



Narrabri LEP 2012 - Amendment to Schedule 1

Proposal Title : Narrabri LEP 2012 - Amendment to Schedule 1

Proposal Summary : The Planning Proposal aims to amend Narrabri LEP 2012 through the insertion of an additional permitted land use in Schedule 1 that will permit a 'function centre' and 'hotel or motel accommodation' on Lot 113 DP 1097382, Narrabri, with consent.

PP Number : PP_2014_NARRB_006_00 Dop File No : 14/18728

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.1 Residential Zones**

4.3 Flood Prone Land

Additional Information : **It is recommended that:**

1. The Planning Proposal be supported;
2. The Planning Proposal be exhibited for 14 days;
3. The Planning Proposal be completed within 6 months;
4. That the Secretary (or her delegate) approve the inconsistency with section 117 Direction 4.3 Flood Prone Land;
5. That an authorisation to exercise delegation be issued to Council;
6. The Council consult with the Office of Environment and Heritage (flooding); and
8. That the Planning Proposal be amended prior to exhibition so that the project time line addresses all the additional steps to be completed by Council due to an authorisation to exercise delegation being issued.

Supporting Reasons : The Planning Proposal aims to amend Schedule 1 of Narrabri LEP 2012 to permit with consent a 'function centre' and 'hotel or motel accommodation' on Lot 113 DP 1097382, Narrabri.

The subject land currently contains a dwelling that has planning approval for 'bed and breakfast accommodation'. Amendment of Schedule 1 is supported in this instance due to the reasons provided by Council, due to the existing approved use of the site and as it will allow the highest economic use of the existing building and infrastructure located on the land. Due to the scale of the existing buildings on the site, and the low density residential nature of the area, it is not anticipated that the proposed use will be out of character with surrounding development and /or result in any detrimental social, economic or environmental impacts. It will also help to provide important tourist and entertainment facilities to the Narrabri area which is anticipated will have a growing demand due to its location within the Gunnedah coal basin.

Panel Recommendation

Recommendation Date :

Gateway Recommendation :

Panel Recommendation :

Gateway Determination

Decision Date : **12-Nov-2014**

Gateway Determination : **Passed with Conditions**

Decision made by : **General Manager, Northern Region**

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Exhibition period : 14 Days

LEP Timeframe : 6 months

Gateway Determination : 1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Environment 2013) and must be made publicly available for a minimum of 14 days; and

(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).

2. Consultation is required with the NSW Office of Environment and Heritage under section 56(2)(d) of the EP&A Act in relation to the issue of flooding. The NSW Office of Environment and Heritage is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

4. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

5. A revised project time line (that addresses all the additional steps to be completed by Council due to an authorisation to exercise delegation being issued) is to be included in the Planning Proposal prior to public exhibition.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

12 NOVEMBER 2014