LGA include:

- Delivering a variety of housing options in Narrabri to promote development that contributes to the unique character of Wee Waa, Piliga, Bellata, Gwabegar, Bann Baa and Boggabri.

This planning proposal is considered consistent with this narrative and priorities for the Narrabri Shire LGA.

**4. Is the planning proposal consistent with the local Council’s Community Strategic Plan or other local strategic plan?**

The *Narrabri Growth Management Plan* is a local strategic plan which was prepared in 2009 and related to the entirety of the Narrabri LGA. This planning proposal does not directly relate to any provisions or outcomes of this *Plan*, however it is considered to be broadly compatible with its recommendations that allow for growth and future development of the villages (including Bellata) within the existing zoned boundaries and providing a mix of housing opportunities which includes urban, rural residential and farm housing.

The planning proposal is considered broadly compatible with the *Growth Management Plan’s* recommendations in relation to Narrabri Business Centre that promotes a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in, and visit the local area. The Library site is located in a strategic location within the Narrabri Business Centre that, with the proposed reclassification, could maximise the sites potential to deliver on providing the highest and best use for the needs of the people who live in, work in, and visit the local area.

This planning proposal does not seek to change the planning controls set by these documents. The reclassification does not seek to change the objectives of the relevant zones affecting the sites. Any development will need to consider the objectives of the relevant zones as part of a separate development application process.

**5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

Yes. This planning proposal is considered to be consistent with relevant State Environmental Planning Policies (SEPPs). The NSW Government publishes SEPPs for matters of State and regional planning significance. The consistency of this planning proposal with the relevant SEPPs is outlined below;

<b>Relevant SEPP/Deemed SEPP</b>	<b>Consistency of Planning Proposal</b>
State Environmental Planning Policy No. 1 – Development Standards	Not applicable.
State Environmental Planning Policy No. 19 – Bushland in Urban Areas	Not applicable.
State Environmental Planning Policy No. 21 – Caravan Parks	Not applicable.
State Environmental Planning Policy No. 30 – Intensive Agriculture	Not applicable.
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development	Not applicable.
State Environmental Planning Policy No. 36 – Manufactured Home Estates	Not applicable.
State Environmental Planning Policy No. 44 – Koala Habitat Protection	Not applicable.
State Environmental Planning Policy No. 47 – Moore Park Showground	Not applicable.
State Environmental Planning Policy No. 50 – Canal Estate Development	Not applicable.
State Environmental Planning Policy No. 24 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable.
State Environmental Planning Policy No. 55 – Remediation of Land	Not applicable.

<b>Relevant SEPP/Deemed SEPP</b>	<b>Consistency of Planning Proposal</b>
State Environmental Planning Policy No. 62 – Sustainable Aquaculture	Not applicable.
State Environmental Planning Policy No. 64 – Advertising and Signage	Not applicable.
State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development	Not applicable.
State Environmental Planning Policy No. 70 – Affordable Housing (Revised Scheme)	Not applicable.
State Environmental Planning Policy (Affordable Rental Housing) 2009	Not applicable.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Not applicable.
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017	Not applicable.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Not applicable.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Not applicable.
State Environmental Planning Policy (Infrastructure) 2007	Not applicable.
State Environmental Planning Policy (Integration and Repeals) 2016	Not applicable.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	Not applicable.
State Environmental Planning Policy (Rural Lands) 2008	Not applicable.
State Environmental Planning Policy (State and Regional Development) 2011	Not applicable.
State Environmental Planning Policy (State Significant Precincts) 2005	Not applicable.
State Environmental Planning Policy (Urban Renewal) 2010	Not applicable.

## **6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?**

The Minister for Planning issues Local Planning Directions that Council must follow when preparing a planning proposal. The directions cover the following broad categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk

Each Section 9.1 Ministerial Direction is listed below with an annotation stating whether it is relevant to the planning proposal and comments relating to its consistency with the corresponding objective. The planning proposal has considered all Ministerial Directions and is consistent with all Local Planning Directions.

<b>S. 9.1 Direction Title</b>	<b>Consistency of Planning Proposal</b>
1.1 Business and Industrial Zones	This Directive is relevant as the Narrabri Library site located at 8B Doyle Street, Narrabri, is zoned B2 Local Centre under the LEP. The planning proposal does not propose to rezone the land, rather reclassify the land from Community to Operational allowing for maximum use of the site and potentially making the site more cost effective in managing future tenancies and allow for the potential future redevelopment of the site. The planning proposal is consistent with this Directive's objectives as it will continue to encourage employment growth in suitable locations, protect employment land in business and industrial zones and support the viability of identified centres.
1.2 Rural Zones	Not applicable.
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable.
1.4 Oyster Aquaculture	Not applicable.
1.5 Rural Lands	Not applicable.
2.1 Environment Protection Zones	Not applicable.
2.2 Coastal Protection	Not applicable.
2.3 Heritage Conservation	Not applicable.
2.4 Recreation Vehicle Areas	Not applicable.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3.1 Residential Zones	Not applicable.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable.
3.3 Home Occupations	Not applicable.
3.4 Integrating Land Use and transport	Not applicable.
3.5 Development Near Licensed Aerodromes	Not applicable.
3.6 Shooting Ranges	Not applicable.
4.1 Acid Sulfate Soils	Not applicable.
4.2 Mine Subsidence and Unstable Land	Not applicable.
4.3 Flood Prone Land	This Directive is relevant to the Narrabri Library site as the entire township of Narrabri is within a Flood Planning Area. It is considered that this planning proposal is consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. The planning proposal does not include any rezoning of land. Any development of the Narrabri Library site will require separate development approval and compliance with any relevant flood mitigation measures.
4.4 Planning for Bushfire Protection	Not applicable
5.1 Implementation of Regional Strategies (Revoked 17 October 2017)	Not applicable.
5.2 Sydney Drinking Water Catchments	Not applicable.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.

<b>S. 9.1 Direction Title</b>	<b>Consistency of Planning Proposal</b>
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not applicable.
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008)	Not applicable.
5.7 Central Coast (Revoked 10 July 2008)	Not applicable.
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.
5.9 North West Rail Link Corridor Strategy	Not applicable.
5.10 Implementation of Regional Plans	Not applicable.
6.1 Approval and Referral Requirements	Not applicable.
6.2 Reserving Land for Public Purposes	Not applicable.
6.3 Site Specific Provisions	Not applicable.
7.1 Implementation of A Plan for Growing Sydney	Not applicable.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Plan	Not applicable.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.

## **SECTION C – ENVIRONMENTAL SOCIAL AND ECONOMIC IMPACT**

### **7. 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 planning proposal is not likely to adversely affect threatened species, populations of ecological communities or their habitats. The Narrabri Library site is located within a developed urban area which is highly modified and contains an existing building. The Bellata Caravan Park site is located within the village of Bellata and is largely cleared of any vegetation.

Council's available biodiversity information indicates that the land subject to the planning proposal does not contain any critical habitat, threatened species populations, ecological communities or their habitats. It is therefore Council's assertion that the proposal will have no adverse impact on any significant species or their habitat.

This planning proposal does not recommend changing the application or intent of the provisions in LEP that require new development to identify and manage its environmental impacts, such as the preservation of trees and vegetation and the management of stormwater. These provisions will continue to apply to the land.

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

Council is unaware of any further environmental effects likely to result from this planning proposal. In establishing possible environmental implications of the proposal, Council has reviewed its land use information relevant to the sites. The planning proposal is minor in nature and does not propose any changes to the zoning of the land.

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

It is considered that the planning proposal may have minor positive social and economic effects. It will facilitate the potential sale of the Bellata land allowing for construction of new residential dwellings and allow for the potential maximum realisation of the Narrabri Library site.

The reclassification provides Council with greater flexibility to manage its assets and allows for the use of funding generated from the potential sale of the sites for improvement to community land in Narrabri Shire.

Any development of the sites will be subject to a development application and any relevant planning restrictions.

## **SECTION D – COMMONWEALTH AND STATE INTERESTS**

**10. Is there adequate public infrastructure for the planning proposal?**

This planning proposal will not generate a need for additional public infrastructure as it does not seek the rezoning of land for additional uses. The existing services that are available are suitable for the proposal and appropriate for the future use of the sites.

Any subsequent proposal to develop or use the land will need to address the suitability of current infrastructure, proposed funding, and deliver solutions to overcome any identified shortfall. Such issues can be addressed at development application stage.

**11. What are the views of State and Commonwealth public authorities in accordance with the Gateway determination?**

Relevant State and Commonwealth Government Authorities will be consulted in accordance with the requirements of any Gateway Determination. However, due to the minor nature of the planning proposal it is not anticipated that any authorities would have a significant interest or any major concerns regarding the planning proposal.

It is recommended that the proposal be publicly exhibited for a minimum of twenty-eight (28) days.

## **PART 5: COMMUNITY CONSULTATION**

---

In accordance with the Department's *Guide to Preparing LEP's*, upon Gateway Determination, adjoining landholders and any affected community organisations will be formally notified of the proposal and invited to make comment.

This planning proposal is proposed to be publicly exhibited for a minimum of twenty-eight (28) days in accordance with the *Department's Practice Note* regarding classification and reclassification of public land

through an LEP and Best Practice Guideline for LEP's and Council Land. The proposal will be notified publicly in the local newspaper and Council's website at: <http://www.narrabri.nsw.gov.au/>.

In accordance with Section 29 of the LG Act, Council must arrange a public hearing following the public exhibition of the planning proposal. The purpose of the public hearing is to allow members of the community to make further submissions on the proposed reclassification to an independent party. The independent party will then report to Council on any submissions prior to Council making a determination on the planning proposal.

## **PART 6: PROJECT TIMELINE**

---

It is expected that the relevant steps in the planning proposal process will be completed as set-out in the table below:

<b>Milestone</b>	<b>Estimated Completion</b>
Council endorse the Planning Proposal	July 2018
Gateway Determination issued by the Department of Planning and Environment	August – September 2018
Public exhibition of the planning proposal and any required consultation with any public authorities	October – November 2018
Consideration of any submissions received made during public notification/consultation	November 2018
Public Hearing	November – December 2018
Preparation of Chairperson's Report following public hearing	December 2018
Refer proposal to Parliamentary Counsel and obtain Opinion	January 2019
Determination to make the LEP and notification of the LEP on legislation website	April 2019

*Table 4: Project Timeline*

**Note:** *this project timeline has been drafted on the assumption that Council will be permitted to utilise its delegated plan making powers by the Department. Timeframes for achieving milestones may be subject to change pending issues arising during the planning proposal process.*

**APPENDIX 1:**

*Information checklist for proposal to classify or reclassify public land through an LEP taken from practice note 16-001.*

<b>Reclassification of 52-64 Belar Street, Bellata and 8B Doyle Street, Narrabri from Community to Operational land</b>		
Property Address	52-64 Belar Street, Bellata and 8B Doyle Street, Narrabri	
Real property description	The sites are legally described as:	
	<b>Address</b>	<b>Legal Description</b>
	64 Belar St, Bellata	Lot 1 Section 14 DP758081
	62 Belar St, Bellata	Lot 2 Section 14 DP758081
	60 Belar St, Bellata	Lot 3 Section 14 DP758081
	58 Belar St, Bellata	Lot 4 Section 14 DP758081
	56 Belar St, Bellata	Lot 5 Section 14 DP758081
	54 Belar St, Bellata	Lot 6 Section 14 DP758081
	52 Belar St, Bellata	Lot 7 Section 14 DP758081
	8B Doyle Street, Narrabri	Lot 7 DP 667787
Reasons for the planning proposal	<p>This planning proposal recommends an amendment to the LEP 2012 to change the classification of eight (8) parcels of Council owned land.</p> <p>Community land has greater restrictions than operational land, including shorter leasing periods and it cannot be sold. Reclassifying the land to operational would enable business-like management of the site and if needed the site can be rationalised and the return from which can be used for other community projects.</p> <p>It is proposed to sell the land in Bellata as the caravan park has not been operated by Council for many years. The Narrabri Library is proposed to be kept under Council ownership, however by being reclassified to Operational Council will be better able to manage leases and be in a better position to facilitate the proposed Country Universities Centre.</p> <p>The land located in Bellata is currently zoned RU5 – Village in the LEP as are surrounding properties.</p> <p>The land located in Narrabri is zoned B2 – Local Centre in the LEP as is the surrounding land.</p> <p>A rezoning or changes to other planning controls are not required and the reclassification does not affect the sites development potential.</p>	
Current Classification	Community Land	
Proposed Classification	Operational Land	
Public reserve status as defined in <i>Local Government Act 1993</i>	<p>The Bellata site was vested in Council as per the Government Gazette No.90 dated 9 July 1976 in accordance with section 37AAA of the Crown Lands Consolidation Act 1913 for public recreation purposes under the Local Government Act 1919.</p> <p>The Certificates of Title dated 19 June 2009 show the following notifications:</p> <ol style="list-style-type: none"> <li>1. Qualified Title. Caution pursuant to Section 28J of the Real Property Act, 1900. Entered 26.3.2009 Gov.Gaz Dated 9.7.1976</li> <li>2. Limited Title. Limitation pursuant to Section 28T(4) of the Real property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.</li> <li>3. The land within described is Public Reserve</li> </ol>	

	<p>The Narrabri Library site was originally granted for School of Arts and Mechanics Institute in 1874 in accordance with the provisions of Section 24 of the Crown Lands Consolidation Act 1913. The ownership of the land was subsequently transferred to Council in 1949. The title was then converted to computer folio in 1997.</p>
<p>Strategic and site specific merits of the reclassification and evidence to support this</p>	<p>Land located at Bellata has been unused for the purposes of a caravan park for some time. Council considers that this land would be more appropriately sold off to allow a private use and to reduce the financial and maintenance obligations of the site on Council and consequently its community.</p> <p>The existing Narrabri Library site is strategically located within Narrabri central business precinct and its use as a commercial office site appears to align better with the surrounding. Council believes the reclassification of this land would make the site more cost effective in managing future tenancies and allow for the potential future redevelopment of the site to accommodate the proposed Country Universities Centre.</p> <p>The sale of the Bellata sites would allow Council to use the funds to improve services and infrastructure in the Narrabri LGA.</p>
<p>Planning proposal is the result of a strategic study or report</p>	<p>The planning proposal is not a direct result of any strategic study or report. The need for the planning proposal has been identified by Council Staff reviewing the use of land within the LGA.</p> <p>Although it is not directly related to a strategic study this planning proposal is seen to be broadly in line with the objectives of the New England North West Regional Plan 2036 and the Narrabri Shire Growth Management Strategy 2009, as outlined in Section B of this planning proposal as it supports the flexibility to allow orderly development of B2 Business Centre land of Narrabri and it seeks to provide additional residential lots with the village of Bellata.</p>
<p>Planning proposal is consistent with Council's Community plan or other local strategic plan.</p>	<p>The planning proposal is consistent with Council's Community Strategic Plan for 2017 – 2027, and Council's current Operational Plan. The planning proposal is also consistent with the Narrabri Shire Libraries Service Plan 2018-2019.</p>
<p>Owner of Land</p>	<p>Narrabri Shire Council</p>
<p>Nature of Ownership</p>	<p>Fee simple (free hold)</p>
<p>How and when interest in the land was first acquired</p>	<p>The Bellata site was vested in Council as per the Government Gazette No.90 dated 9 July 1976 in accordance with section 37AAA of the Crown Lands Consolidation Act 1913 for public recreation purposes under the Local Government Act 1919.</p> <p>The Narrabri Library site was transferred unencumbered to Narrabri Shire Council on 7 June 1949. The reservation for the use of the land as School of Arts and Mechanics Institute was cancelled in 1967. The site had been used wholly and partially as Council's library, administration (operational) and neighbourhood centre (under leasing arrangements) since then.</p>
<p>Reason Council acquired an interest in the land</p>	<p>The lands were transferred to Council for the purposes described herein which are no longer appropriate as the use of the land has been evolved.</p> <p>The Bellata site should be made available for private use to reduce ongoing liabilities to Council and the community.</p> <p>The Narrabri Library site has been used for operational purposes for many years and should now be classified as operational land to improve the efficiency and effectiveness of the use and management of the site.</p>
<p>Details of interest in the land proposed to be discharged</p>	<p>There are no interests on either of the sites to be discharged.</p>
<p>Current uses of the land</p>	<p>The Bellata land is currently vacant.</p>

	The Narrabri Library site is currently used partially as the Narrabri Library and partially occupied by the Narrabri and Districts Community Aid Services (NDCAS).
Details of any leases or agreements over the land	There are no leases or agreements over the Bellata land. As the lease has expired, NDCAS currently occupies the western half of the Narrabri Library site on monthly tenancy.
Whether there has been an agreement to sell or lease the land	There are currently no agreements to sell either sites.
Rezoning associated with the reclassification	No zoning change is proposed. The Bellata site is currently zoned RU5 – Village and the Narrabri Library site is zoned B2 – Local Centre under the LEP.
Potential financial gain to Council through reclassification	Pursuant to Australis Asset Advisory Group, the fair value of the land comprising the Bellata Caravan Park site as at 30 June 2018 is \$14,300. Pursuant to Australis Asset Advisory Group, the fair value of the land comprising the Narrabri Library site as at 30 June 2018 is \$86,400. Council's 2017/2018 Operational Plan Capital Works Program identified that repairs and repainting of the interior of the Narrabri library be completed to a total cost of \$25,000. Quotes are currently being sourced for this scope of work. The plan also recommended that the carpet and blinds be replaced at a total cost of \$30,000. These works are recommended for referral to the next financial year.
How Council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification	Funds generated from the sale of the old Bellata Caravan Park site reclassified from Community to Operation Land will be placed in restricted asset accounts for improvement of caravan parks in the Narrabri Shire.  The reclassification of the Narrabri Library site aims to improve the efficiency and effective in managing the use of the site in a commercial like manner. Council has no intention to divest this site in any foreseeable future. However, should the land be sold to meet the need of the growth of Narrabri or the changing demand for commercial sites in the future, the proceeds generated from the sale can be directed to Council's restricted asset for the purposes public open space, recreation and community facility projects.
Land Reclassification Map (if land to be reclassified does not apply to the whole lot)	Nil. Land to be reclassified applies to the whole lot.
Preliminary comments from relevant government agency, including any agency in which the land is vested or held	Nil. The land is owned and managed by Council. As outlined in the planning proposal community consultation will be undertaken in accordance with the Gateway Determination and may include a public hearing.