

Narrabri LEP 2012 - Amendment No 8 - Active Street Frontages in Central Business Districts

Proposal Title : **Narrabri LEP 2012 - Amendment No 8 - Active Street Frontages in Central Business Districts**

Proposal Summary : **The Planning Proposal aims to amend Narrabri LEP 2012 by the inclusion of an additional local provision that relates to 'Active Street Frontages' for certain land zoned B2 Local Centre within Narrabri, Boggabri and Wee Waa Central Business Districts.**

PP Number : **PP_2016_NARRB_001_00** Dop File No : **16/02956**

Proposal Details

Date Planning Proposal Received : **09-Feb-2016** LGA covered : **Narrabri**

Region : **Northern** RPA : **Narrabri Shire Council**

State Electorate : **BARWON** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street :
Suburb : City : Postcode :
Land Parcel : **Land zoned B2 Local Centre within Narrabri, Boggabri and Wee Waa Central Business Districts as mapped on the 'Active Street Frontages' Map**

DoP Planning Officer Contact Details

Contact Name : **Gina Davis**
Contact Number : **0267019687**
Contact Email : **gina.davis@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Luke Flood**
Contact Number : **0299685500**
Contact Email : **lukef@narrabri.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :
Contact Number :
Contact Email :

Land Release Data

Growth Centre : **N/A** Release Area Name : **N/A**
Regional / Sub Regional Strategy : **N/A** Consistent with Strategy : **N/A**

Narrabri LEP 2012 - Amendment No 8 - Active Street Frontages in Central Business Districts

MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings (where relevant) : 0
Gross Floor Area : 0	No of Jobs Created : 0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Department of Planning and Environment's Code of Practice in relation to communications and meetings with lobbyists has been complied with to the best of the Region's knowledge. The Northern Region has not met with any lobbyists in relation to this proposal, nor has the Northern Region been advised of any meeting between other Departmental Officers and lobbyists concerning the proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes :

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objectives and intended outcomes of the Planning Proposal are adequately expressed for the proposed amendment to Narrabri LEP 2012.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The Planning Proposal provides an explanation of the intended provisions to achieve the objectives and intended outcomes.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

4.3 Flood Prone Land

* May need the Director General's agreement

5.1 Implementation of Regional Strategies

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

The New England North West Strategic Regional Land Use Plan applies to the Narrabri LGA.

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

The inclusion of a local provision relating to 'Active Street Frontages' will require Council to identify the relevant areas within the townships of Narrabri, Boggabri and Wee Waa on an 'Active Street Frontages' Map. The maps included in the Planning Proposal illustrating the land affected by the provision are satisfactory for exhibition purposes.

Prior to seeking a Parliamentary Counsel opinion for the Plan, LEP mapping prepared in accordance with the Department's technical mapping guidelines will need to be prepared.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Whilst Council have not specifically indicated an exhibition period timeframe, the Planning Proposal is considered to be a 'low impact' proposal and a 14 notification period is considered to be appropriate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

The Planning Proposal and accompanying documentation are considered to satisfy the adequacy criteria by:

1. Providing appropriate objectives and intended outcomes;
2. Providing a suitable explanation of the provisions proposed by the LEP to achieve the outcomes;
3. Providing an adequate justification for the proposal;
4. Outlining a proposed community consultation program; and
5. Providing a project time line.

Council is seeking an authorisation to exercise its plan making delegations. As the Planning Proposal deals only with matters of local significance, it is considered appropriate that an authorisation to exercise its plan making delegations be issued to Council.

The RPA has provided a project time line which estimates that the LEP will be ready for submission to the Department for notification in June 2016. To ensure an adequate period to complete the proposal a 6 month time frame is recommended.

It is noted that the proposal currently contains a draft Active Street Frontage clause based on a similar provision from the current Hurstville LEP. Prior to public exhibition, the Planning Proposal should be amended to remove the draft clause and include only a 'plain english' version of the intended clause. This will avoid possible confusion during community consultation and allow Parliamentary Counsel to draft a clause

consistent with the intent of the proposal.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Narrabri LEP was made in December 2012.**

Assessment Criteria

Need for planning proposal :

The aim of the Planning Proposal is to amend Narrabri LEP 2012 to include an additional local provision that relates to 'Active Street Frontages'. The purpose of this clause is to promote land uses on the ground floor of the identified (mapped) CBD streets of Narrabri, Boggabri and Wee Waa that attract pedestrian traffic. It is intended that this clause will require that all future development within the mapped areas have business and/or retail shop fronts at the ground level ensuring that these areas achieve high amenity, community safety and visual interest.

Consistency with strategic planning framework :

Whilst no Regional Strategies apply to the Narrabri LGA, the New England North West Strategic Regional Land Use Plan does apply. The Planning Proposal is considered to be consistent with the provisions of the Strategic Regional Land Use Plan.

The Planning Proposal has been identified as being consistent with all applicable SEPPs, s117 Directions and Council's Secretary approved Narrabri Growth Management Strategy 2010 (and addendums).

Environmental social economic impacts :

The subject lands do not contain any threatened habitat, species or communities, nor are they classified as bushfire prone. Some of the land is subject to flooding, but as no intensification of use will result from the proposed amendment this is considered to be of minor significance.

It is not anticipated that the Planning Proposal will have any significant adverse environmental, social or economic impacts and overall will produce a positive outcome in regards to activity levels and visual appeal of the relevant business districts.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) :

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Narrabri LEP 2012 - Amendment No 8 - Active Street Frontages in Central Business Districts

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Narrabri Shire_Planning Proposal - Cover Letter.pdf	Proposal Covering Letter	Yes
Planning Proposal.pdf	Proposal	Yes
Council Resolution.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions: **4.3 Flood Prone Land**
 5.1 Implementation of Regional Strategies

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 Planning Proposal be amended prior to exhibition so that it only contains a plain English explanation of the intent of the proposed clause; and
5. That an authorisation to exercise delegation be issued to Council.

Supporting Reasons : **The new 'Active Street Frontages' clause will help ensure more vibrant and visually appealing business districts for Narrabri, Boggabri and Wee Waa, that in turn will have positive effects on the overall social and economic health of the local communities.**

Signature: _____



Printed Name: _____

Craig Duss

Date: _____

11/2/16