

## Planning Services

IRF18/4531

### Gateway Determination Report

<b>LGA</b>	Narrabri
<b>PPA</b>	Narrabri Shire Council
<b>NAME</b>	Reclassification of 52-64 Belar Street, Bellata, and 6 Doyle Street, Narrabri, from Community to Operational
<b>NUMBER</b>	PP_2018_NARRB_002_00
<b>LEP TO BE AMENDED</b>	Narrabri LEP 2012
<b>ADDRESS</b>	52-64 Belar Street, Bellata, and 6 Doyle Street, Narrabri
<b>DESCRIPTION</b>	Lot 1-7 Section 14 DP 758081, 52-64 Belar Street Bellata Lot 7 DP 667787, 6 Doyle Street Narrabri
<b>RECEIVED</b>	13/08/2018
<b>FILE NO.</b>	IRF18/4531
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required
<b>LOBBYIST CODE OF CONDUCT</b>	There have been no meetings or communications with registered lobbyists with respect to this proposal

## INTRODUCTION

### Description of planning proposal

Reclassification of 52-64 Belar Street, Bellata, and 6 Doyle Street, Narrabri, from Community to Operational.

### Site description & Existing Planning Controls

Lot 1-7 DP 758081, 52-64 Belar Street Bellata is located within the village of Bellata, approximately 46km north of Narrabri (Figures 1 & 2). The site is approximately 7326m<sup>2</sup> in area and is currently zoned RU5 Village under Narrabri LEP 2012. The site was previously used as a Council owned and operated caravan park, however has been vacant for a number of years. The subject lots are surrounded by land zoned RU5 village

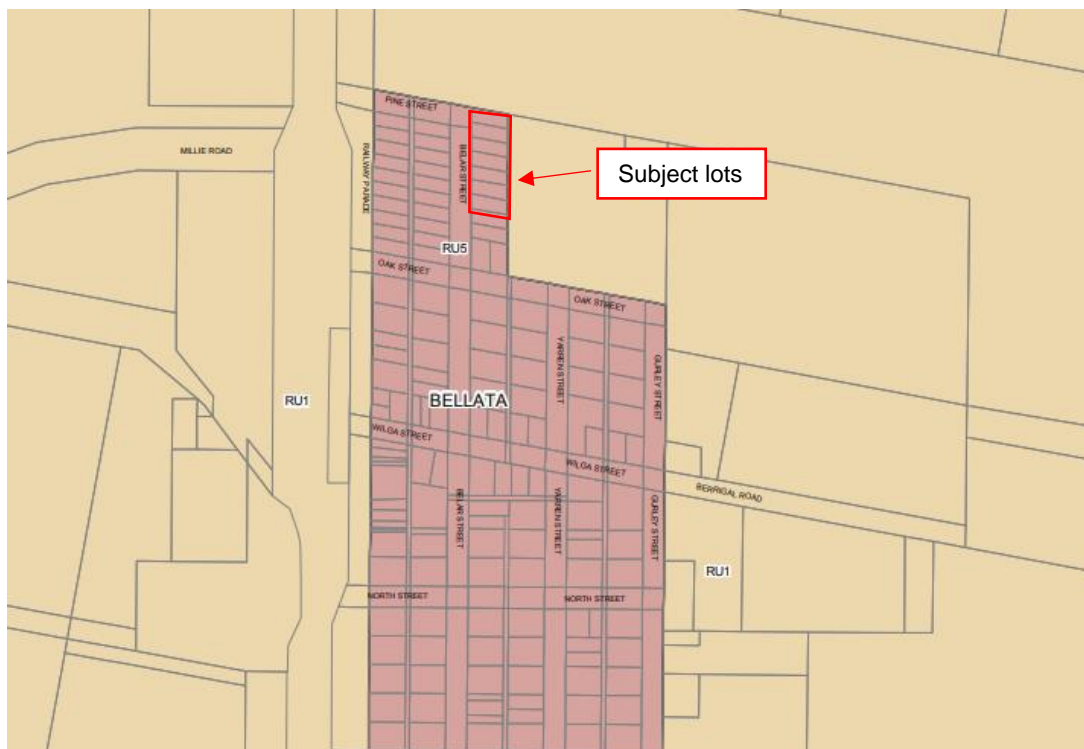


Figure 1 - Site identification & zoning

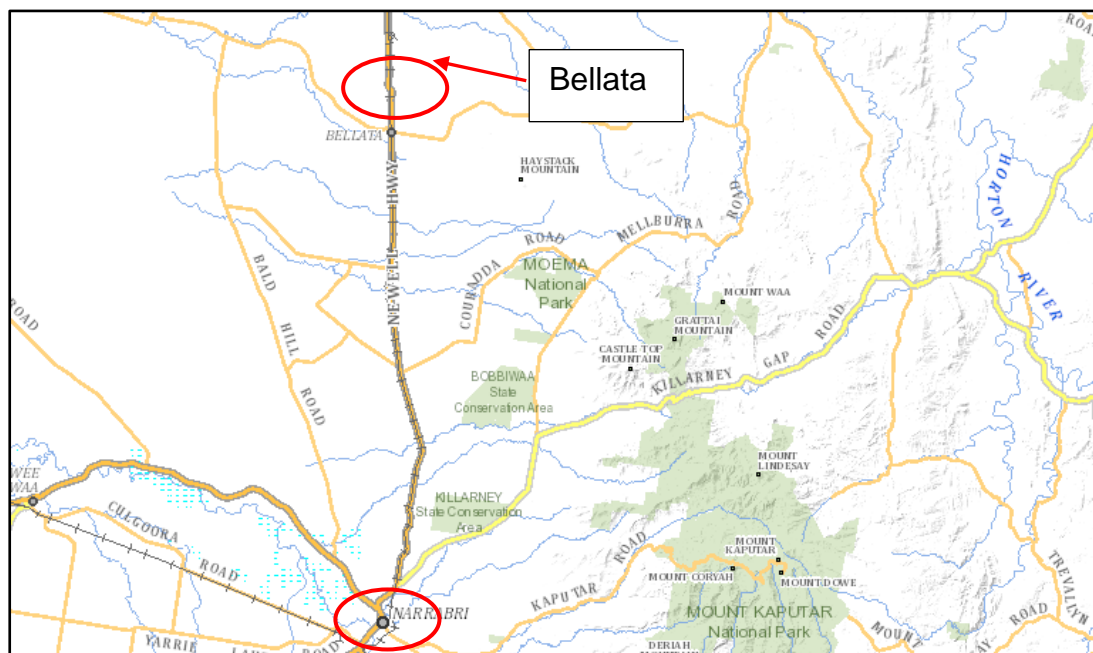


Figure 2 - Location

Lot 7 DP 667787, 6 Doyle Street Narrabri is located within the town of Narrabri and is zoned B2 Local Centre under Narrabri LEP 2012. The lot is approximately 870m<sup>2</sup> in area and currently used as one of three libraries located within the LGA and also by Narrabri and Districts Community Aid Services. The site is surrounded on three sides by commercial and retail landuses characteristic of the B2 Local Centre zone and adjoins R1 General Residential to the east (Figure 3).

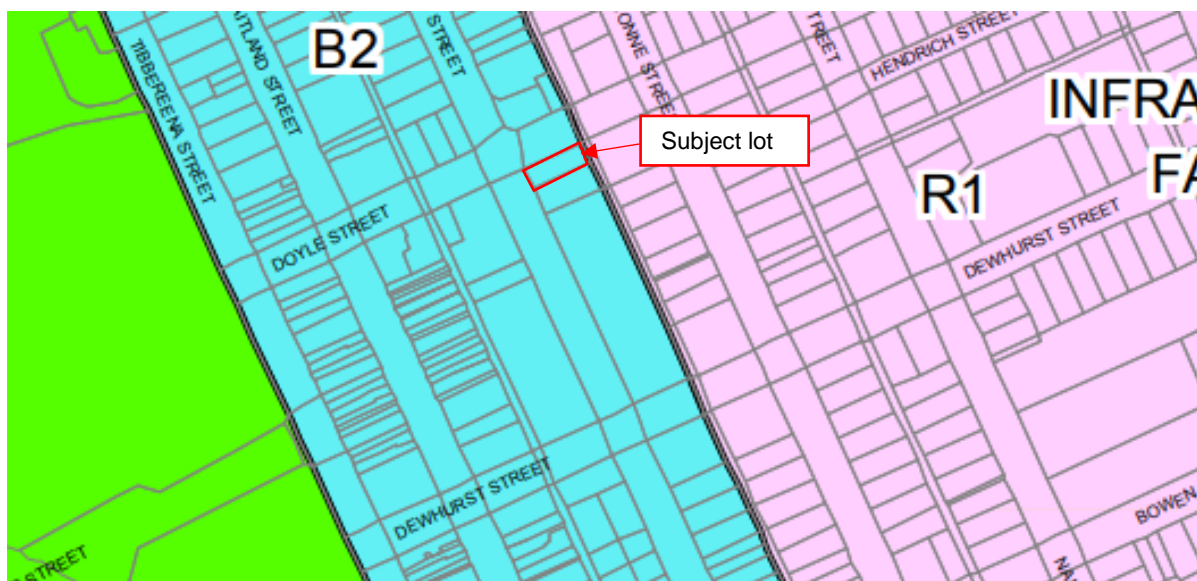


Figure 3 – Site identification and zoning

## Summary of recommendation

Approval subject to conditions

## PROPOSAL

### Objectives or intended outcomes

The planning proposal has adequately outlined the objectives and intended outcomes that relate to the reclassification of the subject lots from 'Community' to 'Operational' land. The purpose of the reclassifications is to enable the Council to consider disposal and/or development of the sites. This will allow Council to generate funds for the improvement of services and infrastructure within the LGA. It is noted that the proposal incorrectly refers to 8B Doyle Street rather than 6 Doyle Street, Narrabri. This should be amended prior to community consultation.

### Explanation of provisions

The planning proposal will amend the written instrument only.

The planning proposal states that no interests will be changing. Council has however confirmed that the Bellata Caravan Park site has a public reserve status interest that will need to be extinguished as part of the reclassification process. No interest changes are required associated with the reclassification of the Narrabri Library site. Prior to community consultation the proposal will need to be amended to clarify this issue and correctly identify the relevant Part(s) in *Schedule 4 Classification and reclassification of public land* that will be amended.

### Mapping

As the planning proposal only relates to changes to the written document, no LEP mapping is required. Site identification maps are included in the proposal and are considered appropriate for community consultation purposes.

## **NEED FOR THE PLANNING PROPOSAL**

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The planning proposal has not resulted from any strategic study or specific report. The planning proposal has resulted from a staff overview of Council owned land within the LGA.

The Bellata Caravan Park has been vacant for several years whilst remaining a financial burden to Council. To reduce the financial and maintenance obligations of the site, Council consider that the land would be better reclassified so that it could be redeveloped in accordance with its village zoning. The RU5 Village zoning would permit with consent its use for residential purposes.

The Narrabri Library site is located within the CBD of Narrabri and Council considers that potential redevelopment of the site for commercial/retail interest would be better suited to the zone and location. A possible option is redevelopment of the site for the potential future Country Universities Centre. It is understood that should the use of site change in the future that Council will ensure adequate library facilities are available in Narrabri for residents as part of the process.

## **STRATEGIC ASSESSMENT**

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### **State**

The planning proposal does not contain any matters of state or regional significance.

### **Regional / District**

New England North West Regional Plan (NENWRP) 2036.

The planning proposal is considered to be consistent with the Regional Plan.

### **Local**

The reclassification of the subject sites is considered to be consistent with Council's Growth Management Strategy 2010.

### **Section 9.1 Ministerial Directions**

The proposal is considered to be consistent with all applicable Section 9.1 Ministerial Directions except:

#### **6.2 Reserving Land for Public Purposes.**

The planning proposal is considered to be inconsistent with this Direction as it will reduce zoning or reservations of land for public purposes without the approval of the Secretary of the Department of Planning and Environment. The inconsistency with this Direction is considered to be of minor significance as the Bellata Caravan Park has been unused for a number of years and has never served any public open space function for residents, while Council has confirmed that it has no intention of disposing of the Narrabri Library site and that the reclassification is primarily designed to allow Council to better manage the site into the future with appropriate uses.

### **State environmental planning policies**

The planning proposal is considered to be consistent with all relevant SEPP's.

## **SITE-SPECIFIC ASSESSMENT**

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### **Social/Economic**

The planning proposal is unlikely to result in any detrimental socio-economic impacts within the LGA and will assist in enabling Council to achieve better alignment between the current use of the sites and its land classification. The future redevelopment of the land has the potential to create a positive impact within the LGA through the provision of greater and more affordable housing options in Bellata and facilitation of the proposed Country Universities Centre in Narrabri.

### **Environmental**

The planning proposal is not considered to have the potential to create any detrimental environmental impacts as both sites are already well developed for urban based landuses.

### **Infrastructure**

No new / additional local or State infrastructure has been identified as being needed as a result of the proposal.

### **Heritage**

No items of heritage significance have been identified as being potentially impacted by the planning proposal.

## **CONSULTATION**

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### **Community**

Council has indicated a 28 day public exhibition/community consultation period as required in DP&E Practice Note PN 16-001. Council has indicated the planning proposal will be notified in the local newspaper and on Council's website.

A public hearing is also required in accordance with the Section 29 of the Local Government Act, 1993. Council have confirmed their intent to conduct a public hearing.

The proposed consultation is considered appropriate

### **Agencies**

Council have not indicated consultation with any specific agencies. Consultation with specific agencies is not considered necessary.

## **TIME FRAME**

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The planning proposal has included a timeline that indicates completion in April 2019. Due to the need to gain the Governors approval for the reclassification however, it is considered practical and appropriate that a 12 month timeframe be given.

## **LOCAL PLAN-MAKING AUTHORITY**

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Council have requested an authorisation to exercise delegation for this proposal. As the reclassification of the sites will however require the discharge of interests and/or the removal of public reserve status, the Governor's approval is required and the Local Planning Authority cannot be issued delegation.

Prior to public exhibition, the planning proposal is to be updated to detail the specific interests and/or public reserve status that will be removed/discharged from each particular lot.

## **CONCLUSION**

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The planning proposal is supported to proceed subject to conditions. The proposal is supported as:

- it meets the adequacy criteria by providing appropriate objectives and intended outcomes; a suitable explanation of the provisions and justification for the proposal, outlines appropriate community consultation and provides a practical project timeline;
- it is generally consistent or justifiably inconsistent with all relevant Section 9.1 Directions and SEPPs;
- it is not inconsistent with the New England North West Regional Plan 2036 or the Narrabri Growth Management Strategy 2010; and
- it is unlikely to have any detrimental impact on the environment or the socio-economic welfare of the Local Government Area.

## RECOMMENDATION

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It is recommended that the delegate of the Secretary:

1. agree that any inconsistencies with section 9.1 Direction 6.2 Reserving Land for Public Purposes Directions are justified.

It is recommended that the delegate of the Minister for Planning determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal should be made available for community consultation for a minimum of 28 days.
2. The time frame for completing the LEP is to be 12 months from the date of the Gateway determination.
3. Given the nature of the planning proposal, Council should not be authorised to be the local plan-making authority to make this plan.
4. Prior to public exhibition, the planning proposal shall be amended to:
  - include details of all interests that are to be extinguished associated with the reclassification;
  - update the property description of 8B Doyle Street Narrabri to 6 Doyle Street Narrabri; and
  - update the project timeline to reflect the change in delegation.



5/9/18

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5-9-2018

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