

Planning Proposal 2/2017

Proposed Amendment to Narrabri Local Environmental Plan 2012

Amend the Two (2) Flood Planning Maps for Narrabri

Map: 5750_COM_FLD_004A_020_20121009

Map: 5750_COM_FLD_004B_020_20121024

Version 01

PART 1: OBJECTIVES OR INTENDED OUTCOMES

Background

Mulgate Creek

At Narrabri Shire Council's (Council) Ordinary Meeting held on Tuesday 16th September 2014 Council resolved to prepare a flood study brief and seek quotations from suitably skilled consultants to complete a flood study with regards to Horesearm/Mulgate Creeks. Accordingly, on 23rd March 2015 Council sent out quotation briefs for the completion of a flood study for Mulgate Creek to a total of six (6) companies.

The primary objective of the study was to define the flood behaviour under historical and existing floodplain conditions while addressing possible future variations in flood behaviour due to climate change and provide information for its management. It was also desired to quantify the flood damages that would occur under current floodplain conditions as this assists in understanding the scale of existing impacts and where these may be concentrated to assist in cost benefit analysis of the available options to mitigate flood impacts.

Quotations were received back from all six (6) companies. These quotations were reviewed and compared by Council's Planning and Development staff who concluded that WRM Water + Environment were most suitable. Neal Albert, Senior Natural Resource Officer Healthy Floodplains South Branch Regional Operations Group of the Office of Environment and Heritage (OEH) has also confirmed that WRM Water + Environment is the OEH's preferred firm for the study based on price and ability to meet the brief.

The Mulgate Creek Flood Study was further discussed at the July 28th 2016 meeting of the Narrabri Floodplain Risk Management Committee. The committee resolved to endorse WRM Water + Environment's quotation proposal for the completion of the Mulgate Creek Flood Study.

Namoi River

URS Pty Ltd (URS) were previously hired by Council to complete the Narrabri Flood Study Review. URS submitted a draft report for the Narrabri Flood Study Review in February 2014. The flood mapping included in this review was flawed and required re-investigation to more adequately depict the extent of flooding in the area. There were also no flood hazard maps presented with the report and the report remains incomplete. Subsequently, Council terminated their contract with URS in December 2015.

Combined Study

Both Mulgate and Horesearm Creeks drain from the west of Narrabri from the Nandewar Range and flood the northern industrial area and the eastern and northern fringes of the Narrabri township. Approximately 6.5 to 7.0 kilometres upstream of Narrabri, the Namoi River breaks out of the northern bank and flows north west towards Narrabri and then around the eastern side of Narrabri along Horesearm and into Doctors Creek. Obviously severe flooding occurs when the Namoi River floods around the eastern side of Narrabri at the same time as local runoff discharges from Mulgate Creek.

A detailed study of the flood behaviour of the Mulgate, Doctors, Horesearm Creeks and the Namoi River overflow area to the east and north east of Narrabri had not previously been done. Individually these watercourses will flood the eastern and northern parts of Narrabri; collectively these systems have the potential for severe flooding of Narrabri similar to what occurred in 1955 and 2012. Therefore, an understanding of the flood behaviour of this area was required to identify potential flood mitigation works to reduce the damage from similar storm events.

WRM Water + Environment were contracted by Narrabri Council on 4th September 2016 to complete the review of Doctors Creek, Horsearm Creek and Mulgate Creek. When Narrabri Council terminated their contract with URS, WRM agreed to complete the Narrabri Flood Study Review as well, and to provide one (1) consolidated study.

The proposed work investigating the Mulgate Creek and its interrelated effects on the Narrabri Creek is in-keeping with the original objective of the Narrabri Flood Study Review; to verify the flood behaviour through the town of Narrabri.

The draft Flood Study was publicly exhibited for a period of twenty-one (21) days, from Monday 31st October 2016 until Monday 21st November 2016. Two (2) submissions were received during this period. Both submissions have been discussed, noted and actioned at the Narrabri Shire Floodplain Risk Management Committee (NSFRMC) meeting held at the Crossing Theatre, Narrabri, on Thursday 24 November 2016.

The draft Flood Study was discussed at the NSFRMC Meeting held on 24th November 2016. It was recommended by the committee at the meeting that Council adopt the draft Flood Study, subject to changes discussed as follows:

- Lidar differences for hazard maps to be investigated and confirmed.
- List of changes from OEH to consultant emailed on 16th November 2016.
- Addendum to be included at end of study following the conclusion of investigations at Mollee/Wee Waa regarding the frequency of flood heights.

It was also recommended and resolved at Council's Tuesday 13th December 2016 meeting (MINUTE 413/2016) that Council:

1. Note the minutes of the NSFRMC meeting held at the Crossing Theatre, Narrabri, on Thursday 24 November 2016.
2. Adopt WRM Water + Environment's Narrabri Flood Study; Namoi River, Mulgate Creek and Long Gully, dated 2 December 2016 subject to the inclusion of an addendum at end of study following the conclusion of investigations at Mollee/Wee Waa regarding the frequency of flood heights.

Objectives

The Narrabri Flood Study constitutes the first stage of the Floodplain Risk Management process and assesses the risk of regional flooding from the Namoi River and local flooding from its tributaries, Mulgate Creek and Long Gully. It has been prepared by consultants WRM Water + Environment Pty Ltd and the NSFRMC for Narrabri Shire Council.

The primary objectives of the study were to:

- determine the flood behaviour including design flood levels over the full range of flooding up to and including the Probable Maximum Flood (PMF) from both the Namoi River and the local tributaries;
- provide a model that can establish the effects on flood behaviour of future development;
- assess the sensitivity of flood behaviour to potential climate change effects such as increases in rainfall intensities; and
- assess the provisional hydraulic categories and undertake mapping of provisional hazard, preliminary emergency response planning classifications, and preliminary flood planning extent areas.

The primary focus of the study was to map the flooding through Narrabri using a new two-dimensional

flood model. The regional design discharges at Narrabri have been estimated from an annual series flood frequency analysis of the recorded flows at the two stream gauges at Narrabri using the methodology recommended in the revised update of AR&R (Ball et al, 2016). The 1% AEP discharge at Narrabri was estimated to be 4,860 m³/s, which is 3% lower than the previously adopted estimate (Kinhill, 1991).

The local design discharges were derived using an XP-RAFS model developed for this study. XP-RAFS design discharge estimates for the local catchments were validated against estimates from the Regional Flood Frequency Estimate (RFFE) program (Ball et al, 2016).

Hydraulic modelling of the study area has been undertaken to derive design flood levels, depths and extents for the 20%, 10%, 5%, 2% and 1% AEP flood events and an extreme flood. Preliminary flood hazard mapping and flood emergency response classifications have also been prepared.

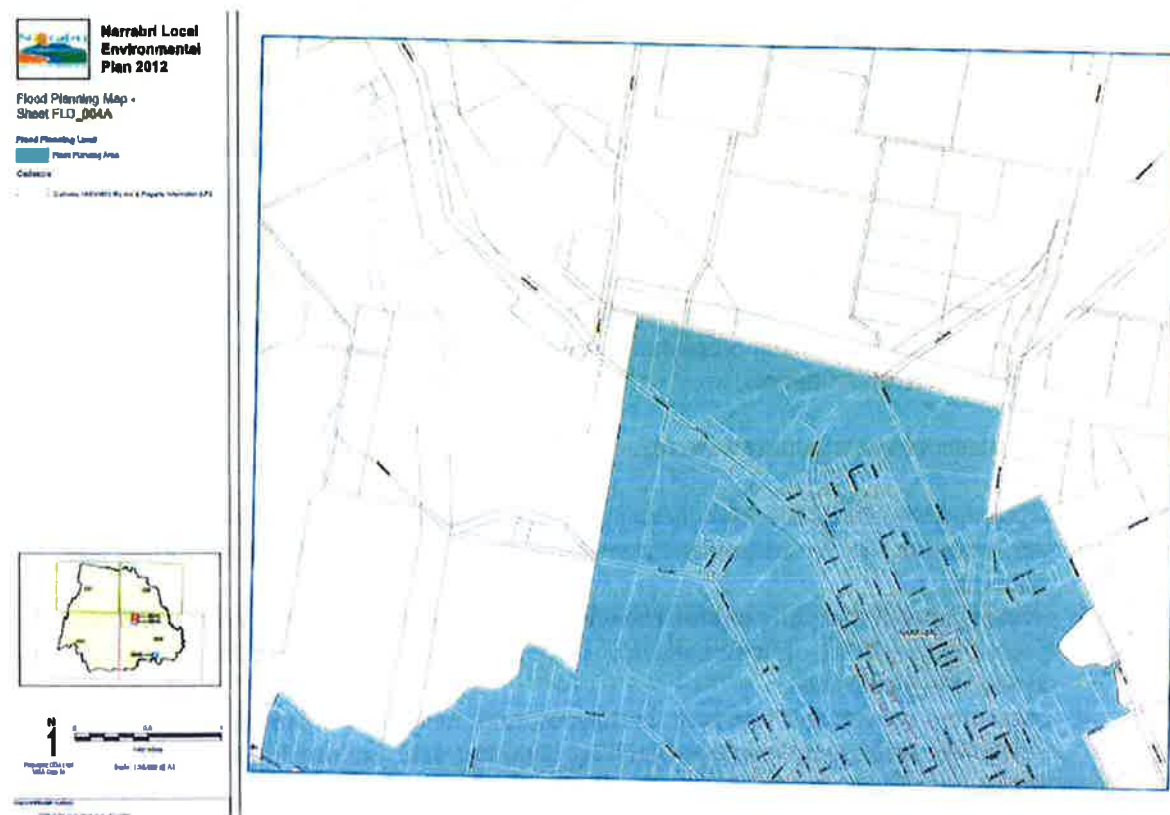
The objective of this planning proposal is to amend the two (2) current Flood Planning Area Maps for Narrabri that form part of the Narrabri Local Environmental Plan (LEP) 2012 to reflect the most current flood information available.

PART 2: EXPLANATION OF PROVISIONS

In order to achieve the objective, it is proposed that the two (2) Narrabri LEP 2012 Flood Planning Maps for Narrabri be amended to reflect most up-to-date information possible, being the "Narrabri Flood Study: Namoi River, Mulgate Creek and Long Gully" dated 2 December 2016.

The following two (2) maps are proposed to be amended and are reproduced below:

- Figure 1: Map 5750_COM_FLD_004A_020_20121009

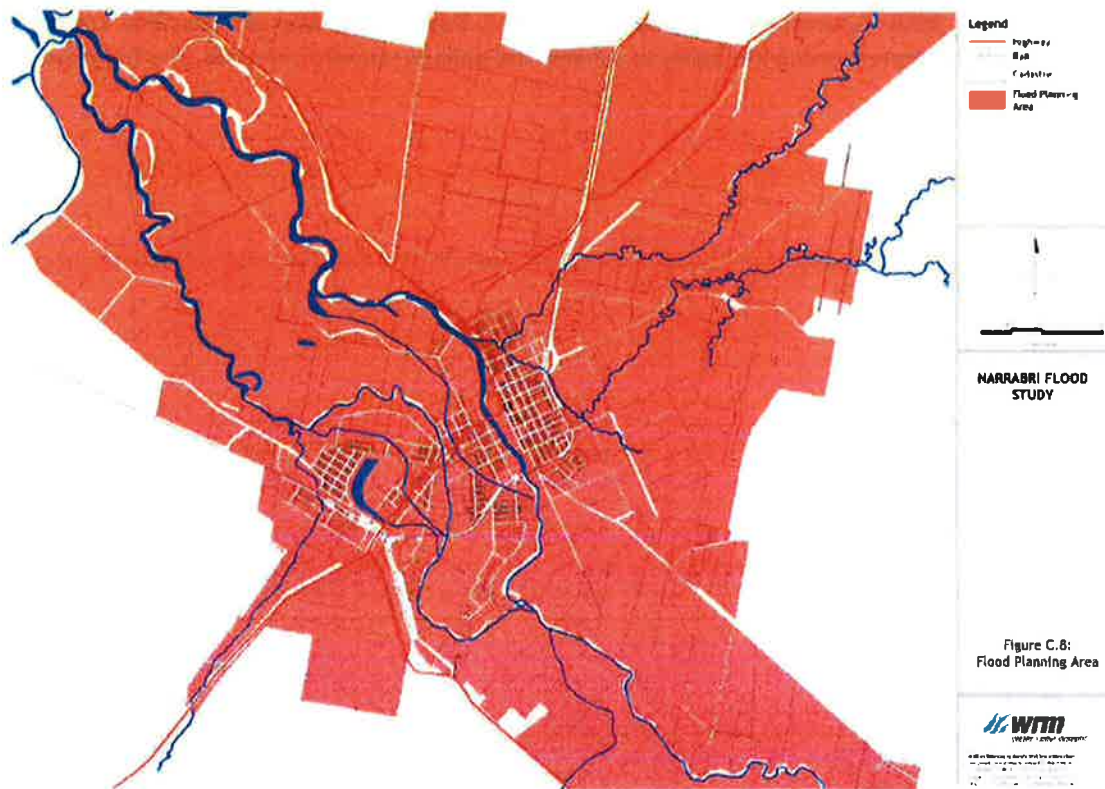


- Figure 2: Map 5750_COM_FLD_004B_020_20121024



The following map represents the proposed amended Flood Planning Map for the town of Narrabri;

- Figure 3: Narrabri Flood Planning Area Map



PART 3: JUSTIFICATION

In accordance with the Department of Planning and Infrastructure'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

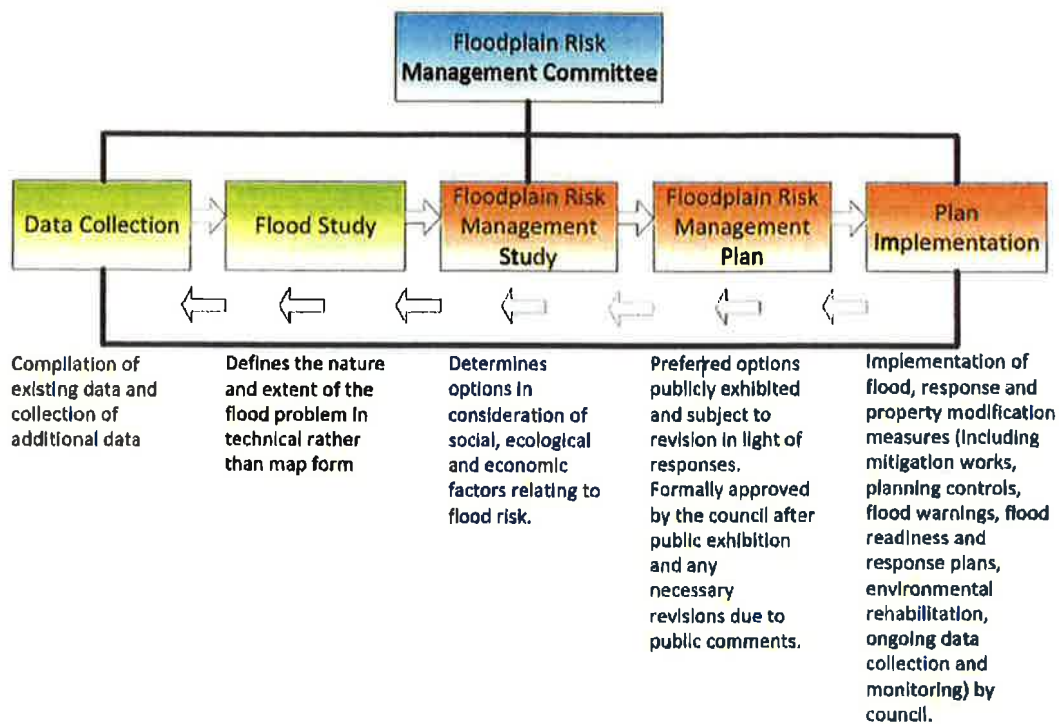
1. Is the planning proposal the result of any strategic study?

This planning proposal is supported by the following documents;

- New South Wales (NSW) Government's Flood Prone Land Policy; and
- The NSW Government's Floodplain Development Manual (2005); and
- "Narrabri Flood Study: Namoi River, Mulgate Creek and Long Gully" dated 2 December 2016.

The NSW Government's Flood Prone Land Policy provides a framework for managing development on the floodplain. The primary objective of the policy is to develop sustainable strategies for managing human occupation and use of the floodplain using risk management principles. Under the Policy, the management of flood liable land remains the responsibility of local government. The State Government subsidises flood mitigation works to alleviate existing problems and provides specialist technical advice to assist Councils in the discharge of their floodplain management responsibilities.

The NSW Government's Floodplain Development Manual (2005) (the Manual) has been prepared to support the NSW Government's Flood Prone Land Policy. The Manual provides council's with a framework for implementing the policy to achieve the policies primary objective. The framework is shown below.



The Narrabri Flood Study constitutes the first stage of the Floodplain Risk Management process and assesses the risk of regional flooding from the Namoi River and local flooding from its tributaries, Mulgate Creek and Long Gully. It has been prepared by consultants WRM Water & Environment Pty Ltd and the NSFRMC for Narrabri Shire Council. The process carried out by Council thus far for the Narrabri Flood Study has been in accordance with the Manual.

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

This planning proposal is the best means to achieve the objective as there is no other avenue to amend the Flood Planning Area Maps within the Narrabri LEP 2012.

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 *New England North West Strategic Regional Land Use Policy 2012* was prepared by the Department to give strategic direction to development in the New England North West Region and is a relevant consideration for this planning proposal.

Chapter 9 – Natural Hazards and Climate Change of the *New England North West Strategic Regional Land Use Policy 2012* considers that the region experiences recurring, costly and significant natural hazards impacting on public safety, private property, infrastructure integrity and the insurance sector. For example, flood events in the vicinity of Moree and Narrabri in 2004 and 2012 caused millions of dollars of damage, as well as the loss of three lives in the 2004 event.

The *New England North West Strategic Regional Land Use Policy 2012* concludes that, at the local level, natural hazard planning is well advanced with bushfire prone land mapping having been completed for the entire region and a number of flood studies having been developed for various parts of the region. To help facilitate development in the region these local level plans will continue to develop and evolve. Local government authorities have also prepared local Displans to respond to emergencies associated with natural hazards. The Narrabri Flood Study constitutes the most recent and up-to-date flood study for the town of Narrabri, and thus should be the study used to provide all flood maps for the town of Narrabri, including the Flood Planning Level Maps included in the Narrabri LEP 2012.

This Chapter identifies the following Policy Response Objective to achieve the strategic direction identified by this document for mitigating the effects of natural hazards in the region:

- Ensure future development in the region is not located in areas of high risk from natural hazards.

This Chapter also identifies the following Policy Response Action to be completed by local Council's, and be ongoing, to achieve the strategic direction identified by this document for mitigating the effects of natural hazards in the region:

- 9.1 Ensure that local environmental plans zone areas subject to natural hazards appropriately to reflect the risks associated with the hazard and the limitations of the land.

In order to achieve this, the most up-to-date information must be sought and relied upon. Therefore, documents and maps, such as those in the Narrabri LEP 2012 need to be continually updated to ensure the most accurate information is always given.

This Planning Proposal is considered to be compatible with this objective and action as it seeks to amend the current Flood Planning Maps for Narrabri and replace with the most recent maps available.

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

This Planning Proposal is consistent with aims and objectives of the Narrabri Growth Management Strategy. However, the Narrabri Flood Study, which was completed in 2016, represents newer flood information than what was available and thus included in the Narrabri Growth Management Strategy, which was completed in 2009.

Section 7.2.7. Flooding of the Narrabri Growth Management Strategy concludes that flooding affects both the urban and rural landscapes and is quite extensive with a large majority of the Shire being flood prone land. It occurs quite frequently however the size of the flooding varies significantly. This is consistent with the findings of the Narrabri Flood Study and infers that the most up-to-date and relevant data should be relied upon.

The former Department of Natural Resources prepared the Narrabri to Wee Waa Floodplain Management Plan in 2005 which covered the floodprone land between Narrabri and Wee Waa. This document makes recommendations on the construction of works on rural land and does not apply to urban areas. This Planning Proposal relates to urban areas, not rural land.

As previously discussed, the New South Wales Government published a document detailing the Government's Floodprone Land Policy titled Floodplain Development Manual: the Management of Flood Liable Land April 2005. This manual outlines a procedure that Councils must follow to prepare a Floodplain Risk Management Plan and introduce appropriate controls within planning instruments. The resulting Floodplain Risk Management Plans are to address existing, future and continuing flood risk for flood prone land. It also requires an assessment of the probable maximum flood and the decision to address it recognises that these rare events should not preclude or unnecessarily hamper development within these areas. The Narrabri Flood Study constitutes the first stage of the Floodplain Risk Management process and assesses the risk of regional flooding from the Namoi River and local flooding from its tributaries, Mulgate Creek and Long Gully. This study will assist to inform the Floodplain Risk Management Plan for Narrabri, which is the next stage of the Floodplain Risk Management process.

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

The State Environmental Planning Policies (SEPPs) that are relevant to this planning proposal are outlined below:-

Relevant SEPP/Deemed SEPP	Consistency of Planning Proposal
State Environmental Planning Policy No 1—Development Standards	Not applicable.
State Environmental Planning Policy No 14—Coastal Wetlands	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 26—Littoral Rainforests	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 52—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.
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	This Planning Proposal will provide the most up-to-date map of the Flood Planning Land within Narrabri which will be used to determine if consideration of clause 6.2 Flood Planning of the Narrabri LEP 2012 is

Relevant SEPP/Deemed SEPP	Consistency of Planning Proposal
	required, and the associated minimum floor level for habitable buildings.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	This Planning Proposal will provide the most up-to-date map of the Flood Planning Land within Narrabri which will be used to determine if consideration of clause 6.2 Flood Planning of the Narrabri LEP 2012 is required, and the associated minimum floor level for habitable buildings.
State Environmental Planning Policy No 71—Coastal Protection	Not applicable.
State Environmental Planning Policy (Affordable Rental Housing) 2009	This Planning Proposal will provide the most up-to-date map of the Flood Planning Land within Narrabri which will be used to determine if consideration of clause 6.2 Flood Planning of the Narrabri LEP 2012 is required, and the associated minimum floor level for habitable buildings.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Not applicable.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	This Planning Proposal will provide the most up-to-date map of the Flood Planning Land within Narrabri which will be used to determine if consideration of clause 6.2 Flood Planning of the Narrabri LEP 2012 is required, and the associated minimum floor level for habitable buildings.
State Environmental Planning Policy (Infrastructure) 2007	This Planning Proposal will provide the most up-to-date map of the Flood Planning Land within Narrabri which will be used to determine if consideration of clause 6.2 Flood Planning of the Narrabri LEP 2012 is required, and the associated minimum floor level for habitable buildings.
State Environmental Planning Policy (Integration and Repeals) 2016	Not applicable.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable.
State Environmental Planning Policy (Kurnell Peninsula) 1989	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 (Penrith Lakes Scheme) 1989	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 (Sydney Drinking Water Catchment) 2011	Not applicable.
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not applicable.
State Environmental Planning Policy (Three Ports) 2013	Not applicable.

Relevant SEPP/Deemed SEPP	Consistency of Planning Proposal
State Environmental Planning Policy (Urban Renewal) 2010	Not applicable.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Not applicable.
State Environmental Planning Policy (Western Sydney Parklands) 2009	Not applicable.
<i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>	This Planning Proposal will provide the most up-to-date map of the Flood Planning Land within Narrabri which will be used to determine if consideration of clause 6.2 Flood Planning of the Narrabri LEP 2012 is required, and the associated minimum floor level for habitable buildings.

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

Each s117 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.

s.117 Direction Title	Consistency of Planning Proposal
1.1 Business and Industrial Zones	Not applicable.
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.

s.117 Direction Title 3.1 Residential Zones	Consistency of Planning Proposal This Directive applies where a draft LEP affects an existing or proposed residential zone and is applicable to this planning proposal. For a planning proposal to be consistent with this Directive a planning authority must do the following: <i>(4) A planning proposal must include provisions that encourage the provision of housing that will:</i> <i>(a) broaden the choice of building types and locations available in the housing market, and</i> <i>(b) make more efficient use of existing infrastructure and services, and</i> <i>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</i> <i>(d) be of good design.</i> Planning Comment: This planning proposal does not include provisions specific to this requirement however it is still considered to be broadly consistent with it. This Planning Proposal will provide the most up-to-date map of the Flood Planning Land within Narrabri which will be used to determine if consideration of clause 6.2 Flood Planning of the Narrabri LEP 2012 is required, and the associated minimum floor level for habitable buildings. The Narrabri Flood Study also includes associated flood hazard areas within Narrabri and determines if land is appropriate for residential development.
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.

s.117 Direction Title
4.3 Flood Prone Land

Consistency of Planning Proposal

This Directive applies to all relevant planning authorities that are responsible for flood prone land within their Local Government Area. For a planning proposal to be consistent with this Directive a planning authority must do the following:

(4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).

(5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.

(6) A planning proposal must not contain provisions that apply to the flood planning areas which:

(a) permit development in floodway areas,

(b) permit development that will result in significant flood impacts to other properties,

(c) permit a significant increase in the development of that land,

(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or

(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.

(7) A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).

(8) For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).

Planning Comment: This Planning Proposal is consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. The Narrabri Flood Study represents the first part of the Floodplain Risk Management process.

This Planning Proposal does not include any rezoning of land.

This Planning Proposal does not contain provisions that apply to the flood planning areas which:

(a) permit development in floodway areas,

(b) permit development that will result in significant flood impacts to other properties,

(c) permit a significant increase in the development of that land,

(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or

(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.

s.117 Direction Title	Consistency of Planning Proposal
	This Planning Proposal does not impose flood related development controls above the residential flood planning level for residential development on land. This Planning Proposal aims to amend the current flood planning level for Narrabri with the most recent information available. This information was not available when the original and current flood planning level maps for Narrabri were added to the Narrabri LEP 2012. This Planning Proposal does not determine a flood planning level that is inconsistent with the NSW Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The Narrabri Flood Study has been completed in accordance with all relevant requirements of the NSW Floodplain Development Manual 2005.
4.4 Planning for Bushfire Protection	Not applicable.
5.1 Implementation of Regional Strategies	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.
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. See amended Direction 5.1)	Not applicable.
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	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.

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?**

Council's available biodiversity information indicates that the land subject to this 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.

- 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 site.

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

The social and economic impact of this Planning Proposal is predicted to be positive. It will facilitate the construction of new residential dwellings within Narrabri, and ensure they are consistent with the required minimum floor height.

SECTION D – COMMONWEALTH AND STATE INTERESTS

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

Not applicable.

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

Relevant State and Commonwealth Government Agencies 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 consultation will be required.

PART 5: COMMUNITY CONSULTATION

In accordance with the NSW Department of Planning Guidelines to preparing LEP's, upon Gateway Determination adjoining landholders and any affected community organisations will be formally notified of the proposal and invited to provide comment.

In accordance with prevailing Departmental Guidelines and the provisions of the Environmental Protection Authority Act, the Planning Proposal will also be notified publicly for the prescribed period in local newspapers and Council's website at <http://www.narrabri.nsw.gov.au/>

It is anticipated that the proposal will require a minimum of twenty-one (21) days notification.

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:

Milestone	Timeframe
Council endorse the Planning Proposal	April 2017
Gateway Determination issued by the Department of Planning and Environment	May 2017
Public exhibition of the planning proposal and any required consultation with any public authorities	June 2017
Consideration of any submissions received made during public notification/consultation	July 2017
Refer proposal to Parliamentary Counsel and obtain Opinion	September 2017
Determination to make the LEP and notification of the LEP on legislation website	October 2017

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 of Planning and Environment. Timeframes for achieving milestones may be subject to change pending issues arising during the planning proposal process.

14 DIRECTOR DEVELOPMENT & ECONOMIC GROWTH REPORT**14.1 QUARTERLY SERVICE PLAN REPORTING**

THE DIRECTOR DEVELOPMENT AND ECONOMIC GROWTH TABLED A REPLACEMENT ATTACHMENT FOR ITEM 14.1.A.

MINUTE 71/2017

Moved: Cr Staines

Second: Cr Campey

That Council adopt the Quarterly Service Plan Report, as attached, detailing Council's progress in meeting its actions, budgeting estimates and key performance measures for the July 2016 to March 2017 period.

CARRIED**14.2 DRAFT COMMUNITY STRATEGIC PLAN****MINUTE 72/2017**

Moved: Cr Booby

Second: Cr Campey

That Council adopt the Draft Community Strategic Plan, as attached, to go on Public Exhibition with the full suite of documents from Tuesday 16 May to Tuesday 13 June 2017.

CARRIED**CR FINLAY RETURNED TO THE MEETING AT 3.06PM****14.3 AMEND NARRABRI SHIRE COUNCIL LOCAL ENVIRONMENTAL PLAN 2012 TO REFERENCE UPDATED FLOOD PLANNING AREA MAPS FOR NARRABRI****MINUTE 73/2017**

Moved: Cr Campey

Second: Cr Kneale

That Council:

1. Endorse the Planning Proposal to amend the two (2) Flood Planning Maps for Narrabri in the Narrabri Shire Local Environmental Plan 2012 and forward the Proposal to the Department of Planning and Environment with a request for a Gateway Determination.
2. Exercise any available delegations from the Department of Planning and Environment to expedite the processing of the amendment.
3. Delegate to the General Manager any necessary amendments required to the Planning Proposal as a result of considerations by the Department of Planning and Environment or as a result of the Gateway Determination.

CARRIED

14.3 DIRECTOR DEVELOPMENT & ECONOMIC GROWTH REPORT

Subject: AMEND NARRABRI SHIRE COUNCIL LOCAL ENVIRONMENTAL PLAN 2012 TO REFERENCE UPDATED FLOOD PLANNING AREA MAPS FOR NARRABRI

Director: Director Development and Economic Growth – Mr Tony Meppem

Author: Town Planner – Cara Stoltenberg

RECOMMENDATION:**That Council:**

1. Endorse the Planning Proposal to amend the two (2) Flood Planning Maps for Narrabri in the Narrabri Shire Local Environmental Plan 2012 and forward the Proposal to the Department of Planning and Environment with a request for a Gateway Determination.
 2. Exercise any available delegations from the Department of Planning and Environment to expedite the processing of the amendment.
 3. Delegate to the General Manager any necessary amendments required to the Planning Proposal as a result of considerations by the Department of Planning and Environment or as a result of the Gateway Determination.
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Delivery Program Alignment**A SUSTAINABLE ENVIRONMENT**

SE1.1 Review and develop statutory and non-statutory plans to provide for orderly and sustainable development.

Background

This report recommends Council's endorsement of a Planning Proposal to facilitate the amendment to the following two (2) Flood Planning Maps for Narrabri within the *Narrabri Local Environmental Plan 2012 (NLEP 2012)* that indicate the 1% flood limits + 0.5m freeboard required for habitable floor levels.

1. Map: 5750_COM_FLD_004A_020_20121009
2. Map: 5750_COM_FLD_004B_020_20121024

The Planning Proposal would ensure that the most up-to-date flood information is relied upon when making future development decisions for the town of Narrabri.

Narrabri Flood Study: Namoi River, Mulgate Creek and Long Gully (Narrabri Flood Study) dated 2 December 2016 was adopted by Council on Tuesday 13 December 2016. The Narrabri Flood Study constitutes the first stage of the Floodplain Risk Management process and assesses the risk of regional flooding from the Namoi River and local flooding from its tributaries, Mulgate Creek and Long Gully.

Council engaged WRM Water & Environment Pty Ltd to prepare flood maps for a range of design events for regional Namoi River and local creek flooding at Narrabri. The primary focus of the study is to map the flooding through Narrabri using a new two-dimensional flood model.

Following approval of the Narrabri Flood Study, the following actions were recommended by the consultant:

- a) Update Flood Planning Levels based on the results of this Flood Study, as well as Local Environmental Plans and Development Control Plans as appropriate;
- b) Update Council's GIS systems with the flood mapping outputs from this Flood Study;
- c) Update S149 certificates for properties affected by flooding;
- d) Proceed to the preparation of the Floodplain Risk Management Study, to determine options to manage and/or reduce the flood risk taking into consideration social, ecological and economic factors.

This Planning Proposal will allow the Flood Planning Maps to be amended based on the current Narrabri Flood Study data, and is attached as Attachment A.

Current Situation

The planning proposal is attached (Attachment A) for Council's consideration.

Council can resolve to:

- Adopt the planning proposal and seek to make the proposed amendment to the *Narrabri Local Environmental Plan 2012*.
- OR
- Reject the planning proposal and seek not make the proposed amendment to the *Narrabri Local Environmental Plan 2012*.

If Council resolves to adopt this Planning Proposal, then it would be sent to the Department of Planning and Environment who would indicate if it considers the Planning Proposal suitable for exhibition, and may also place conditions on any approval for exhibition. This consideration is known as a Gateway Determination.

The estimated time frame for the LEP amendment process is as outlined in the Planning Proposal.

Financial Implications

This item has no financial implications as work is being completed by staff.

Statutory and Policy Implications

This item may result in the amendment of the Narrabri Local Environmental Plan 2012. The planning proposal is prepared in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and will seek to amend the *Narrabri Local Environmental Plan 2012*.

Consultation

Nil.

Attachments

Attachment 14.3.a Planning Proposal 2/2017