

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 13 DECEMBER 2023
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 3.1.6 – Encourage developers to consider energy efficiency and sustainable building design options in new developments DP – 3.1.6.1 - Ensure compliance with relevant building codes and regulations

Executive Summary

This report provides information to Council on the approved Development Applications for November 2023.

Report

The approvals for the month of November 2023 bring the total approved Development Applications for the financial year to 24, with a total value of \$5,897,395. At this time last year there were 22 applications approved with a value of \$7,390,414.80.

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2023/30.2	Wyanga Rd, Narromine	36//755123	Telecommunications Tower	\$243,000*	1
2023/50	Merilba St, Narromine	9/17/758759	Alterations and Additions, Change of Use to Dwelling and Domestic Storage Shed	\$651,120	40
2023/53	Tinks Ln, Narromine	12//755123	Temporary Workers and Farm Stay accommodation	\$1,000	47
2023/61	Booth St, Narromine	4/5/2928	Dwelling	\$738,893	3
2023/63	Wagtail St, Narromine	12//1283562	Dwelling	\$496,030	1

There are currently 10 applications under assessment.

*Modification not included in total value.

1. DEVELOPMENT APPROVALS (Cont'd)

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. DEVELOPMENT ADJOINING NARROW LANEWAYS INTERIM POLICY

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	3.4.3 Develop appropriate development controls that promote excellence in design and sustainability outcomes. DP - 3.3.2.1- Ensure all development approvals consider existing utilities infrastructure in their determination.

Executive Summary

The purpose of this report is to review Council's Development Adjoining Narrow Laneways Interim Policy.

Report

Council adopted its Development Adjoining Narrow Laneways Interim Policy at its Council Meeting held 13 February 2019 (**Resolution No 2019/020**).

The Policy has now been reviewed and is attached for consideration (**Attachment No. 1**). Proposed changes have been marked up for ease of reference.

Financial Implications

Nil

2. DEVELOPMENT ADJOINING NARROW LANEWAYS – INTERIM POLICY (Cont'd)

Legal and Regulatory Compliance

Environmental Planning & Assessment Act 1979;
Environmental Planning & Assessment Regulations 2021;
Local Government Act 1993 – Section 375A

Risk Management Issues

This Policy provides Council's position on developments that propose to utilise rear laneways for primary vehicular access and frontage. Narrow laneways across the Shire are typically not designed to cope with the same level of traffic, and do not have the same level of infrastructure and services as primary streets.

Approvals of individual development applications along these laneways without first establishing a policy position would set an undesirable precedent for potentially inappropriate development along narrow laneways, with the strong possibility to create adverse and detrimental impacts on existing infrastructure and neighbourhood amenity.

The immediate and cumulative negative impacts of such developments on infrastructure, services, neighbourhood character and amenity for existing and future residents is considered to be significant.

Internal/External Consultation

Executive Leadership Team

Attachments

- Development Adjoining Narrow Laneways Interim Policy (**See Attachment No. 1**)

As this is a planning decision made in the exercise of a function of a Council under the Environmental Planning and Assessment Act 1979, a division is required to be called for the motion (section 375A, Local Government Act 1993).

RECOMMENDATION

That Council adopts the Development Adjoining Narrow Laneways Interim Policy as presented.

Phil Johnston
Director Community and Economic Development



DEVELOPMENT ADJOINING NARROW LANEWAYS INTERIM POLICY

Version	Created by	Presented to Council	Adopted by Council	Review Date
1.0	General Manager's Department	February 2019	13 February 2019 (Res No 2019/020)	As required
<u>2.0</u>	<u>Director Community and Economic Development</u>	<u>December 2023</u>		<u>4 Years or As required</u>



1. PURPOSE

To fill a policy gap in relation to the development of land adjacent to narrow laneways in the Narromine Shire.

2. STATEMENT

There are currently no specific DCP controls which identify or set parameters for development along narrow laneways across the Narromine Shire in respect to:

- Their use as a primary frontage and access, or
- Specific building design (i.e. presentation to the laneway) or impact mitigation controls.

In the absence of any planning controls that address potential issues arising from increased development in these locations, there may be adverse impacts on the current use and function of narrow laneways, and the overall character and residential amenity of these areas.

The interim policy seeks to ensure that use of laneways by new development does not cause any adverse effects, for example, traffic and amenity impacts. In some cases, this might mean that development to increase the density (i.e. from a single dwelling house to a dual occupancy) of a property will utilise the primary frontage for access, waste collection and other servicing arrangements.

3. PROVISIONS

a) Laneways are not to be used as primary frontages, except in cases where the laneway is the only legal and practical access.

b) Development proposals to increase vehicular access and servicing along narrow laneways that have a road reserve width of less than 10m, are not supported. Intensification of lots with rear lane access would need to propose access and servicing from the primary street.

b)c) Development proposals including new structures in the vicinity to laneways are not permitted to direct stormwater to laneways (roof drainage).

e)d) Development proposals to increase vehicular access and servicing along laneways that have a road reserve width of 10m or greater may be supported where Council can be satisfied that:

- i. The development results in minimal impact on existing residential amenity, and
- ii. Provision of infrastructure, car parking and waste collection is adequate to facilitate the development.



- d) Where an Area Specific Development Control Plan Chapter exists, it prevails over the interim policy position, to the extent of the inconsistency.
- e) That this policy apply until suitable development controls are in place in the Narromine Development Control Plan (DCP) 2011.

4. IMPLEMENTATION

The policy will apply on an interim basis, until an amendment is made to the Narromine DCP 2011 which introduces development controls relating to development adjoining and/or fronting onto laneways.

In the case of inconsistencies with any Area-Specific Chapter of the DCP, the provisions within the Area-Specific Chapter prevail over the interim policy position, but only to the extent of the inconsistency.

5. REVIEW

The interim policy will be reviewed as needed should circumstances arise to warrant revision.