

**NARROMINE SHIRE COUNCIL**  
**ORDINARY MEETING BUSINESS PAPER – 11 OCTOBER 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 September 2023.

**Report**

The approvals for the month of September 2023 brings the total approved Development Applications for the financial year to 12, with a total value of \$2,326,581. At this time last year there were 14 applications approved with a value of \$2,809,070.

<b>DA No.</b>	<b>Location</b>	<b>LOT/DP</b>	<b>Description</b>	<b>Value</b>	<b>Assessment Time/Days</b>
2022/58	Old Backwater Rd, Narromine	6/251750	Use of earthworks as motorbike track	\$22,000	204
2023/28	Belowrie Rd, Tomingley	10/835790	Demolition & new Dwelling	\$845,300	20
2023/42	Mitchell Hwy, Trangie	48/704089	Weighbridge	\$451,959	10
2023/43	Dandaloo St, Narromine	3/1/758759	Alterations & Additions to Commercial premises	\$65,000	16
2023/46	Davis Dr, Narromine	6/258786	Inground Swimming pool	\$51,150	11
2023/47	Dandaloo Street	7/6/3572	Alterations & Additions to Commercial premises	\$132,000	27

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**1. DEVELOPMENT APPROVALS (Cont'd)**

There are currently 14 applications under assessment.

***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.

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**2. FINANCIAL CONTRIBUTION TO NARROMINE TURF CLUB**

<b>Author:</b>	Director Community and Economic Development
<b>Responsible Officer:</b>	Director Community and Economic Development
<b>Link to Strategic Plan:</b>	CSP – 1.1.9 Provide active and passive recreation facilities; 4.4.5 assist in facilitating partnerships and collaboration at a local level between communities, groups, businesses and community organisations; 4.1.2 The Council elected members are representative of the community and provide strong and visionary leadership.

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***Executive Summary***

Narromine Shire Council has been approached by the President of the Narromine Turf Club in regard to continuing its financial contribution to the Turf Club for the next 3 years.

A \$15,000 contribution has been made by Narromine Shire Council to the Turf Club each year since the 2020/21 financial year.

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## **2. FINANCIAL CONTRIBUTION TO NARROMINE TURF CLUB (Cont'd)**

### **Report**

In June 2020 an initial request was made to make a contribution towards the ground maintenance at the Narromine Racecourse. At that time consideration was given as to how best Narromine Shire Council could make a contribution to assist with the work undertaken by the Committee. A resolution was made in September 2020 to assist with a \$15,000 contribution each year to be reviewed in the 23/24 financial year.

The Narromine Turf Club leases several areas of the Narromine Showgrounds to conduct 5 TAB race meetings per year with major events being the Narromine Gold Cup held in August and the Dandy Cup held in October.

The grounds are utilised on other occasions throughout the year via private bookings, the Narromine Show committee, pony club and others.

The Narromine Turf Club is charged a fee per race meeting of \$1,470 (GST Incl.) with the fees collected at the showground contributing to the overall funds utilised to operate and improve the showground facility. The Turf Club is also charged a bulk rate for water consumption utilised largely on the race track. (\$590 per ML).

The Club has experienced the same difficulties as other Clubs in the area over the COVID period and now is rebuilding attendance. The Club maintains the track and contributes to the surrounds.

The Turf Club have undertaken responsibility for;

- Race track turf and rail maintenance
- Watering race track and grounds around buildings
- General grounds maintenance around buildings
- Reporting building maintenance issues

In 2022 the Club undertook the replacement of the race callers tower and from time to time undertake other capital projects. The following expenditure is reported from the Turf Club on expenditure for the track facility and surrounds.

<b>Year</b>	<b>Expenditure on track and surrounds</b>
2020	\$113,869
2021	\$115,021
2022	\$106,757

The Turf Club continues to highlight that no other Community Club in Narromine is asked to both pay for the use of the facility as well as maintain the facility to the extent that the Turf Club has.

### **Existing support from Narromine Shire Council staff**

Support provided to the Narromine Turf Club by Narromine Shire Council staff is limited.

In general Council staff are tasked with maintaining the buildings and ensure services to the Showground.

Narromine Shire Council staff have undertaken slashing in the broader areas of the showground, sprayed for weeds and enabled other facility improvements through grant funds.

## **2. FINANCIAL CONTRIBUTION TO NARROMINE TURF CLUB (Cont'd)**

The level of existing staff support does not allow for undertaking the detailed grounds maintenance to a level required by the Turf Club.

### **Benefits to the Community**

The Narromine Turf Club and the hosting of horse racing at Narromine has a very positive benefit to the Narromine community. Race days continue to be popular and should continue to build beyond this COVID recovery period.

### **Request for Assistance**

The request for assistance to extend the existing arrangements has been made by the President of the Turf Club. This initial request was considered by Council and resolved for a three year period.

It is recommended that a financial contribution of \$15,000 is made to the Narromine Turf Club.

### **Financial Implications**

Council has allocated for a financial contribution in its budget for the 2023/24 year of \$15,000.

Should Council approve of this request there will be no impact on Council's current budget.

### **Legal and Regulatory Compliance**

Local Government Act 1993

### **Risk Management Issues**

There is some risk that if this request is not approved then the level of service provided by the Turf Club to the Showground will be reduced.

### **Internal/ external Consultation**

Narromine Turf Club President

## **RECOMMENDATION**

1. That an annual financial contribution of \$15,000 is made to the Narromine Turf Club for the next three financial years, commencing in the 2023/24 financial year.
2. That the level of this contribution be reviewed prior to the budgeting process for the 2026/27 financial year.

### **3. DUNDAS AND PAYTEN PARK PRECINCT PLAN**

<b>Author</b>	Director Community and Economic Development
<b>Responsible Officer</b>	Director Community and Economic Development
<b>Link to Strategic Plans</b>	CSP – 1.2.1 Share and celebrate our cultural and social diversity through local events, programs and projects.

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#### **Executive Summary**

The purpose of this report is to provide an update on progress towards the Dundas and Payten Park Precinct Plan following the final public consultation and to seek a resolution from Council to endorse the plan.

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#### **Report**

In October 2022 Narromine Shire Council resolved:

*Crs Lambert/Jones that Council investigate detailed costings and further funding opportunities, in conjunction with the relevant sporting clubs to provide a new or upgraded facility between Dundas Oval and Dundas Park (Resolution No 2022/040).*

The discussion and resolution were in the context of providing improved facilities to the public over and above the existing toilets at the pool and those not fit for purpose at Dundas Oval. As extensive work needed to be done in the servicing plan for any additional toilets it was felt that a more extensive master planning process should be undertaken which was subsequently funded.

In late 2022 a request for quotation was sent out for the development of an overall master plan with Yonder Landscape Architecture chosen to undertake the work.

Given the importance of this precinct to Narromine, its location on the entrance to town and the important sport and recreation connection it was felt that a wide range of consultation should be undertaken with feedback provided at each stage of the design process.

#### **Development of the Masterplan**

A number of key design principles have been formulated that are based on the outcomes of the site assessment and community engagement. These principles are:

- 1 Create safe, accessible and inclusive public amenities for residents, visitors and park user groups.
2. Upgrade existing facilities and layout to create a high quality recreational and sporting precinct.
3. Explore options to better connect Dundas Park and Payten Par as a unified precinct.

**3. DUNDAS AND PAYTEN PARK PRECINCT PLAN (Cont'd)**

4. Improve user experience and comfort with more signage, shade, lighting, furniture and planting.
5. Improve park facilities to enhance overall visitor experience in Narromine.
6. Expand the playground to provide a range of play experiences for all ages and abilities.
7. Develop a landscape strategy to help create a cooler and more climate-ready environment.

Preliminary options were developed following initial consultation with staff prior to concepts A and B being developed for community consultation. The options considered modification, improvement and additional features, including:

- Parking and roads.
- Pedestrian circulation and connections.
- Sporting facilities and built form for both participants and spectators.
- Surface finishes such as paving and grass.
- Lighting, signage, shelters, fencing, and furniture.
- Trees and landscaped areas.
- Play and recreation spaces for active and passive users.
- Restrooms which are accessible and inclusive.

These two options were considered through the round two engagement process which was undertaken in March 2023 and included a community survey, drop in sessions, Councillor workshop, sports users workshop and written submissions.

This consultation resulted in the draft Dundas and Payten Park Draft Precinct Plan being endorsed by Council in June 2023 where it was also resolved to exhibit the Plan and seek comment prior to finalization. (2023/112).

The final round of consultation did raise issues from the various user groups and these are summarised within the report on page 41. These issues were considered for this final Plan and for the most part included. Outstanding items to note include the desire for a synthetic running track and additional showers and toilets. From a community perspective there was some discussion that we should not include the pizza oven or the changing places restroom in the final plan.

The final plans are detailed on pages 44-46 of the attachment.

A staging plan is also provided within the report as well as an anticipated budget.

***Works in planning or underway***

Some works consistent with the plan to be adopted have begun or are in the planning. These include:

Upgraded soccer club facilities - The Narromine Soccer Club has funding to allow for the development of new canteen, toilet and storage facilities on Dundas Park. Funding has been allocated directly to the Soccer Club.

### **3. DUNDAS AND PAYTEN PARK PRECINCT PLAN (Cont'd)**

Northern Drainage project - Planning work is well underway to undertake major drainage works in this catchment. At this stage planning indicates that the works in Merilba Street (and underground) will assist in draining this catchment and no major works for drainage are planned for the Dundas triangle as it is described in these plans. This project is funded from Resources for Regions.

Dundas Park toilet relocation - Planning work is underway to develop public toilets adjacent to the playground in Dundas Park. These are initial plans only and await the adoption of these plans. These are funded in part by a Stronger Country Community Grant and a Council contribution. A total budget of \$160,000 is allocated at this time.

#### **Next works**

Given the interest from the user groups for additional storage and club facilities these works should be considered next should funding opportunities be available. This would be both for Little Athletics on Payten Oval and the Cricket Club on Dundas.

#### **Financial Implications**

Nil as the budget for the consultancy work has previously been provided and further works will depend on future grant applications and budget consideration.

#### **Legal and Regulatory Compliance**

Local Government Act 1993  
Approvals for road works S138

#### **Risk Management Issues**

Compliance with legislative requirements.

#### **Internal/External Consultation**

Executive Leadership Team  
Community Exhibition

#### Attachment

- Dundas and Payten Park Precinct Plan, 4<sup>th</sup> October 2023, V4.

### **RECOMMENDATION**

That Council adopt the Dundas and Payten Park Precinct Plan.

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**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE**

<b>Author</b>	Manager Planning
<b>Responsible Officer</b>	Director Community and Economic Development
<b>Link to Strategic Plans</b>	Narromine Local Environmental Plan 2011; Narromine Development Control Plan 2011

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### **Executive Summary**

Council has received a development application for the proposed installation of five (5) fertilizer silos for bulk storage of urea and monoammonium phosphate at 2 Bimble Box Lane Trangie. The application was placed on neighbour notification for a period of 14 days in accordance with the NSC Community Participation Plan (2019). The principles that underpin the Community Participation Plan were considered, in particular *“Planning decisions will be made in an open and transparent way and the community will be provided with reason for those decisions, including how the community views have been taken into account”*. Thirteen (13) submissions of objection were received during this period. As such, the application has been reported to this Council meeting, rather than proceeding to a determination under staff delegated authority.

Key issues raised in submissions include concern regarding environmental issues associated with hazardous chemical storage, impact on amenity (visual impact and potential for odour), concern for exposure leading to health impacts, traffic impacts and potential for dust, and potential fire risk. Based on the assessment and with the application of mitigation and management measures, it is considered appropriate that this development be approved subject to the recommended conditions of consent.

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### **Report**

The land is a rectangular industrial allotment (10,068m<sup>2</sup>). The subject site has primary street frontage to Bimble Box Lane (existing driveway access) and a secondary frontage to the Mitchell Highway (no physical access available or proposed).

The application seeks approval for:

- The development of five (5) new Ahrens 66T fertilizer silos on the existing industrial premises known as “Dugan Shed”, associated with the Delta Agribusiness Trangie.
  - The external of the silo is finished in aluminium colour over galvanised base, in a standard matte off-white.
  - The largest vehicle to be entering the site is a B double determined to be 2.5 m wide, 26 m long.
  - The site will only be operational as vehicles are accessing the site to unload and load fertilizer and will not be permanently staffed or open for any set hours. Two people will be at the site for approximately one (1) hour to load and one (1) hour to unload.
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**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

The following matters have been considered in the assessment of the application.

**Locality and Site Context Map:**



**Property Description:**

Legal Description:  
Lot 7 in DP755126

Existing Improvements:  
2 x Industrial sheds, one access off Bimble Box Lane.



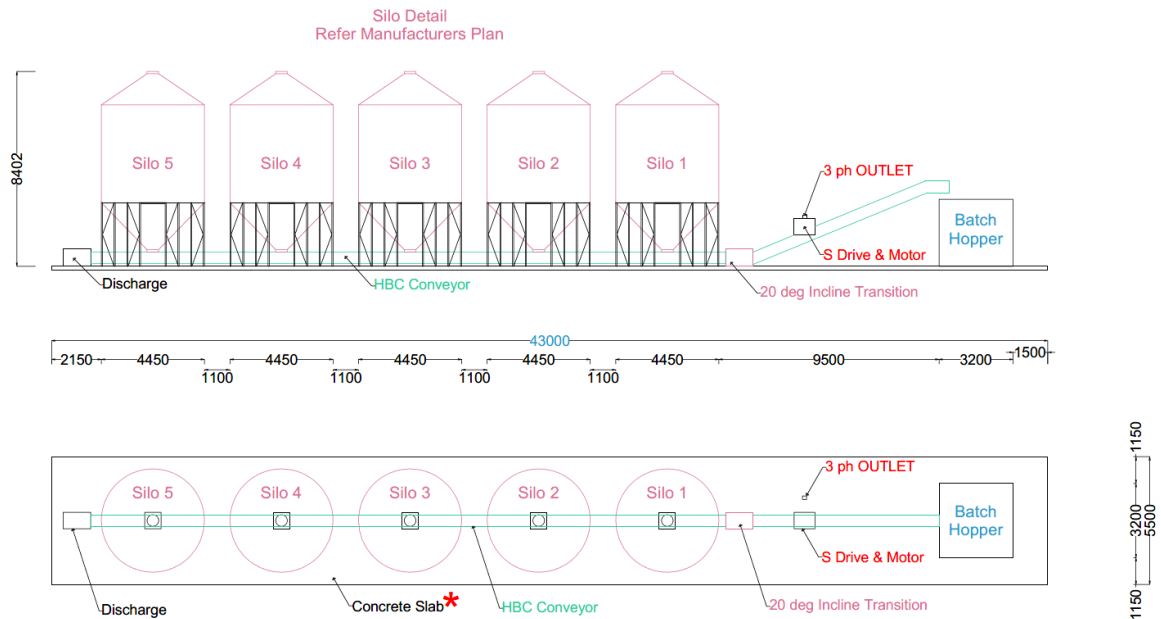
**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**



Current land-use:

The land has previously been approved as a "motor vehicle workshop" (DA2002/97).

If approved, the developer should be made aware with notations on the consent that the existing buildings are to comply with fire safety provisions esp. for existing buildings and with the site changes through introduction of the additional use (fertilizer storage).



**Internal Referral Advice:**

Engineering

- Refer to TfNSW – Mitchell Highway road frontage.
- Condition regarding requirement for s138 and access to be designed for B-Double (26m) (forward entry and exit).

Health and Building

- The applicant is to submit to Council prior to the issue of a Construction Certificate structural engineers plans for the footing and engineers' certificate of structural adequacy.

**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

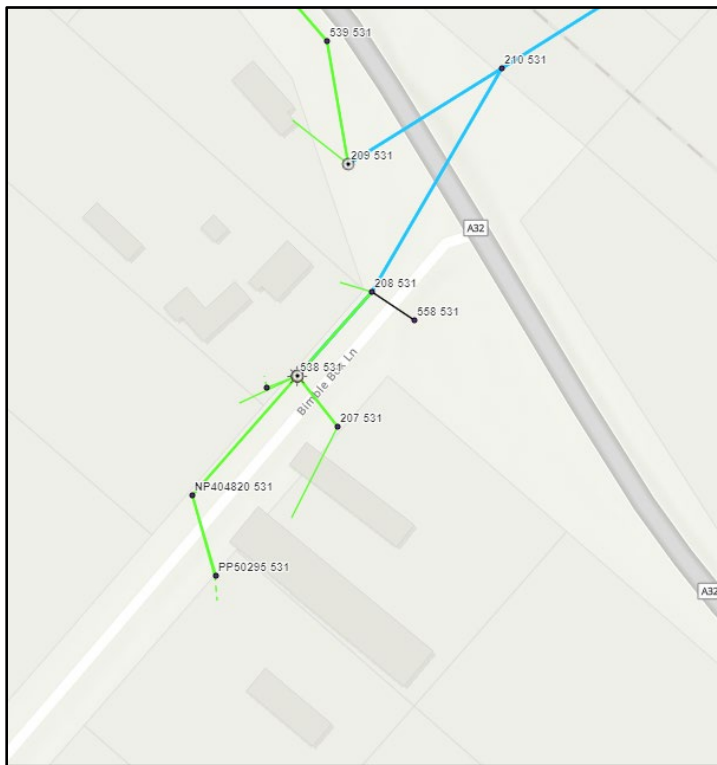
- The site must drain to a stormwater pit that retains on site in case of any type of spills,
- Setback to the site boundary to comply with National Construction Code (NCC) and to allow for the adequate containment of stormwater and any spillage, without affecting the neighbouring land.

**Easement(s):**

There are no known easements located on the land (title search not performed). Electricity transmission line – overhead power runs along front of lot in Bimble Box Lane.

Guidelines are able to be referenced:

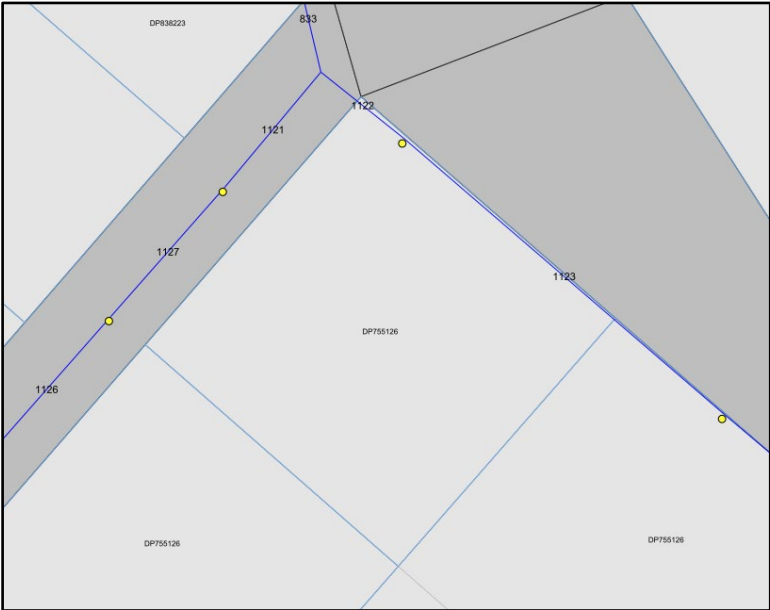
*“ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure”.*



Proposed silos are sufficiently separated from known aboveground electricity infrastructure (source: Essential Energy Network Information Portal).

**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

Water main is located in vicinity to the land as depicted.



**Consolidation of Lots:**

There is no requirement to consolidate land to permit the development. The proposed new silos are located wholly within one title.

**Section 4.14 Consultation and development consent—certain bush fire prone land**

The land is not identified as mapped Bushfire Prone Land. The development is not required to demonstrate compliance with "Planning for Bushfire Protection".

No managers' residence exists or is proposed.

Conditions should be applied to ensure:

- New silo development and driveways are not to interfere with the implementation of general fire safety construction provisions of the NCC, and driveway access is to remain available at all times for emergency access and egress from the site.
- The required vehicular access must have access from the public road system and must allow forward movement around the site and entire building.

**Contributions:**

Does the Section 7.11 Contributions Plan apply?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Does the Section 7.12 Contributions Plan apply?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Does the Developer Services Plan apply?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A

**Comments:** The proposed development is valued over \$100,000 and therefore will be subject to the Contributions Plan. The nominated value was \$324,640.90. Standard condition to be included in an approval based on contribution levy rate 0.5%. (Similarly, the Long Service Levy is required to be conditioned).

**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

**Section 4.15(1) Assessment**

**S4.15 (1) (a) (i) The provisions of any environmental planning instrument**

**Local Environmental Plans**

The Narromine Local Environmental Plan 2011 applies to all land within the Narromine Local Government Area.

The Statement of Environmental Effects described the development as a rural supplies depot with ancillary silo storage and referred to the definition of rural supplies:

**rural supplies** means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

**Note—**

Rural supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

However, the development as proposed is not considered a 'retail premises' and permissibility is considered further.

The development would more accurately be described as a depot that supports the existing Delta Agribusiness undertakings.

**depot** means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

The land is zoned E4 General Industrial. Clause 2.3(2) of Narromine Local Environmental Plan 2011 provides that the Council shall have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The objectives of the E4 zone are:

**Zone E4 General Industrial**

**1 Objectives of zone**

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To minimise any adverse effect of industry on the natural environment.

The development will support the objectives of the zone. The proposed storage (fertilizer silos) will be in line with the industrial activities occurring in the locality, and transport requirements.

**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

The surrounding industrial zoned land has existing dwellings located to the north in Bimble Box Lane and to the south east towards Enmore Street, which will potentially be source of land use conflict.

The existing industrial buildings within the subject site have previously been approved as a grain storage and a motor vehicle repair and inspection workshop (DA2002/97). The SEE submitted with the application indicates that one of these buildings is recently occupied. Council does not have fire safety certificate records for the premises. The future and ongoing use of these buildings will likely require a new approval and the cumulative impacts and site sharing arrangements would need to be considered in accordance with the zoning and DCP requirements.



*The building previously approved for motor mechanic (DA2002/97) needs repair - unstable wall is located on the boundary of Bimble Box Lane.*



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**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

**State Environmental Planning Policies**

The following State Environmental Planning Instruments (SEPPs) apply to the Narromine Local Government Area:

SEPP Name	COMMENTS
<b>Transport and Infrastructure SEPP</b>	<p><b>2.48 Determination of development applications—other development</b></p> <p>(1) This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—</p> <p>(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,</p> <p>(b) development carried out—</p> <p>(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</p> <p>(ii) immediately adjacent to an electricity substation, or</p> <p>(iii) within 5m of an exposed overhead electricity power line,</p> <p>(c) installation of a swimming pool any part of which is—</p> <p>(i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or</p> <p>(ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,</p> <p>(d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</p> <p>(2) Before determining a development application (or an application for modification of a consent) for development to which this section applies, the consent authority must—</p> <p>(a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and</p> <p>(b) take into consideration any response to the notice that is received within 21 days after the notice is given.</p> <p><b>COMMENT:</b> Section 2.48 has been considered and no electricity transmission line is in vicinity to the proposed development. Referral to Essential Energy not required in this instance.</p>
<b>SEPP (Biodiversity and Conservation) 2021</b>	No clearing of native vegetation is sought that requires approval pursuant to the SEPP.
<b>SEPP (Resilience and Hazards) 2021</b>	<p><b>4.6 Contamination and remediation to be considered in determining development application</b></p> <p>(1) A consent authority must not consent to the carrying out of any development on land unless—</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p> <p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p> <p>(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</p> <p>(3) The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed</p>

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SEPP Name	COMMENTS
	<p><i>investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.</i></p> <p><i>(4) The land concerned is—</i></p> <p><i>(a) land that is within an investigation area,</i></p> <p><i>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</i></p> <p><i>(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—</i></p> <p><i>land—</i></p> <p><i>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</i></p> <p><i>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</i></p> <p><b>COMMENT:</b> The land use category is not changing. The land does not have any recorded contamination history associated with planning attributes recorded. There was staining on the ground noted in the site inspection – possibly paint.</p>
<b>SEPP (Planning Systems) 2021</b>	N/A
<b>SEPP (Industry and Employment) 2021</b>	N/A
<b>SEPP (Resources and Energy) 2021</b>	N/A
<b>SEPP Exempt &amp; Complying Development 2008</b>	Not exempt development and DA required.
<b>SEPP (Primary Production) 2021</b>	N/A
<b>SEPP Housing 2021</b>	N/A
<b>SEPP (Building Sustainability Index: BASIX) 2004</b>	N/A

The following SEPPs are specifically relevant to the assessment of the proposed development:

- **State Environmental Planning Policy (Infrastructure)**

**101 Development with frontage to classified road**

- (1) *The objectives of this clause are—*
- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
- (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*



**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

- (2) *The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—*
- (a) *where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and*
  - (b) *the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—*
    - (i) *the design of the vehicular access to the land, or*
    - (ii) *the emission of smoke or dust from the development, or*
    - (iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
  - (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

**COMMENT**

The application was referred to Transport for NSW. A response was received in correspondence dated 18 August 2023. No objection to the development was raised on the basis of Highway road user safety is unlikely to be adversely affected by glare or reflectivity from the silos. Conditions are proposed to ensure this is the case and to prevent the silos from being used as a location for advertising signage.

**S4.15 (1) (a) (ii) The provisions of any proposed environmental planning instrument**

There are no draft LEPs or draft SEPPs that apply to the subject land.

**S4.15 (1) (a) (iii) The provisions of any development control plan**

Narromine Shire Council Development Control Plan 2011 applies to the land. Nearest boundary to silos - Setback of 1m to the eastern boundary is proposed. No departures from the DCP have been sought.

**S4.15 (1) (a) (iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4.**

There are no planning agreements relating to the site. The applicant has not requested Council to enter into any form of planning agreement.

**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

**S4.15 (1) (a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

Part 4 of the Environmental Planning and Assessment Regulation 2021 specifies additional matters that must be taken into consideration by a consent authority in determining a development application. Consideration of these matters is included below:

- **Clause 61 - Additional matters that consent authority must consider -**

(1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures.....

Comment: - Demolition works are not proposed and other matters are not applicable to this development.

- **Clause 62 - Consideration of fire safety**

(1) *This section applies to the determination of a development application for a change of building use for an existing building if the applicant does not seek the rebuilding or alteration of the building.*

(2) *The consent authority must—*

(a) *consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use, and*

(b) *not grant consent to the change of building use unless the consent authority is satisfied that the building complies, or will, when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building's proposed use.*

(3) *Subsection (2)(b) does not apply to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the [Environmental Planning and Assessment \(Development Certification and Fire Safety\) Regulation 2021](#).*

Comment: - This application does not propose to include change of use of the existing sheds, however due to the additional use, notation on any approval is recommended to ensure that emergency access and no interference with fire safety measures occurs due to this development.

- **Clause 63- Temporary Structures** - not relevant to the proposal.

- **Clause 76 - Deferred Commencement** - not relevant to the proposal.

- **Clause 77 – Ancillary aspects of development** - not relevant to the proposal.

- **Clause 67 - Modification or surrender of development consent or existing use** - not relevant to the proposal.

- **Clause 75 - Fulfilment of BASIX commitments** - not relevant to the proposal.

**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

**S4.15 (1) (b) the likely impact on the natural and built environment(s) and the likely social and/or economic impact on the locality**

- **Context and Setting** – The setting is urban within an existing industrial zoned parcel (existing industrial sheds and offices). The silos will become a substantial visual element used for fertilizer storage located on a main road of Trangie. The site is within the vicinity to existing dwellings, also located within the industrial zone (existing use rights). The frontage to the Mitchell Highway is separated by drainage area, and driveway access is available from Bimble Box Lane only.
- **Land Use Conflict** –  
The applicant responded to submissions and provided additional information regarding minimising land use conflict. The potential for interference on amenity is to be addressed through conditions.
- **Access and Traffic** – Conditions to be applied. The continued access via Bimble Box Lane is appropriate; with no access to the Mitchell Highway proposed.
- **Public Domain** – The public domain is to be considered, in particular the footpath area in the Bimble Box Lane frontage. The developer should make safe the falling wall associated with the existing shed.
- **Utilities** – Conditions should be applied to ensure utility services are avoided. Vicinity of overhead power lines addressed in this report, with no referral to Essential Energy required.
- **Heritage** – No issues are envisaged in the industrial zone; standard condition should be applied for unexpected finds.
- **Other land resources** – N/A
- **Bushfire** – No – conditions applied for fire safety. Consider compliance with National Code of Construction.
- **Surface Water and Groundwater** – The development is unlikely to cause impact to adjoining land, with appropriate conditions and ongoing management measures. Conditions are to ensure the capture runoff from storage and trafficable and hardstand areas and be treated in a detention basin system. This is to manage the site for sedimentation, stormwater management and in case of a spill and to prevent impact to public infrastructure and offsite land.
- **Soils** - No adverse impact identified. Removal of any contaminated material to be addressed in conditions.
- **Air & Microclimate** – Application of conditions is required to address dust management. The applicant has sufficiently addressed the potential for odour and environmental management measures and containment of fertilizer while filling silos and trucks.

**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

- **Noise and Vibration** - Construction period to be conditioned for hours of work. The ongoing equipment needs are acceptable in the industrial setting. Due to the periodic nature of the activity at the Depot and during daylight working hours, potential impact is considered acceptable in the industrial setting.
- **Flora and Fauna** - No adverse impact identified.
- **Waste** - No adverse impact identified. Condition for transport of material and waste to be applied.
- **Natural Hazards** – The land is not within a mapped flood affected area or mapped bushfire prone area.
- **Technological Hazards** – Silos will house fertilizer, and all activities should be limited to the site, and storage and handling in accordance with the relevant Australian Standard.
- **Safety Security and Crime Prevention** – The site is to be kept secure at all times. Proposed condition to address site safety and crime prevention through environmental design in line with the Narromine Crime Minimisation Strategy 2021:
  1. *The facility is to implement measures during the construction and for the life of the development to reduce opportunities for crime (including vandalism and graffiti), such as access control and surveillance.*
- **Social Impact in the Locality** – No significant social issues are raised due to the development.
- **Economic Impact in the Locality** – Minor positive impact – supports ongoing employment in Trangie.
- **Site Design and Internal Design** – The development is able to support the development and access by a B-Double with suitable conditions applied. Upgrade to the stormwater management and pavement of the site is required to ensure heavy vehicle access is maintained, with vehicle size limited to that demonstrated with turn paths.

The site is a visually prominent location on the main road (Mitchell Highway) at an entry to Trangie.
- **Cumulative Impacts** – No adverse impacts are identified that cannot be managed with implementation of an ongoing environmental management plan.

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**S4.15 (1) (c) The suitability of the site for the development,**

The site has the capacity to support the proposal without creating adverse impacts on the site and adjoining land – subject to conditions.

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**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

**S4.15 (1) (d) Any submissions made in accordance with this Act or the regulations,**

The application was notified to neighbours. Thirteen (13) submissions were received, all objecting to the development or objecting until clarification could be provided for matters raised. The submissions and the applicant's response to submissions have been provided to Council under separate cover. The issues raised in submissions are summarised in the table below:

<b>Issue raised</b>	<b>Comment</b>
Impact on neighbouring residents' amenity. Noise reduction measures - construction period, and ongoing operations	Condition to limit operating and construction hours.
Need for measures to block noise from batch hopper, motors and conveyors.	The applicant compares noise to a lawn mower. Condition to limit operating and construction hours.
Concern for risks to livestock in neighbouring paddocks.	The applicant provided Material Safety Data Sheets for the fertilizer proposed to be stored. Both Urea and Monoammonium phosphate are not classified as environmentally hazardous.
Spillage containment and cleaning of the site.	The design of the facility and conditions are adequate to ensure spills are contained and reduced through practices.
Are the products water soluble?	Yes - stormwater management is important for sediment and runoff management.
Prevention of rainfall runoff carrying product.	Can be managed through implementing conditions and environmental management plan.
Impact to livestock if ingested.	As per Safety Data Sheets – there are health risks, minimising the potential for spills and possible means for access to product is important.
Is there a potential for odour?	As per Safety Data Sheets the two fertilizers are odourless and generally odourless with slight ammonia odour.

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Potential for dust and for dust to carry residue fertilizer.	Dust mitigation measures are recommended to be conditions of consent.
Concern that respiratory problems will be affected by the development.	The conveyor system is enclosed. The conditions will require a security system for the site and environmental management measures to reduce risk of any exposure pathways.
Is there a fire hazard or risk of explosion?	Both the products are non-combustible (under most conditions).
Impact on visual amenity and glare from silos.	The silos are considered an acceptable structure in the zoning. The use of a colour coated finish that is non – glare is proposed. Condition to prevent use as advertising.
Concern the development will increase in terms of vehicles and storage changing to retail sales	The development approval will limit the use. A new DA would be required to alter the use to include sales.

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#### **S4.15 (1) (e) the public interest**

The proposal is assessed to pose no significant impacts on the public interest.

#### ***Legal and Regulatory Compliance***

This development assessment has been undertaken consistent with Council's obligations under the Environmental Planning and Assessment Act, 1979, as amended.

#### ***Financial Implications***

No financial issues are identified.

#### ***Risk Management Issues***

Conditions of consent have been recommended.

#### ***Internal/External Consultation***

During the development assessment stage community and statutory consultation have been undertaken in accordance with Environmental Planning and Assessment Act and Regulation.

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**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

As this is a planning decision made in the exercise of a function of a Council under the Environmental Planning and Assessment Act 1979, including a decision relating to a development application under that Act, a division is required to be called.

**RECOMMENDATION**

**That Council approve the DA2023/39 for installation of five (5) 66T fertilizer silos and use as a Depot associated with Delta Agribusiness Trangie Branch Site, subject to conditions (and the following notations):**

**GENERAL CONDITIONS**

Condition														
1	<b>Development in Accordance with Plans and Documents</b>													
	This consent relates to <b>5 x 66T Fertilizer silos for Depot use</b> as illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, as modified by the following conditions. The development shall be carried out in accordance with this consent.													
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	Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act, or a new development application. No works, other than those approved under this consent, shall be carried out without the prior approval of Council.													
	Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.													
	Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.													

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2	<p><b>Hours of Operation</b></p> <p>The typical ongoing operation of the depot is limited to daylight hours (including for loading and unloading activities).</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: black; color: white;">DAY</th> <th style="background-color: black; color: white;">HOURS</th> </tr> </thead> <tbody> <tr> <td>Monday to Friday</td> <td>7:00am to 6:00pm</td> </tr> <tr> <td>Saturday</td> <td>8:00am to 5:00pm</td> </tr> <tr> <td>Sunday</td> <td>Nil</td> </tr> <tr> <td>Public Holidays</td> <td>Nil</td> </tr> </tbody> </table> <p>Condition Reason: To minimise the potential impact on amenity for neighbouring residents.</p>	DAY	HOURS	Monday to Friday	7:00am to 6:00pm	Saturday	8:00am to 5:00pm	Sunday	Nil	Public Holidays	Nil
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3	<p><b>Separate Approval required for work over footpath Section 138 Roads Act</b></p> <p>Under Section 138 of the Roads Act 1993, should any work on the verge, footpath, or public road reserve be required, a separate Section 138 Roads Act Approval will need to be obtained from Council. The conditions of a s138 approved by Council are to be complied with prior to works commencing in the road reserve.</p> <p>In this regard, the applicant is to make a formal application to Council to upgrade the access into the property in accordance with Council's requirements. The section 138 application is to be submitted to and approved by Council prior to access works commencing.</p> <p>Condition Reason: To ensure compliance with the Roads Act and Council policy.</p>										

**BUILDING WORK  
BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

Condition	
4	<p><b>Plans required</b></p> <p>Prior to the issue of a Construction Certificate the applicant is required to provide plans to the certifier which demonstrates that the proposed new building works will meet all relevant provisions of the National Construction Code.</p> <ul style="list-style-type: none"> <li>• Engineering plans, showing details of all proposed work and adhering to any conditions of development consent, are to be submitted to, and approved by, Narromine Shire Council or an Accredited Certifier prior to issuing of the Construction Certificate. The design is to be supported by relevant geotechnical advice confirming conditions and soil bearing capacities.</li> </ul> <p>Condition Reason: Compliance with NSW Government legislation and to ensure design is adequate.</p>
5	<p><b>Stormwater Design</b></p> <p>The driveway, hardstand areas and silo pad area are to be designed such that all stormwater is treated on site. Runoff and stormwater controls shall be installed for the life of the development and prior to final occupation, and incorporate:</p> <ul style="list-style-type: none"> <li>• Use of existing traps where practical for existing developed areas and a new basin/stormwater trap for new works.</li> <li>• Maintenance of all erosion control and stormwater management measures is to continue for the life of the development and is the responsibility of the operator.</li> <li>• The setback to the south-eastern boundary should be increased to maintain the stormwater separation from neighbouring land as far as possible.</li> </ul> <p>Condition Reason: To protect the stormwater and environment from potential contamination by fertilizer and manage the site in case of a spill and to prevent impact to public infrastructure.</p>



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<b>Condition</b>	
<b>6</b>	<p><b>Other approvals pursuant to LG Act</b></p> <p>Prior to the issue of a construction certificate, an approval pursuant to Section 68 of the Local Government Act 1993 is required to be issued by Council for all plumbing and drainage work.</p> <p>Any new stormwater discharge/outlets to the road reserve will require the approval of Council.</p> <p>Condition reason: To ensure all drainage, sewer and plumbing work is carried out in accordance with the relevant requirements and the Local Government Act, 1993.</p>
<b>7</b>	<p><b>On-site sewage management</b></p> <p>Prior to the issue of a construction certificate the location of the existing on-site sewage management system is to be confirmed and shown on site plans. New driveways and turn paths are to avoid the system.</p> <p>A s68 PART C Local Government Act approval is to be sought to 'Operate a system of sewage management (within the meaning of section 68A).</p> <p>If the existing system is to be altered separate s68 PART C approval is similarly required for the ongoing management of waste.</p> <p>Condition reason: To ensure infrastructure including rubble drains are avoided.</p>
<b>8</b>	<p><b>Payment of building and construction industry long service levy</b></p> <p>Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy to be calculated based on a cost estimate prepared by a suitably qualified person to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier. The cost estimate and proof of payment is required to be provided to the certifier prior to issue of construction certificate.</p> <p>NOTE: From 1 January 2023 the levy rate will be 0.25% of the cost of building and construction works and will only be payable if the cost of works is \$250,000 and above (inclusive of GST). This payment can be made directly to the Long Service Levy Corporation. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986.</p> <p>Based on the supplied value (\$324,640.90) the current levy payable is \$811 (An updated Cost Estimate maybe required prior payment). This payment can be made directly to the Long Service Corporation. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. Refer to the website for information on where to pay  <a href="https://www.longservice.nsw.gov.au/bci/levy/paying-the-levy/where-to-pay-the-levy">https://www.longservice.nsw.gov.au/bci/levy/paying-the-levy/where-to-pay-the-levy</a></p> <p>Condition reason: To ensure the long service levy is paid.</p>
<b>9</b>	<p><b>Payment of section 7.12 contributions</b></p> <p>Pursuant to section 7.12 of the Environmental Planning and Assessment Act 1979, the monetary contribution set out in the following table is to be paid to Council prior to the issue of a Construction Certificate. The contribution is to be levied in accordance with the Narromine Shire Council Section 7.12 Contributions Plan 2019, adopted on 29 January 2020.</p> <p>Contribution amounts are to be calculated by Council upon the receipt of a cost estimate prepared by a suitably qualified person. The contribution payable will be calculated in accordance with the contributions plan current at the time of payment,</p>

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<b>Condition</b>											
	<p>and will be adjusted at the time of payment in accordance with the Consumer Price Index (CPI) (All Groups Index for Sydney) published by the Australian Bureau of Statistic (ABS).</p> <p>NOTE: Contribution amounts will be adjusted by Council each quarter. The current amount payable based</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Contribution Type</th> <th style="width: 30%;">Proposed Cost of Development</th> <th style="width: 20%;">Levy Payable (%)</th> <th style="width: 20%;">Total Payable</th> </tr> </thead> <tbody> <tr> <td>Section 7.12 Contribution</td> <td>\$324,640.90</td> <td>0.5%</td> <td>\$1623.20</td> </tr> </tbody> </table>			Contribution Type	Proposed Cost of Development	Levy Payable (%)	Total Payable	Section 7.12 Contribution	\$324,640.90	0.5%	\$1623.20
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	<p>Condition Reason: To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development.</p>										
10	<p><b>Damage to Public Assets</b></p> <p>The developer or his agent must undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like, prior to commencement of work and document evidence of any damage to existing assets. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense. Any damage to Council's infrastructure that occurs as a result of the development must be repaired immediately to Council's satisfaction and at no cost to Council.</p>										
	<p>Condition Reason: To ensure the pre-construction condition of assets are documented and repaired if required.</p>										
11	<p><b>Construction environmental management plan</b></p> <p>Prior to the issue of a construction certificate, the applicant must ensure a construction environmental management plan is prepared before it is provided to and approved by the certifier. The plan must include the following matters:</p> <ul style="list-style-type: none"> <li>• further include an unexpected finds procedure to assist construction site managers or workers in the management of any contamination possibly uncovered during earthworks at the site.</li> <li>• location and materials for protective fencing and hoardings to the perimeter on the site;</li> <li>• provisions for public safety and for the safety of other occupiers of the industrial buildings;</li> <li>• pedestrian and vehicular site access points and construction activity zones</li> <li>• details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site</li> <li>• details of any bulk earthworks to be carried out</li> <li>• location of site storage areas and sheds</li> <li>• equipment used to carry out all works</li> <li>• a garbage container with a tight-fitting lid</li> <li>• dust, noise and vibration control measures</li> <li>• location of temporary toilets.</li> </ul> <p>The applicant must ensure a copy of the approved construction environmental management plan is kept on-site at all times during construction.</p>										
	<p>Condition reason: To consider safety of shared site users leasing the industrial building on site &amp; require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p>										

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<b>Condition</b>	
12	<p><b>Waste management plan</b></p> <p>Before the issue of a construction certificate, the applicant is to ensure that a waste management plan is prepared in accordance with the EPA's Waste Classification Guidelines and the following requirements before it is provided to and approved by the certifier.</p> <p>Details the following:</p> <ul style="list-style-type: none"> <li>• the contact details of the person(s) removing the waste</li> <li>• an estimate of the waste (type and quantity) and whether the waste is expected to be reused, recycled or go to landfill</li> <li>• the address of the disposal location(s) where the waste is to be taken.</li> </ul> <p>The applicant must ensure the waste management plan is referred to in the construction site management plan and kept on-site at all times during construction.</p>
	<p>Condition reason: To ensure resource recovery is promoted and local amenity protected during construction.</p>
13	<p><b>Erosion and sediment control plan</b></p> <p>Before the commencement of works and prior to the issue of a construction certificate the applicant is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:</p> <ul style="list-style-type: none"> <li>• Council's development control plan,</li> <li>• the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book), and</li> <li>• the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).</li> </ul> <p>The applicant must ensure the erosion and sediment control plan is kept on- site at all times during site works and construction.</p>
	<p>Condition Reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</p>

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**BEFORE BUILDING WORK COMMENCES**

<b>Condition</b>	
14	<p><b>Construction Certificate Application</b></p> <p>A separate application is required to be submitted to either Council or a registered certifier to obtain a Construction Certificate for the proposed building works associated with the development.</p> <p>Condition Reason: Compliance with NSW Government legislation.</p>
15	<p><b>Before You Dig</b></p> <p>Prior to carrying out any works, a "Before You Dig" enquiry is to be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW). (Note: Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (<a href="http://www.safework.nsw.gov.au">www.safework.nsw.gov.au</a>) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets).</p> <p>Condition Reason: Consider the location of infrastructure and ensure a search is carried out prior to works.</p>
16	<p><b>Existing Services</b></p> <p>Costs associated with all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.</p> <p>Condition reason: To ensure relevant utility service providers requirements can be met.</p>
17	<p><b>Notice of Commencement and Appointment of Certifier</b></p> <p>Notice of commencement (at least 48 hours prior) is to be given to Council in writing. At least two (2) days prior to the commencement of building works a Principal Certifier is to be appointed in relation to the proposed building works and notice of that appointment is to be provided to Council.</p> <p>Condition reason: Compliance with NSW Government legislation, and to ensure that the development is undertaken in accordance with the approved plans and conditions of consent.</p>
18	<p><b>Erection of signs</b></p> <p>Prior to works commencing a sign must be erected in a prominent position on any site on which building work, is being carried out, in a prominent position at the front of the property showing:</p> <ul style="list-style-type: none"> <li>(a) Showing the name, address and telephone number of the principal certifying authority for the work, and</li> <li>(b) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and</li> <li>(c) Stating that unauthorised entry to the work site is prohibited.</li> </ul> <p>Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>Condition reason: The condition is prescribed under Clause 70 of the Environmental Planning and Assessment Regulation 2021.</p>

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**DURING BUILDING WORK**

<b>Condition</b>											
19	<p><b>Compliance with Building Code of Australia</b></p> <p>It is a requirement that the work must be carried out in accordance with the requirements of the Building Code of Australia.</p> <p>Condition reason: Prescribed under Clause 69 of the Environmental Planning and Assessment Regulation 2021.</p>										
20	<p><b>Approved hours of Construction works</b></p> <p>Construction and site preparation work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Neighbourhood Noise Guidelines for Construction Noise as identified below:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>DAY</th> <th>HOURS</th> </tr> </thead> <tbody> <tr> <td>Monday to Friday</td> <td>7:00am to 6:00pm</td> </tr> <tr> <td>Saturday</td> <td>8:00am to 1:00pm</td> </tr> <tr> <td>Sunday</td> <td>Nil</td> </tr> <tr> <td>Public Holidays</td> <td>Nil</td> </tr> </tbody> </table> <p>Condition reason: To ensure that the amenity of the surrounding area is not compromised as a result of the construction of the proposal.</p>	DAY	HOURS	Monday to Friday	7:00am to 6:00pm	Saturday	8:00am to 1:00pm	Sunday	Nil	Public Holidays	Nil
DAY	HOURS										
Monday to Friday	7:00am to 6:00pm										
Saturday	8:00am to 1:00pm										
Sunday	Nil										
Public Holidays	Nil										
21	<p><b>Erosion and Sediment Control</b></p> <p>Erosion and sediment control measures shall be installed and maintained for the duration of the construction period until all disturbed areas have stabilised.</p> <p>Condition reason: To ensure the erosion and sediment control measures are implemented.</p>										
22	<p><b>Guarding excavations</b></p> <p>All excavations associated with the erection of the buildings and installation of associated services must be properly guarded and protected to prevent them from being dangerous to life or property. Excavations undertaken across or in a public place must be kept adequately guarded and/or enclosed and lit between sunset and sunrise, if left open or otherwise in a condition likely to be hazardous to persons in the public place.</p> <p>Condition reason: Council requirement for protection of the public.</p>										
23	<p><b>Barricading construction sites</b></p> <p>A hoarding, barricade or fence shall be erected between the construction site and any adjoining public place and/or around any road opening or obstruction if pedestrian or vehicular traffic is likely to be endangered, obstructed or inconvenienced by the proposed works.</p> <p>The work is to be kept lit during the time between sunset and sunrise if the work may be a source of danger to persons using the adjoining public place.</p> <p>Condition reason: Council requirement for protection of the public.</p>										
24	<p><b>Building Waste</b></p> <p>Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.</p> <p>Condition reason: To ensure health and amenity of the locality is maintained.</p>										
25	<p><b>Requirement for Waste to be contained</b></p> <p>The provision of a metal waste skip with self-closing lid or secure covering on-site for the duration of the construction to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site.</p>										

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<b>Condition</b>	
	<p>Condition reason:            To ensure that all wastes generated from the construction of the development are contained on the site, and to prevent pollution of the environment by wind-blown litter.</p>
26	<p><b>Inspections</b></p> <p>All mandatory inspections required by the Environmental Planning and Assessment Act and any other inspections deemed necessary by the Principal Certifying Authority are to be carried out during the relevant stage of construction.</p> <p>Condition reason:            To ensure the applicant is aware of the requirement to have inspections.</p>
27	<p><b>Uncovering relics or Aboriginal objects</b></p> <p>While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.</p> <p>In this condition:</p> <ul style="list-style-type: none"> <li>• “relic” means any deposit, artefact, object or material evidence that:               <ul style="list-style-type: none"> <li>(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and</li> <li>(b) is of State or local heritage significance; and</li> </ul> </li> <li>• “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.</li> </ul> <p>Condition reason:            To ensure the protection of objects of potential significance during works.</p>
28	<p><b>Cut and Fill</b></p> <p>While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier.</li> <li>b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.</li> </ul> <p>Condition reason:            To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.</p>

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**BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

<b>Condition</b>	
29	<p><b>Requirement for Occupation Certificate</b></p> <p>Prior to occupation or use of the subject building or alterations/additions, an Occupation Certificate must be obtained from the Principal Certifier appointed for the subject development.</p> <p>Condition reason: Compliance with NSW Government legislation.</p>
30	<p><b>Stormwater management</b></p> <p>All silo pad, fertilizer filling areas, or other such areas where fertilizer may fall are to be designed and constructed (including stormwater drainage) so that:</p> <ul style="list-style-type: none"> <li>• All material (including contaminated stormwater) can be captured and treated on site. This may include use of bunding and a detention basin system or the like.</li> <li>• At no time will any ponding of stormwater occur on adjoining land as a result of this development.</li> </ul> <p>Condition reason: To manage the site in case of a spill and to prevent impact to public infrastructure.</p>
31	<p><b>Stormwater work</b></p> <p>All stormwater work shall be carried out in accordance with the requirements of the Local Government (General) Regulation and the Plumbing Code of Australia. In this regard, prior to the issue of the Occupation Certificate, the developer is required to submit to Council a Certificate of Compliance for the subject stormwater work.</p> <p>Condition reason: Statutory and Council requirement.</p>
32	<p><b>Works-as-executed plans (drainage diagram)</b></p> <p>Before the issue of the relevant occupation certificate, the applicant must submit, to the satisfaction of the principal certifier, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works: Work as executed plans as per any separate s68 Local Government approval. The principal certifier must provide a copy of the plans to Council with the occupation certificate.</p> <p>Condition reason: To confirm the works in accordance the s68 approval, and provide drainage diagram records.</p>
33	<p><b>Finished ground levels</b></p> <p>Finished ground levels are to be graded away from the silos and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the approved stormwater drainage system.</p> <p>Condition reason: To ensure natural drainage of the property and adjoining properties is not affected.</p>
34	<p><b>Loading area</b></p> <p>The loading and manoeuvring areas are to be upgraded, and sealed with a surface capable of withstanding the proposed loads while minimising the impact of dust and nuisance from vehicle manoeuvrability.</p> <p>The driveway must be maintained to ensure the safe access and turning for a B-Double 26m vehicle, outside of any nominated car parking areas.</p> <p>The required vehicular access must have access from the public road system and must allow forward movement around the site and existing industrial buildings.</p> <p>Condition reason: To comply with provisions of Narromine Development Control Plan 2011 and maintain access for the design vehicle.</p>

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<b>Condition</b>	
35	<p><b>Fire Safety</b></p> <p>New silo development and driveways are not to interfere with the implementation of general fire safety construction provisions of the NCC, and driveway access is to remain available at all times for emergency access and egress from the site.</p> <p>Condition reason: To ensure the development does not increase the risk of bushfire or risk of spread of fire to another building. To ensure emergency fire brigade access to assist with evacuation, and fight fire as well as other emergency services to access the existing buildings and proposed new silo storages.</p>
36	<p><b>Environmental Management Plan</b></p> <p>Prior to the issue of an Occupation Certificate a Management Plan is to be approved by Council. The plan is to address the conditions of consent and obligations nominated in the Statement of Environmental Effects. The Plan is to address ongoing management systems, not limited to: product loading into silos, product loading into trucks from the silos, handling of hazardous materials, spills and incident procedures, and waste management for ongoing operations. This Plan may also include relevant incident management strategies for transportation on public roads.</p> <p>Condition reason: To ensure environmental and safety protection measures pertaining to public safety, stormwater, waste is implemented during the life of the development.</p>
37	<p><b>Completion Requirements</b></p> <p>Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape works, have been completed in accordance with the approved plans and any relevant conditions of this consent.</p> <p>All of the conditions are to be at the full cost of the developer and to be completed prior to the issuing of an Occupation Certificate, unless stated otherwise.</p> <p>Condition reason: To ensure that the development is completed as per this consent and the approved plans.</p>

**ONGOING USE OF THE SITE**

<b>Condition</b>	
38	<p><b>Fertilizer storage</b></p> <p>The fertilizer storage and dispensing are to be operated so that there is no interference with the amenity of the neighbourhood by reason of the emission of any "offensive noise", vibration, smell, fumes, smoke, vapour, steam, soot, ash or dust, or otherwise as a result of the proposed development.</p> <p>Condition reason: To minimise potential impact on the amenity of the neighbourhood.</p>
39	<p><b>Crime prevention</b></p> <p>The facility is to implement measures during the construction and for the life of the development to reduce opportunities for crime (including vandalism and graffiti), such as access control and surveillance.</p> <p>Condition reason: Support implementation of Crime Prevention through environmental design in line with the Narromine Crime Minimisation Strategy 2021.</p>



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<b>Condition</b>	
40	<p><b>Vehicle movements</b></p> <p>All vehicles are required to enter and leave the site in a forward direction at all times. Traffic movements within the site are to separate light and heavy vehicle movement pathways where possible.</p> <p>Condition reason: For safety of traffic movements.</p>
41	<p><b>Loading and Unloading</b></p> <p>All activities including loading and unloading of goods associated with the development must be carried out on site in the dedicated areas.</p> <p>No loading or vehicle stacking 'waiting' to be loaded/unloaded is to occur in the Road reserve.</p> <p>Condition reason: To minimise impact on local traffic and to ensure the road reserve is not utilised for loading procedures and to limit risk of spillages.</p>
42	<p><b>Signage</b></p> <p>No advertising signage or branding is approved to be placed on the silos. Any new signage is to be subject to a separate development application.</p> <p>Condition reason: To preserve the visual amenity of the location.</p>
43	<p><b>Glint and Glare</b></p> <p>Glint and glare from the silos shall not cause a nuisance, disturbance or hazard to the travelling public on the public road network. In the event of glint or glare from the silos being evident from a public road, the proponent shall immediately implement glare mitigation measures such as suitable treatments to the colour and finish of the silos as approved by Council, to remove any nuisance, distraction and/or hazard caused as a result of glare from the silos.</p> <p>Condition reason: To prevent undue visual hazard to drivers and minimise impact to visual amenity.</p>
44	<p><b>Transportation and incident management</b></p> <p>Transportation of contaminated fill or materials from the site on public roads must be carried out in accordance with the requirements of Australian Dangerous Goods Code and Australian Standard 4452 Storage and Handling of Toxic Substances.</p> <p>Condition reason: To ensure dangerous goods are transported safely.</p>

## NOTATIONS

1. A list of fire safety measures must be submitted with the Construction Certificate application pursuant to Section 7 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021. The Regulation prescribes that the information to be submitted must include:

- A list of any existing fire safety measures provided in relation to the land or any existing building on the land; and
- A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

2. The owner of the land is required to submit to Council a Fire Safety Certificate(s) with respect to each essential fire safety measure installed in association with the occupied buildings within the development site - as listed on the Fire Safety Schedule.

**4. DEVELOPMENT APPLICATION DA2023/39 PROPOSED FERTILIZER SILOS AT 2 BIMBLE BOX LANE, TRANGIE (Cont'd)**

Such certificate(s) must be submitted to Council prior to occupation or use of the buildings.

Copies of the subject Fire Safety Certificate(s) must also be forwarded by the owner to the Commissioner of Fire and Rescue NSW and displayed within the principal building in a prominent position.

3. The owner of the building is required to submit to Council at least once in each period of 12 months following the completion of the building an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the industrial building. Copies of the subject Annual Fire Safety Statements must also be forwarded by the owner to the Commissioner of Fire and Rescue NSW and displayed within the subject building in a prominent position. In this regard Fire and Rescue NSW has requested that only electronic copies of the statement be forwarded to their dedicated email address, being [afss@fire.nsw.gov.au](mailto:afss@fire.nsw.gov.au)

4. Occupation of the existing industrial buildings within the site for uses other than the 'grain storage' and 'motor vehicle workshop' will require a development approval.

Phil Johnston  
**Director Community and Economic Development**

# yonder.

## **Dundas and Payten Park Precinct Plan**

**Narromine NSW**

**Date 04 October 2023 Ver 4.0**

**Prepared for Narromine Shire Council by  
YONDER LANDSCAPE ARCHITECTURE ©**

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Project: Dundas and Payten Park Precinct Plan  
 Commissioned by: Narromine Shire Council

Prepared by Yonder Landscape Architecture, PO Box 1198, Albury NSW 2640 Australia ABN 68 437 343 209

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STATUS	DATE	BY	CHECKED	VERSION
Final master plan	04/10/23	LL	TW/FS	4
Final master plan	27/09/23	LL	TW	3
Final public consultation	15/06/23	FS	TW	2
Review	02/06/23	FS	TW	1



# BACKGROUND

## Introduction



Main image: Dundas Park triangle

Inset: Cricket oval

### Project summary

Yonder Landscape Architecture have been engaged by Narromine Shire Council (NSC) to work with the community to prepare a Precinct Plan for Dundas Park and Payten Park in Narromine. The Precinct Plan is an aspirational and strategic plan which aims to guide future funding applications and on-ground works.

The Precinct Plan will provide a framework for the staged redevelopment of the Reserve's facilities, upgrade of existing facilities, investment in new facilities and services and supports strategic linkages between the two reserves and sporting clubs that use the spaces.

### Brief

The Brief called for the following to be addressed:

- » Improving the functionality of different amenities available in the park.
- » Reinforcing the safety of users and increase the accessibility to available facilities.
- » Analysing options for relocation of existing assets to meet the growing demands of the sporting clubs.
- » Improving the connection between existing sporting facilities.

## Project process

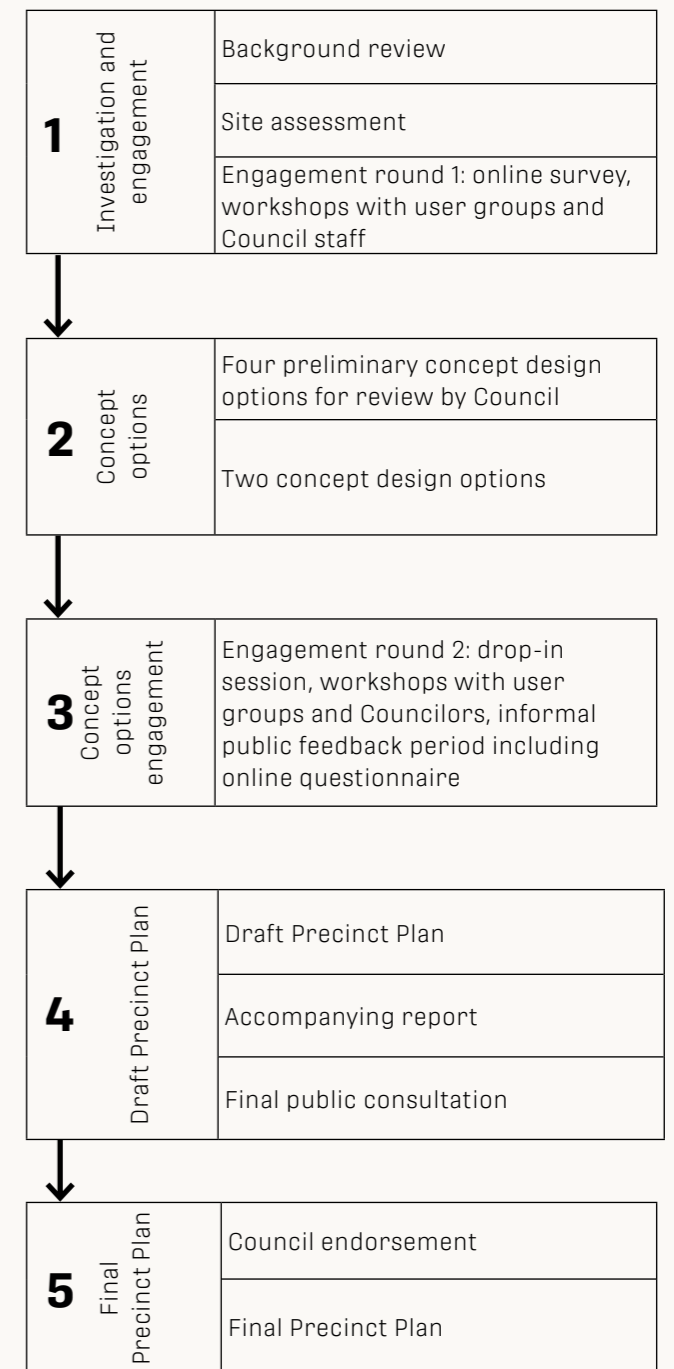
The process is comprised of five key stages.

The first phase, Investigation and Engagement is complete, and the findings are summarised in this report.

During the second phase, four preliminary concept design options were prepared based on the site appraisal and initial engagement findings. NSC reviewed the four options and selected two to be developed as options for community feedback.

A second round of engagement occurred in March 2023 in the third phase when the community provided feedback on the two concept options.

The fourth phase involved the preparation of the Draft Precinct Plan and report for public exhibition. This document is the Final Precinct Plan and report for final Council endorsement (phase 5).



## Engagement approach

Three rounds of engagement have formed part of the project process to ensure the outcomes of the Precinct Plan reflect community aspirations, wants and needs.

### Round 1

The first engagement phase, the Investigation and Engagement phase identified key strengths, issues and opportunities for the upgrade of Dundas and Payten Parks.

A comprehensive engagement process was delivered and the aim of the engagement was to seek community input and feedback on the key strengths, issues and opportunities.

Yonder engaged with user groups and stakeholders through a series of face to face workshops, and also with the broader users, via an online survey, to understand the strengths and issues. Relevant feedback was incorporated in the development of the Concept Options.

### Round 2

Round 2 of the engagement sought community feedback on the two concept options. A range of consultation techniques were used including a drop-in session, workshops with user groups and Councilors, and an informal public feedback period which included an online questionnaire.

The findings of both rounds of engagement have informed the development of this report, the Draft Precinct Plan.

### Round 3

Round 3 sought community feedback in the Draft Precinct Plan through a public feedback period.

The findings of the three rounds of engagement have informed the development of this report, the Final Precinct Plan.



## Study area

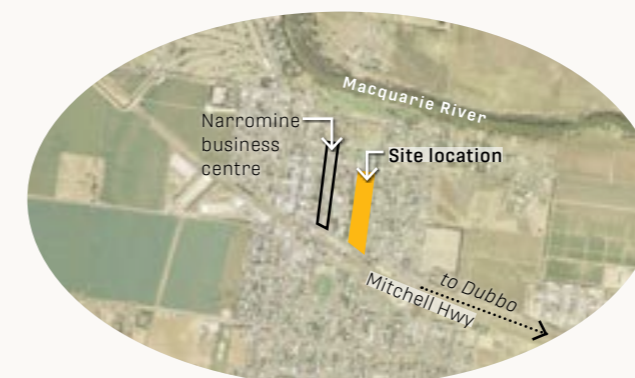
### Context

Dundas Park is situated on the Mitchell Highway at the heart of the Narromine township. It is located immediately adjacent to the aquatic centre, and opposite the Inland Rail (Parkes and to Narromine section).

Payten Park is located directly to the north and is adjacent Narromine Sports and Fitness Centre on Meringo Street. Both parks are bounded by Meryula and Temion Streets and are also bisected by Nymagee Street.

### Study area

The precinct is home to the Narromine Cricket Club, Narromine Soccer Club and Narromine Little Athletics. It is a popular spot for tourists passing through Narromine to stop and rest. Dundas Park consists of two skate ramps, cricket net practice area, cricket oval, playground, locked toilet, storage shed, canteen for soccer and a BBQ area. Payten Park consists of an athletic oval with asphalt cycle track, storage shed and canteen for the Little Athletics club. Field event facilities are currently spread across both parks.



Context plan



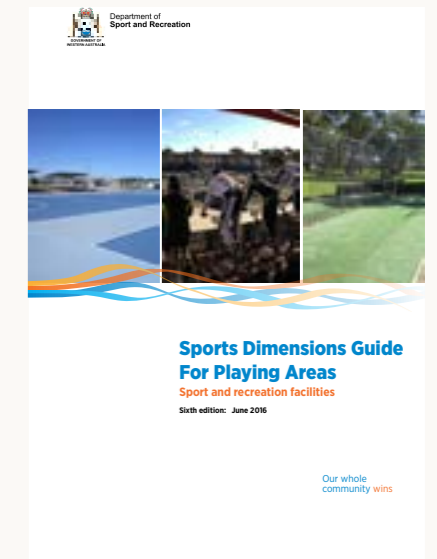
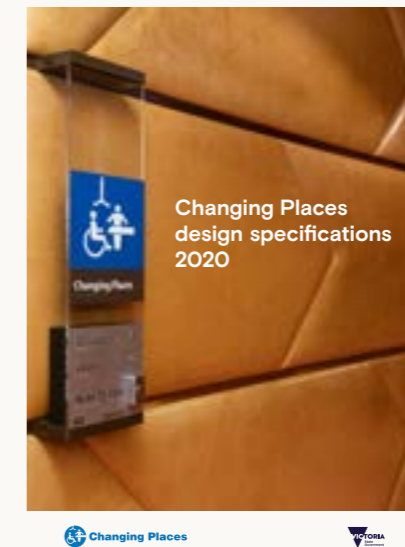
Study area plan



## Existing plans and strategies review

A review of the following documents has informed the preparation of the Draft Precinct Plan:

- » Dundas Park drainage strategy
- » Funding application documents prepared by Narromine Soccer Club
- » Dundas Park survey of services
- » Austroads Guide to Road Design Part 6, 6a, and 6b
- » World Athletics Track and Field Facilities Manual 2019 Edition
- » Government of Western Australia Department of Sport and Recreation. Sports Dimensions Guide for Playing Areas. Sixth edition June 2016
- » Victoria State Government Changing Places design specifications 2020



# INVESTIGATION

## Site analysis

The following text and diagrams demonstrate our assessment and analysis of the site and its context.



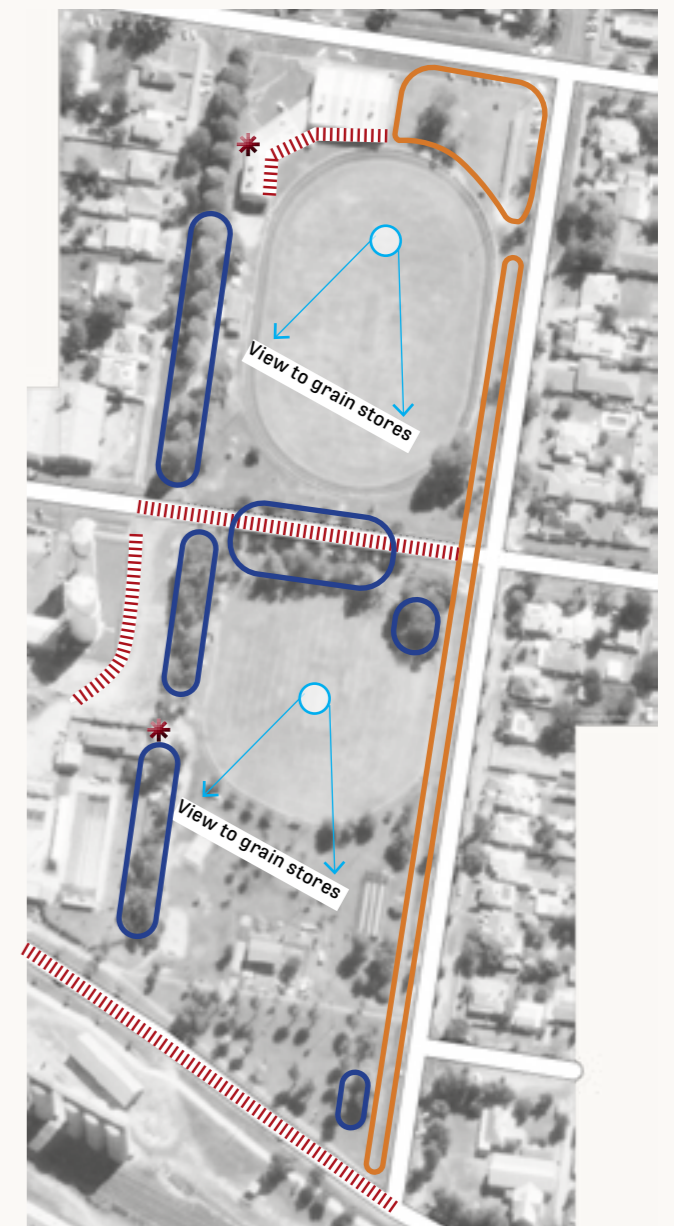
- Use**
- Sport
  - Play/recreation
  - Building
  - Road
  - Seat/table
  - \* Rest-rooms (public)
  - \* Rest-rooms (locked)



- Pedestrian circulation**
- Path
  - - - Desire-line
  - Entry
  - Conflict
  - Parking
  - Road



- Landscape character**
- Palms
  - Recent deciduous tree planting
  - Ash trees on Nymagee St
  - Evergreen trees (pines, kurrajongs, silky oaks etc)



- User experience**
- Significant view
  - Summer shade
  - Exposed, lack of shade
  - Poor interface (dangerous or uncomfortable)
  - \* Rest-rooms (locked)







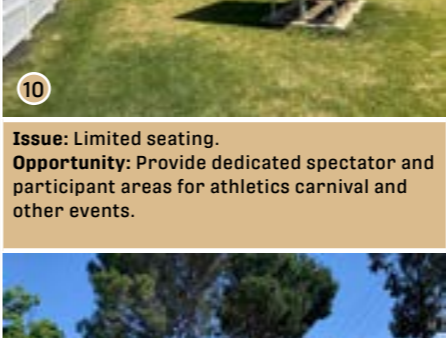
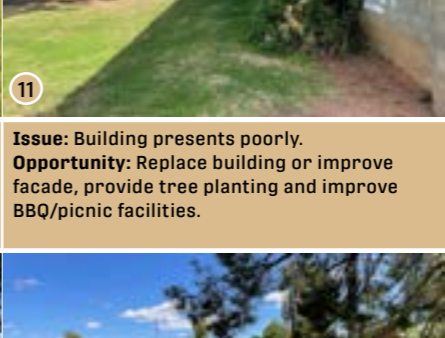
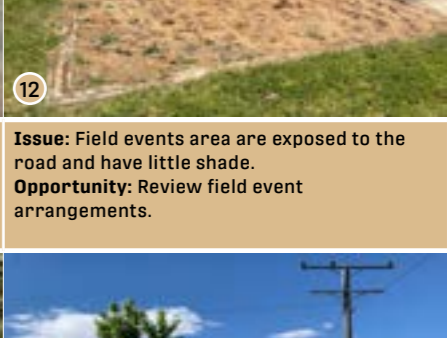


## Issues and opportunities

The following photo study demonstrates our assessment and analysis of the site and its context.



 <p><b>1</b></p> <p><b>Issue:</b> Public toilet is poor, and not DDA compliant. <b>Opportunity:</b> De-commission, relocate as an upgraded public facility in the park.</p>	 <p><b>2</b></p> <p><b>Issue:</b> Skate ramps area is fragmented. <b>Opportunity:</b> Improve and expand with a range of youth and family play experiences.</p>
 <p><b>3</b></p> <p><b>Issue:</b> Park toilet is poor &amp; not DDA compliant. Soccer storage and canteen are inadequate. <b>Opportunity:</b> De-commission toilets. Upgrade storage and canteen, with a locked toilet for club use, through grant funding.</p>	 <p><b>4</b></p> <p><b>Issue:</b> Shrubs reduce natural surveillance into park. <b>Opportunity:</b> Remove / replace with trees</p>
 <p><b>5</b></p> <p><b>Issue:</b> Existing tree planting and power poles restricts use. <b>Opportunity:</b> Remove some trees to open space up for active use. Relocate electrical wires underground and remove power poles.</p>	 <p><b>6</b></p> <p><b>Issue:</b> Picket fencing is broken in places. <b>Opportunity:</b> Replace or upgrade fencing and ensure the oval shape is improved.</p>

 <p><b>7</b></p> <p><b>Issue:</b> Under-utilised good quality grass area at the south east corner of Payten Oval <b>Opportunity:</b> Retain for passive use.</p>	 <p><b>8</b></p> <p><b>Issue:</b> Existing pines are old and diseased. <b>Opportunity:</b> Implement a staged Tree Replacement Strategy</p>	 <p><b>9</b></p> <p><b>Issue:</b> Facilities are under-sized and old. <b>Opportunity:</b> Long term relocation and upgrade of facilities.</p>
 <p><b>10</b></p> <p><b>Issue:</b> Limited seating. <b>Opportunity:</b> Provide dedicated spectator and participant areas for athletics carnival and other events.</p>	 <p><b>11</b></p> <p><b>Issue:</b> Building presents poorly. <b>Opportunity:</b> Replace building or improve facade, provide tree planting and improve BBQ/picnic facilities.</p>	 <p><b>12</b></p> <p><b>Issue:</b> Field events area are exposed to the road and have little shade. <b>Opportunity:</b> Review field event arrangements.</p>
 <p><b>13</b></p> <p><b>Issue:</b> Under-utilised area. <b>Opportunity:</b> Remove garden and signage, and open up area for flexible use.</p>	 <p><b>14</b></p> <p><b>Issue:</b> Asphalt cycle track is degraded. <b>Opportunity:</b> Provide a shared path on the outside of the fence.</p>	 <p><b>15</b></p> <p><b>Issue:</b> Power-lines dominant visually. <b>Opportunity:</b> Augment existing street trees with new low spreading shade trees.</p>



# ENGAGEMENT ROUND 1

## Engagement process

### Investigation and engagement phase

The investigation and engagement phase (Round 1) identified key strengths, issues and opportunities for the upgrade of Dundas and Payten Parks. As well as identifying key strengths, issues and opportunities, this phase was also sought to understand the community visions for both parks.

Yonder engaged with internal (Council) stakeholders and park user groups, and also to the broader community users, through an online survey. Over 60 Narromine residents and visitors contributed to the development of this phase. The engagement process was designed to unearth issues and opportunities relating to the current functionality, aesthetics and use of Dundas and Payten Parks.



### Summary of activities

Method	Date	Summary	Participation
Workshops with user groups and internal stakeholders	7 and 8 December 2022	Face to face workshops with representatives from Narromine Shire Council, Narromine Soccer Club, Narromine Cricket Club and Narromine Little Athletics.	2 face to face workshops
Online survey	19 December 2022 - 10 January 2023	An online survey was available on the Narromine Shire Council website for residents and visitors to Narromine.	53 community survey responses received

## Internal stakeholder workshops

The internal workshops were held on the 7 and 8 December 2022 at Narromine Shire Council offices, and involved representatives from engineering and recreation teams.

### Engineering

#### General comments

- » Any proposed works are to be fit for purpose and consider maintenance requirements. Vandalism is an issue.
- » The palm trees provide a visual marker when arriving in Narromine from the east.
- » Dundas Park is used by RV travelers as a rest-stop for lunch or coffee.
- » The playground has been there for about a year and is high quality, however the mounds must be painted as they can be a trip hazard.
- » Saturday sport attracts visitors from out of town and creates business for retailers.
- » A planting scheme with less trees than existing would be unacceptable.
- » Spectators usually sit on existing tiered seating at the oval and in cars to the north and east.

#### Opportunities

- » Mitchell Highway, which is a state highway, currently runs south of Dundas Park. This road will become a local road in the future, i.e., less busy as the highway and associated heavy vehicles will be diverted to a street further east. There have been discussions with Services NSW and police that traffic calming elements will be installed and slow speed to 40 km/h.
- » The drainage strategy proposes removing the drainage basin (between Mitchell Hwy and the playground) and piping the water past Payten Park. For the purposes of this Plan, it should be assumed that the basin is to be removed.
- » Remove Nymagee Street or reduce the road to one lane and/or consider further parking.

- » Develop recreational activities for young teens that would connect the two fragmented skate ramps. Perhaps a half basketball court and hoop or a skate bowl and a hang-out space for small hubs of kids and wi-fi connection.
- » Existing standpipes and water tanks are proposed to be removed - this will mean less truck traffic adjacent to the soccer club sheds in Temoin Street.
- » Grandstand with electronic scoring, club house, change-rooms, presentation room and toilets, as well as potential licensed area.
- » Remove cycle track at Payten Park.
- » Playing lights for Dundas Oval, as well as other lighting within the park, and repair sight screens.
- » Re-configure the oval shape and replace perimeter oval fence as the white plastic is prone to vandalism.
- » Restrict parking at the northern end and controlled parking at northwest when standpipes are removed.
- » Light poles within the park require rationalisation and should be installed underground.

### Recreation

#### General comments

- » Totem Skateboarding has presented a proposal to change the two skate ramps to one facility.
- » The retention basin at the palm trees is used for events (previously Australia Day and markets).
- » The playground is used a lot for birthday parties with different groups present at the same time.
- » Feedback that the playground should be enclosed.

#### Opportunities

- » Target consultation to family day care and/or mums' groups.

## User group workshop

The user groups workshop was held on the 7 December 2022 at Narromine Shire Council offices. Narromine Shire Council managed the identification, invitation, and attendance of the user groups.

Representatives from the following user groups were invited to attend the workshops:

- » Narromine Soccer Club
- » Narromine Cricket Club
- » Narromine Little Athletics

The workshops followed a set structure which asked the five following questions.

- » Can you please tell us a little about your club? Number of members, what days and times you use the club for games, training, etc.
- » What do you think works and does not work at the Reserve for your Club?
- » What would your club like to see improved, and why do you think this should occur?
- » Can you prioritise these improvements?
- » Any other general comments?

Key findings for each group are summarised on the pages following.

### Narromine Soccer Club

The soccer club has 70 members and 10 teams. Training is on and games are played on Saturday mornings.

The soccer club was recently successful in receiving two grants. The first grant is for new canteen, change rooms, storage and toilet facilities. The second grant is for the same without the toilet facilities.

### Feedback summary

#### Positives

- » Good location.
- » Grounds are good quality.

#### Negatives

- » Requirement for toilets, more storage and canteen.
- » The existing toilets are too far away from existing soccer facilities.
- » Crossing Nymagee Street is unsafe for children.

**Narromine Little Athletics**

Narromine Little Athletics has 39 participants with 3 adults. The club meets on Thursday afternoon / evenings from September to March at Payten Oval. Some training occurs on Tuesday nights. All schools use athletics facilities as well, and the canteen is used on carnival days.

In the short term the club would like to see the discus cages replaced, and the toilets upgraded. They would also like to see a new athletic track, layout of the field events reviewed and improved storage / canteen building.

**Feedback summary**

**Negatives**

- » Field events require consolidation.
- » Payten Oval does not have enough length for 400m track - can't host zone carnivals.
- » The cycle track on Payten Oval has safety hazards.
- » Plastic perimeter fence has broken elements missing, are broken and can be dangerous when children climb over.
- » No storage for discus and javelins - need bigger storage facilities.
- » The discus cages need to be relocated from Dundas Oval and upgraded.
- » The surface at Payten Oval is not as good a surface as Dundas Oval.
- » Not fully inclusive for all.

**Narromine Cricket Club**

Junior Cricket Club has 45 players and utilises Dundas Park on Thursday and Friday afternoons, as well as Saturdays. The Cricket Club will be hosting 13 & 14 yo State Youth Championships.

The Seniors have second and third grade teams and train on Thursday afternoons / evenings, and play on Saturdays.

The Club's priority is to see the toilets improved and have dedicated storage facilities.

**Feedback summary**

**Positives**

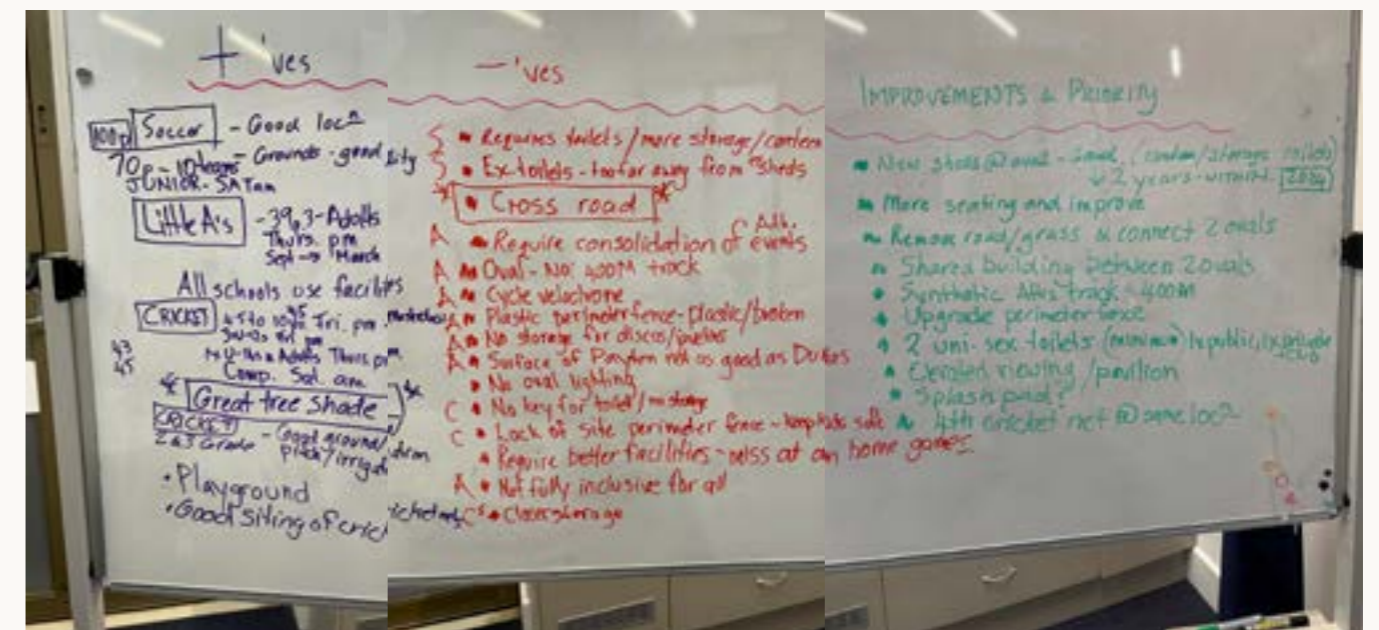
- » Great tree shade.
- » Good siting of cricket nets.
- » Playground is high quality.
- » Dundas Oval has a high quality pitch with good irrigation.
- » Good siting of cricket nets.

**Negatives**

- » Cricket club does not have key for toilets or any storage facilities - no 'home base'.
- » Lack of park perimeter fence to keep children safe and secure.
- » All-round better facilities are required, as the junior cricket misses out on home games due to the lack of them.
- » Require on-site storage that is close to Dundas Oval. Roller is currently stored off site.
- » Require further storage after handover to Football Club (off-season).
- » No oval lighting on Dundas Oval.

**Summary of suggested improvements**

- » New soccer club facilities at Dundas Oval, including canteen, storage and (potentially) toilets, through grant funds.
- » Improved seating for spectators around Dundas Oval.
- » Remove vehicular traffic along Nymagee Street and connect the two ovals.
- » Potential shared club-room building with canteen, storage, change-rooms and toilets.
- » Upgrade/relocate discus and javelin facilities.
- » Remove bitumen from the cycle track.
- » Synthetic athletics track – 400 metres long.
- » Upgrade picket fencing to both ovals.
- » Two unisex toilets (minimum) – one public and one private (lockable).
- » Elevated viewing pavilion.
- » Splash pad.
- » Fourth cricket net at the same location.
- » Lighting at Dundas Oval for extended cricket playing.
- » More shade through tree planting.
- » Remove smaller skate park.

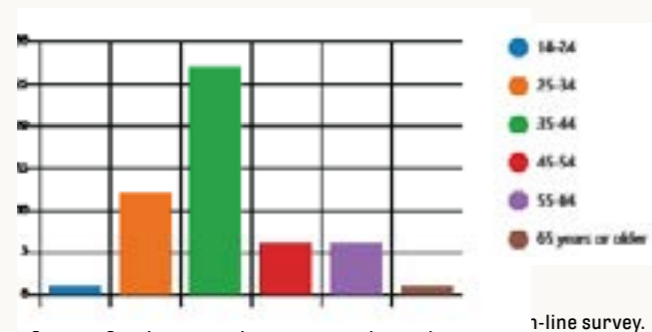


## Online survey findings

### Participation

The on-line survey was open between 19 December 2022 to 10 January 2023. It was available on the Narromine Shire Council website for residents and visitors to Dundas and Payten Parks. The on-line survey received 53 responses.

- » 25% of respondents were aged 45 years and over, and 75% were aged 44 or under.
- » 32% were female, 68% were male.
- » 94% of respondents were from Narromine, 4% were from Trangie and 2% were from Dubbo.
- » Respondents have taken part in a range of activities at the park precinct over the past 12 months.



### What people like about Dundas and Payten Park

The top 'likes' identified by on-line survey respondents were:

- » The playground.
- » Skate park.
- » The oval and fencing.
- » Grass / lawn area.
- » Shady trees.
- » Sporting opportunities.
- » Family friendly.
- » Central location.
- » Good accessibility.
- » Size and open space.

*"The upgraded playground for the kids, shady trees and nice tall Palm trees, takes ya to the next oval having a gym closer there and all kinds of sports for the younger generations."*

*"Nice shade. Picturesque."*

*"The picket fences - the trees - the fact they are in the centre of town and accessible for everyone."*

*"They both cater for the community well."*

### How people rated the condition of the precinct

Respondents answered a series of questions around their view on the condition of Dundas and Payten Park (result shown on the right in Table 1).

#### Dundas Park

- » Most respondents felt that the condition of the Oval, the playground, as well as the cricket practice nets are good or very good.
- » The toilet condition is considered to be unsatisfying with over half of the respondents (55.6%) called it very poor and 33% felt it was poor.
- » Over half of the respondents think that the condition of soccer clubhouse and canteen storage is poor.

#### Payten Park

- » The condition of the Oval is considered to be good by 68% of the respondents and 28% thinks it is poor.
- » Around 60% of the respondents thinks that the condition of Canteen and storage is poor and about 11.6% felt it was very poor.

#### Precinct overall

- » A total of 64% of the respondents thinks swimming pool toilet condition is not ideal with 40% called it poor and 24% felt it was very poor.
- » 43% of the respondents think precinct car parking is poor and 17% thinks its very poor, while 37% thinks its good.
- » The view on condition of the signage, BBQ's and footpaths indicated a fairly even split among the respondents.
- » The facilities such as seats, bins and table settings are seen as poor/very poor condition by over half of the respondents.

	Very poor	Poor	Good	Very Good	Total
<b>Dundas Park</b>					
Oval	2% 1	16% 8	74% 37	8% 4	50
Soccer clubhouse	9.3% 4	55.8% 24	34.9% 15	0% 0	43
Canteen & storage	15.9% 7	54.5% 24	29.5% 13	0% 0	44
Toilet	55.6% 25	33.3% 15	11.1% 5	0% 0	45
Playground	0% 0	5.9% 3	62.7% 32	31.4% 16	51
Skate park	3.8% 2	30.8% 16	59.6% 31	5.8% 3	52
Cricket practice nets	0% 0	10.4% 5	58.3% 28	31.3% 15	48
<b>Payten Park</b>					
Oval	2% 1	28% 14	68% 34	2% 1	50
Canteen & storage	11.6% 5	60.5% 26	27.9% 12	0% 0	43
<b>Precinct overall</b>					
Swimming pool toilet	24% 12	40% 20	32% 16	4% 2	50
Athletics facilities (Track & field events)	0% 0	40% 18	55.6% 25	4.4% 2	45
Car parking	17.6% 9	43.1% 22	37.3% 19	2% 1	51
Footpaths	7.7% 4	38.5% 20	53.8% 28	0% 0	52
Precincts accessibility	2.1% 1	25% 12	64.6% 31	8.3% 4	48
BBQ's	16.7% 8	35.4% 17	47.9% 23	0% 0	48
Seats, bins, table settings	15.4% 8	48.1% 25	36.5% 19	0% 0	52
Signage	12.2% 6	40.8% 20	47% 23	0% 0	49
Trees & shade	3.8% 2	19.2% 10	65.4% 34	11.5% 6	52

Table 1: Result from on-line survey responses on condition of the precinct.

**Three things that people would like improved**

Top responses to this open-ended question included:

- » Upgrade/better maintained toilets.
- » Provide toilet closer to playground.
- » Provide more shaded seating / picnic settings.
- » Provide more shade trees.
- » Upgrade skate park.
- » Better canteen and storage options for sporting clubs.
- » More dedicated parking areas.
- » More bins.
- » More lighting.
- » Better boundary fencing.
- » Remove vandalism.
- » Improve drainage.

**Additional facilities that people would like to see developed**

Top responses to this open-ended question included:

- » Clubhouse for sporting clubs.
- » Better toilet and change rooms.
- » Bigger storage shed and canteen.
- » Shelter to spectate.
- » Free splash park.
- » Provide more seating and BBQ facilities.
- » Fence play area.

**Other comments**

Top responses to this open-ended question included:

- » Improve maintenance at all toilets and regular maintenance across the precinct.
- » Consider new toilet block near playground at Dundas Park.
- » Fence around the play equipment for safety.
- » Upgrade and maintenance of the Ovals.
- » Better connection within the precinct.
- » Enhance assets of sporting precinct to draw more tourism.
- » More family events.
- » Toilets open to public.
- » Keep the local velodrome for local riders.

*“Regular maintenance and upkeep required.”*

*“I believe there is a fantastic opportunity to create an amazing space for our cricket, soccer and athletics clubs. The smalls clubs could really benefit from updated facilities and would draw in competition from surrounding towns.”*






*“A fence around the play equipment would be good, especially for parents with multiple children as it is close to the road. It might also protect it from vandalism.”*



**CONCEPT OPTIONS**

## Design principles

Seven key guiding principles have been formulated which are based on the outcomes of the site assessment and community engagement. These principles guided the development of concept options.

 <p><b>1</b></p> <p>Create safe, accessible and inclusive public amenities for residents, visitors and park user groups.</p>	 <p><b>2</b></p> <p>Upgrade existing facilities and layout to create a high quality recreational and sporting precinct.</p>	 <p><b>3</b></p> <p>Explore options to better connect Dundas Park and Payten Park as a unified precinct.</p>	
 <p><b>4</b></p> <p>Improve user experience and comfort with more signage, shade, lighting, furniture, and planting.</p>	 <p><b>5</b></p> <p>Improve park facilities to enhance overall visitor experience of Narromine.</p>	 <p><b>6</b></p> <p>Expand the playground to provide a range of play experiences for all ages and abilities.</p>	 <p><b>7</b></p> <p>Develop a landscape strategy to help create a cooler and more climate-ready environment.</p>

## Concept option development

Four preliminary concept options were initially prepared for Council review. Council then selected two options to be developed for community feedback (Round 2 of the engagement). These were named Concept Option A and Concept Option B and are detailed in the pages following.

The options considered modification, improvement and additional facilities, including:

- » Parking and roads.
- » Pedestrian circulation and connections.
- » Sporting facilities and built form for both participants and spectators.
- » Surface finishes such as paving and grass.
- » Lighting, signage, shelters, fencing, and furniture.
- » Trees and landscaped areas.
- » Play and recreation spaces for active and passive users.
- » Restrooms which are accessible and inclusive.

## Concept option A

Concept Option A was the more aspirational vision of the two options, and proposed significant infrastructure improvements.

### 1 Interface with Narromine Sports and Fitness Centre

- » Consider artworks / cladding to improve the building facade.
- » Possibility for connections from the building.

### 2 Athletics facilities

- » Remove existing storage / canteen building.
- » Provide new participant shelters.
- » Provide new building with storage, change-rooms, canteen and toilets.
- » Upgrade and define driveway with new kerbs and surfacing.

### 3 Payten Oval

- » Remove existing cycle track and provide a shared path outside fence.
- » Relocate oval and provide eight-lane 400m long running track in new location, with field events within perimeter.
- » Provide new powder coated aluminum picket fence.

### 4 Recreational precinct and cricket pavilion

- » Close Nymagee Street to through traffic, and provide access for parking, with emergency and deliveries access only.
- » Provide new cricket pavilion with combined club change-rooms and storage, event toilets and viewing areas.
- » Provide shelters with BBQ facilities.

### 5 Soccer Club facilities

- » Remove existing facilities
- » Provide new building with canteen, storage, change-rooms and toilets (Grant application).

### 6 Park amenities

- » Remove existing facility west of Dundas Oval.

### 7 Pool amenities

- » Remove existing facility.

### 8 Youth active zone

- » Remove two existing skate ramps.
- » Develop an active zone with new skate park, ninja course and zero-depth splash pad.
- » Provide landscape lighting.

### 9 Dundas Triangle

- » Remove drainage basin and re-grade lawn space.
- » Augment palm tree plantings.

### 10 Cricket facilities

- » Add cricket net.
- » Rationalise tree plantings to the north of the playground creating an open grass area for flexible use.
- » Provide oval lighting.
- » Reshape oval and replace fence with new powder coated aluminum picket fence.

### 11 Playspace

- » Provide pump track
- » Fence around existing playground.
- » Provide landscape lighting.

### 12 Amenities and picnic pavilion

- » Provide amenities facility with 'Changing Places' restroom (adult-sized change tables and automated hoists to meet the needs of people with severe and profound disabilities). Also provide additional accessible public toilets.
- » Provide picnic pavilion with BBQs/ community pizza oven and long communal tables.

### 13 Visitor rest stop

- » Upgrade parallel parking for RV's.
- » Provide designated DDA car parking.
- » Provide signage with visitor information.
- » Provide shelters with picnic settings.



yonder.

#### LEGEND

Existing

( ) Trees removed

[ ] Facility removed

■ Trees retained

■ Palms retained

Proposed

■ Trees

■ Palms

■ Garden bed

— Shared path

■ Parking

■ Building

■ Shelter

■ Furniture

Ⓜ Toilet

Ⓢ Traffic / way-finding signage

— Tiered seating

- - - Fence to playground

- - - Vehicle barrier

— Picket fence

#### General recommendations

- » Tree replacement strategy for senescence, unhealthy and inappropriate trees.
- » Improve natural surveillance by selective removal of shrubs.
- » Create consistent suite of furniture including picnic tables, seats, BBQs, bike racks, water stations, rubbish bins, lighting and signage.
- » Relocate overhead servicing and power poles within the park to underground.
- » Improve street interface with new parking, kerbs, kerb outstands and tree planting.



## Concept option B

Concept Option B was a simpler vision, with less infrastructure improvements and overall investment.

### 1 Interface with Narromine Sports and Fitness

#### Centre

- » Consider artworks / cladding to improve the building facade.
- » Install tree planting.
- » Possibility for connections from the building.

### 2 Athletics facilities

- » Athletics facilities (with toilets)
- » Remove existing storage / canteen building.
- » Provide new building with storage, change-rooms, canteen and toilets.
- » Provide new participant shelters.
- » Upgrade and define driveway with new kerbs and surfacing.

### 3 Payten Oval

- » Remove existing cycle track and provide a shared path outside fence.
- » Upgrade existing oval in current position. Provide drainage and re-surface with turf.
- » Allow for running track on grass.
- » Relocate all field events and soccer field within perimeter of oval.
- » Replace fence with new powder-coated aluminum picket fence.

### 4 Nymagee Street

- » Provide traffic calming measures to improve pedestrian safety with raised pedestrian crossing and traffic islands.

### 5 Soccer Club facilities

- » Remove existing facilities
- » Provide new building with canteen, storage, change-rooms (Grant application).

### 6 Park amenities

- » Upgrade / replace with 'Changing Places' restroom (with adult-sized change tables and automated hoists to meet the needs of people with severe and profound disabilities). Also provide additional accessible public toilets, and access from parking.

### 7 Pool amenities

- » Remove existing facility.

### 8 Youth active zone

- » Improve existing skate ramps by extending with terraced platforms and deck.
- » Develop an active zone with parkour, half court basketball, climbing wall and hang-out areas.
- » Provide landscape lighting.

### 9 Playspace

- » Provide water play with rill, pumps and weirs.
- » Fence around the existing playground.
- » Provide landscape lighting.
- » Provide picnic pavilion with BBQs/ community pizza oven and long communal tables.

### 10 Dundas Triangle

- » Remove drainage basin and re-grade lawn space.
- » Augment palm tree plantings.

### 11 Cricket facilities

- » Add cricket net.
- » Rationalise existing tree plantings to the north of the playground creating an open grass area for flexible use.
- » Reshape oval and replace fence with new powder coated aluminum picket fence.
- » Relocate cricket sight screen.

### 12 Visitor rest stop

- » Upgrade parallel parking for RV's.
- » Provide designated DDA car parking.
- » Provide signage with visitor information.
- » Provide shelters with picnic settings.



### LEGEND

Existing

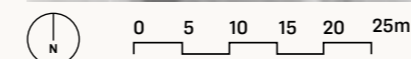
- ( ) Trees removed
- [ ] Facility removed
- Trees retained
- Palms retained

Proposed

- Trees
- Palms
- Garden bed
- Shared path
- Parking
- Building
- Shelter
- Furniture
- Ⓣ Toilet
- Ⓢ Traffic / way-finding signage
- Tiered seating
- - - Fence to playground
- - - Vehicle barrier
- ..... Picket fence

### General recommendations

- » Tree replacement strategy for senescencing, unhealthy and inappropriate trees.
- » Improve natural surveillance by selective removal of shrubs.
- » Create consistent suite of furniture including picnic tables, seats, BBQs, bike racks, water stations, rubbish bins, lighting and signage.
- » Relocate overhead servicing and power poles within the park to underground.
- » Improve street interface with new parking, kerbs, kerb outstands and tree planting.





# ENGAGEMENT ROUND 2

## Engagement process

### Concept Options engagement

The Concept Options phase (Round 2) identified key strengths, issues and opportunities for the upgrade of Dundas and Payten Parks.

Over 130 Narromine residents and visitors contributed to the development of this phase. The engagement process was designed to identify the community preference for Dundas and Payten Parks concept option ideas.

The aim of the engagement was to seek community input and feedback on the Dundas and Payten Park Precinct Plan concept options. Yonder engaged with user groups, and individuals through a variety of methods to seek their feedback on the two concept options.

Method	Date	Summary	Participation
User group session	8 March 2023	Face to face session with representatives from Narromine Soccer Club, Narromine Cricket Club and Narromine Little Athletics at Dundas Park	5 people
Presentation and Q+A session	8 March 2023	Presentation to Narromine Shire Councilors	8 Councilors
Community drop-in session	12 - 1pm 8 March 2023	Two Yonder team members and one Council staff member at Dundas Park	12 -15 people (including children)
Community drop-in session	5 - 6pm, 8 March 2023	Two Yonder team members and one Council staff member at Dundas Park	3 people
Online questionnaire Informal feedback period	27 February - 17 March 2023	A short questionnaire was available on the Narromine Shire Council website.	111 online responses
Written submissions	27 February - 17 March 2023		5 written responses/ submissions

## User group feedback



Key feedback period is summarised below:

### Narromine Soccer Club

The Soccer Club were keen to see that the plan will allow for growth of their club, specifically that there is sufficient space for a senior size soccer field to be located within the running track at Payten Oval. The Soccer Club would like to see space to train all age groups for Dundas and Payten Ovals.

More immediately the Soccer Club were concerned the Precinct Plan process might limit progress on the funded application for the proposed club building.

### Narromine Cricket Club

The Cricket Club were generally happy with both proposed options. Proposed toilets at the playground was especially well received.

### Narromine Little Athletics

The Narromine Little Athletics preferred Option A where a synthetic running track is proposed, as it would attract bigger carnivals, coaching and training opportunities to the town.

The Club was happy to see field events re-located outside the running track to allow for the senior soccer field within the track.



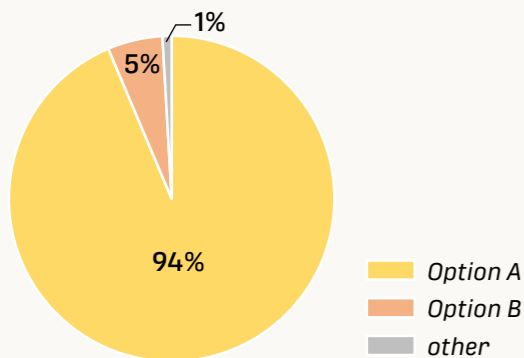
## On-line questionnaire findings

### Participation

The informal feedback period was open between 9 March 2023 - 23 March 2023. A short questionnaire was available on the Narromine Shire Council website for community to provide feedback for the two options provided. Three questions were asked, as well as an opportunity to provide additional comments.

The questionnaire received 111 responses, which are summarised below.

### Which concept option do you prefer? Why?



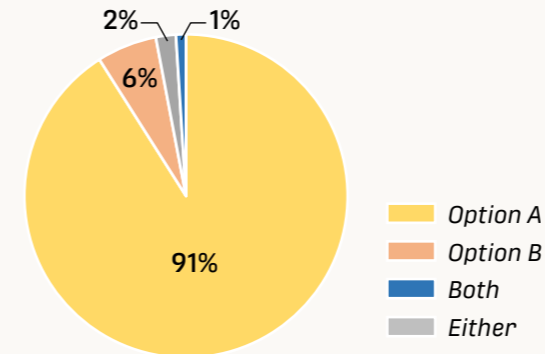
» Option A was preferred by the majority of the respondents with 103 (94%) selecting option A, while 6 respondents (5%) preferred option B.

### What three things do you like the most from Option A and/or B?

Top answers to this open ended question includes:

- » splash pad
- » amenities improvements (toilet and change-rooms)
- » pump track
- » ninja course
- » BBQ and picnic pavilion
- » Skate facilities
- » new running track
- » cricket pavilion and Nymagee Street closure
- » Keep Nymagee Street open
- » shelter and seating
- » half-court basketball court
- » fence around play area

### Which Playspace and Active Zone option do you prefer? Why?



» Of the 100 respondents who answered this question, 91% suggested that they prefer the playspace and active zone proposed in option A, and 6% of the respondents preferred option B.

Top reasons for those who preferred option A includes:

- » the variety of activities
- » activities available for children of all ages
- » Splash pad suited great for summer and great alternative to the pool.
- » likes pump track, ninja course and skate park

Top reasons for those who preferred option B includes:

- » good connectivity between the spaces
- » half-court basketball court, climbing wall
- » wider array of activities

### Additional comments about the concept options

Top responses to this open ended question includes:

- » Possible perimeter fencing or fencing to multiple area (particularly the playground and along the highway) to ensure child safety.
- » Incorporate crime prevention in design such as security camera, lighting and nature surveillance, etc.

Other responses to this question includes:

- » Would like to see more shaded seating near sports field.
- » Consider the negative impact of Nymagee Street closure.
- » Need well considered tree replacement strategy.

### Questionnaire limitations

It should be acknowledged that the questionnaire is limited by the general nature of the questions.

It appears as though people have focused on the play and recreational elements in questions 1 and 2, rather than the whole precinct. This suggests that people may not have understood and/or responded thinking about the proposals for Payten Park and Nymagee Street. There was a strong focus on the play and recreational proposals, and less comment about improvements to the sport facilities.

Online engagement may also preclude those who do not have access to, or the ability to use technology.



## The Draft Precinct Plan development

The Draft Precinct Plan has been formulated in collaboration with Narromine Shire Council and has sought to provide a solution that responds to community aspirations and also considers financial feasibility (capital and operational).

New rest-rooms are proposed to be closer to the playground and caters for a range of age and abilities. Rest-rooms will also be provided as part of the new soccer and athletics buildings, for club use.

A designated youth active zone is proposed; expanding on the existing junior skate ramp which will remain. It is acknowledged that the zero depth splash pad was well received by the community in Round 2 of the engagement. However, a splash pad facility has not been included in the Draft Precinct Plan due to the close proximity to the facilities at Narromine Swimming Pool. Instead a water play zone with weirs, rill and pump is proposed, which provide an alternative and unique year-round experience.

Rather than closing Nymagee Street, traffic calming to is proposed which will help slow traffic, prioritising the pedestrian and create a safe crossing point between the two parks. The rationalisation of all athletics events to Payten Oval will also help alleviate this risk.

Refer Appendix 1 which contains a summary of feedback and details how relevant feedback has been incorporated in the Draft Precinct Plan.

# THE DRAFT PRECINCT PLAN

## The Draft Precinct Plan

The following general recommendations apply to the site overall. The pages following provide more site specific recommendations for Dundas and Payten Parks.



A consistent furniture style will help visually unify the park



Recumbent bike with charger



Lighting for night-time use in summer months



All weather shelters



Way-finding signage



Water refill station with customised graphics



Interpretive signage boards



Kerb outstands can incorporate rain gardens

### Overall design objective

- » Create a single integrated sport and passive recreational precinct with facilities for residents and visitors, of all ages and abilities.

### Over-arching recommendations

#### Trees and planting

- » Undertake a staged tree replacement strategy for senescencing, unhealthy and inappropriate trees. Replace with species which are suitable for a changing climate.
- » Incorporate water sensitive urban design principles where possible, such as rain gardens to treat run-off.

#### Safer spaces

- » Improve natural surveillance by selective removal of shrubs.
- » Provide CCTV and lighting for improved security.

#### Furniture and signage

- » Create consistent suite of furniture, including picnic tables, seats, barbecues, bike racks, water stations, rubbish bins, and lighting. Furniture to be low maintenance and resistant to vandalism (such as timber look aluminum) with a strong and identifiable colour theme. Incorporate technology such free WIFI and charging points.
- » Provide all weather shelters for year round use.
- » Provide a suite of signage for way-finding and interpretation.

#### Infrastructure

- » Remove visual clutter and relocate overhead servicing and power poles within the park underground.
- » Improve street interface with new parking, kerbs, kerb outstands and tree planting.



### LEGEND

- Existing
- Trees retained
  - Palms retained
  - Facility removed
- Proposed
- Trees
  - Palms
  - Garden beds
  - Shared paths
  - Parking
  - Buildings
  - Shelters
  - Furniture
  - Public rest-rooms
  - Locked rest-rooms
  - Traffic / way-finding signage





# ENGAGEMENT

## ROUND 3

## Engagement process

### **Draft Precinct Plan engagement (Round 3 and Final Consultation prior to a recommendation to Council)**

The Final Consultation phase was conducted over a period commencing 23 June 2023 and closed 28 July 2023 which gave the community the opportunity to provide additional feedback. The Draft Precinct Plan was advertised in Council's Latest News column as well as Council's Facebook page. Responses were received from community members as well as representatives from the Soccer, Little Athletics and Cricket Clubs. Additional meetings were held within the various clubs to ensure final feedback was captured.

### **User Groups Feedback on Draft Precinct Plan**

#### ***Little Athletics and Soccer***

- » Delete long jump pit, shot-put ring, and discus cages from the middle of Payten Oval.
- » Turbo Javelin and High Jump can remain on grassed area of Payten Oval.
- » Javelin can possibly be run on both Payten and Dundas Ovals depending on other events.
- » Leave the shot-put ring and triple / long jump in its existing location but provide additional fencing (bollard & rail treatment) around the area for extra safety for the kids.
- » Discus cages can remain in their existing location at Dundas Park but require some refurbishment.
- » Remove all concrete from inside Payten Oval to make safe for soccer club.
- » All parties agree that the athletics track showing to remain the same to enable larger carnivals.

#### ***Cricket Club***

- » Require additional storage with larger footprint of cricket facilities and replace existing toilet block.
- » Provide additional access points to oval i.e., personal access between nets and oval in Dundas Park and maintenance access for roller between Dundas Park and Payten Oval.
- » Provide lighting to Dundas Park.
- » Provide change rooms. This is not possible however Narromine Sports and Fitness Centre can be utilised for main change.
- » Shared use of canteen to be formalised.

### **Community Members' Feedback on Draft Precinct Plan**

- » Provide younger kids' play with possible disabled play.
- » Provide larger shed at Payten Oval.
- » Rationalise pizza oven and 'Changing Places' toilet facility. This requires further community discussion.



## The Final Precinct Plan

The Final Precinct Plan has been developed in collaboration with Narromine Shire Council. The Precinct Plan has resulted through a resolution between the feedback from all engagement phases as well as Council being able to deliver the community aspirations within a practical and viable process.

All athletic field events have been moved back to their existing locations with bollard and rail treatment on the north-eastern corner of Payten Oval to control vehicle movement and improve safety for pedestrians. This also includes the discus cages at Dundas Park. Some existing field events to be refurbished as required.

Larger facilities have been included for both Little Athletics and Cricket Club along with additional vehicular access to rear. Further access points for both personal and maintenance have also been added to the perimeter picket fences on both Dundas Oval and Payten Oval.

Lighting has been added to Dundas Oval and paths have been redirected around existing discus cages.

Additional sensory play elements and accessible play equipment have been provided to the playground in Dundas Park.

The Final Precinct Plan is now ready to be provided to Councillors' for adoption.

# THE FINAL PRECINCT PLAN



## The Final Precinct Plan Payten Park

### Design objective

Create a high quality recreational precinct by upgrading and consolidating sporting facilities and providing safe and accessible connections to Dundas Park and beyond.

### Key recommendations

#### 1 Meringo Street

- » Provide footpath connections from designated crossing points on Meringo Street.
- » Install tree planting to paths for improved shade.

#### 2 Interface with adjacent building

- » Consider artworks / cladding to improve the building facade.
- » Install tree planting, and seating with shelters over.
- » Possibility for connections from the building.

#### 3 Athletics facilities

- » Remove existing storage / canteen building.
- » Provide new participant shelters.
- » Provide new building with storage, change-rooms, canteen and toilets.
- » Upgrade and define driveway with new kerbs and surfacing.
- » Define parking bays.
- » Install tree planting to paths for improved shade.

#### 4 Nymagee Street

- » Provide traffic calming measures to improve pedestrian safety with raised pedestrian crossing (or wombat) and traffic islands.

#### 5 Payten Oval

- » Retain field events to the north-east.
- » Provide bollard and rail treatment at existing field event area to raise pedestrian safety.
- » Remove existing cycle track and provide a shared path outside fence.
- » Relocate oval and provide eight-lane 400m long grass running track in new location.
- » Ensure the space within the running track allows for a senior soccer field.
- » Provide new powder coated aluminum picket fence with walk through gates for personal / general access on different sides of the field. Include a double gate for maintenance access.
- » Provide community event power supply at points around perimeter of the oval.

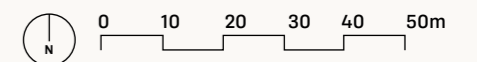
#### 6 Meryula Street

- » Define parking bays.
- » Consider bollards to control vehicular access.
- » Install tree planting for improved shade.
- » Provide platform seating with shelter over for spectating.



### LEGEND

Existing		Proposed	
Trees retained	Trees	Parking	Locked rest-rooms
Palms retained	Palms	Buildings	Tiered seating
Facility removed / decommissioned	Garden beds	Shelters	Fence to playground
	Paths	Furniture	Picket fence
	Public rest-rooms	Way-finding / traffic signage	Bollard and rail treatment



# The Final Precinct Plan Dundas Park

## Design objective

Highlight Dundas Park Precinct as the key public space in Narromine, by expanding the range of recreational facilities, providing inclusive amenities and improving sporting facilities.

## Key recommendations

- 1 Temoin Street**
  - » Provide kerbs, trees with tree guards and define parking bays.
- 2 Soccer Club facilities**
  - » Remove existing facilities, including any trees as required.
  - » Provide new building with rest-rooms, canteen, storage and change-rooms (Grant application).
- 3 Park amenities**
  - » Remove existing facility west of Dundas Oval.
- 4 Dundas Oval**
  - » Retain existing discus cages and refurbish where necessary.
  - » Reshape oval and replace fence with new powder coated aluminum picket fence. Include walk through gates for personal / general access on different sides of the field, and a double gate for maintenance access.
  - » Provide tiered spectator seating to the north.
  - » Provide lighting to oval.
  - » Relocate cricket sight screen when re-shaping the oval and provide lighting.
  - » Provide tree planting and path to the outside of the fence.
  - » Ensure the space allows for soccer fields for a range of age groups.
- 5 Meryula Street**
  - » Define parking bays.
  - » Consider bollards to control vehicular access.
  - » Install tree planting for improved shade.
  - » Provide platform seating with shelter over for spectating.
- 6 Pool amenities**
  - » Remove existing facility.
- 7 Youth active zone**
  - » Remove existing senior skate ramp to the north. Retain junior skate ramp.
  - » Develop an active zone with new skate facility, ninja course and pump track.
  - » Provide path connections, seating and lighting.
  - » Recumbent bikes with charger and platform seat under shelter.
- 8 Playground**
  - » Provide water play with rill, pumps and weirs.
  - » Fence around the existing playground.
  - » Opportunity for additional accessible play equipment in existing playground.
  - » Provide landscape lighting.
  - » Incorporate additional sensory play elements.
- 9 Cricket facilities**
  - » Add a cricket net.
  - » Rationalise existing tree plantings to the north of the playground creating an open grass area for flexible use.
  - » Provide a storage facility south of the proposed soccer club building.
- 10 Amenities and picnic facilities**
  - » Provide amenities facility with 'Changing Places' rest-room (adult-sized change tables and automated hoists to meet the needs of people with severe and profound disabilities).
  - » Provide additional accessible public toilets with child size toilet and baby changing facilities.
  - » Provide picnic pavilion with barbecues, community pizza oven and long communal tables.
- 11 Dundas Triangle**
  - » Remove drainage basin and re-grade lawn.
  - » Augment palm tree plantings.
  - » Upgrade lighting, suitable for twilight events.
- 12 Visitor rest stop**
  - » Upgrade parallel parking for RV's.
  - » Provide designated DDA car parking.
  - » Provide signage with visitor information, including wi-fi access and charging outlets.
  - » Provide shelters with picnic settings/chess tables.
  - » Consider providing charging stations for electric vehicles.



## Design elements



### Rest-rooms (public toilets)

A single building is proposed which houses inclusive rest-rooms, pizza oven and picnic tables.



### Oval improvements

New metal picket fence with a footpath on the outer perimeter, seating and lighting for night-time use.



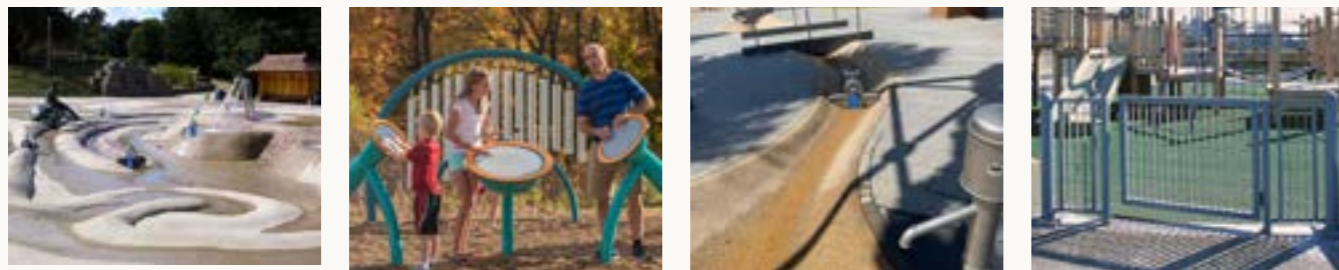
### Youth active zone

A ninja course, skate ramp, pump track and seating provide spaces for older children and teenagers.



### Road improvements

Traffic calming interventions, including road narrowing and a 'wombat' pedestrian crossing, bollards and designated parking



### Playground

Water play, sensory elements and fencing.



### Sporting facilities

Semi-permanent line-marking to running track, club building with canteen, toilets and storage, athletics shelters and tiered seating.

## Street furniture and colour palette



### Furniture

Street Furniture Australia 'Linea' range is recommended.



### Feature colours

Continue the colours of the Dundas Park playground in powdercoat and other coloured elements.

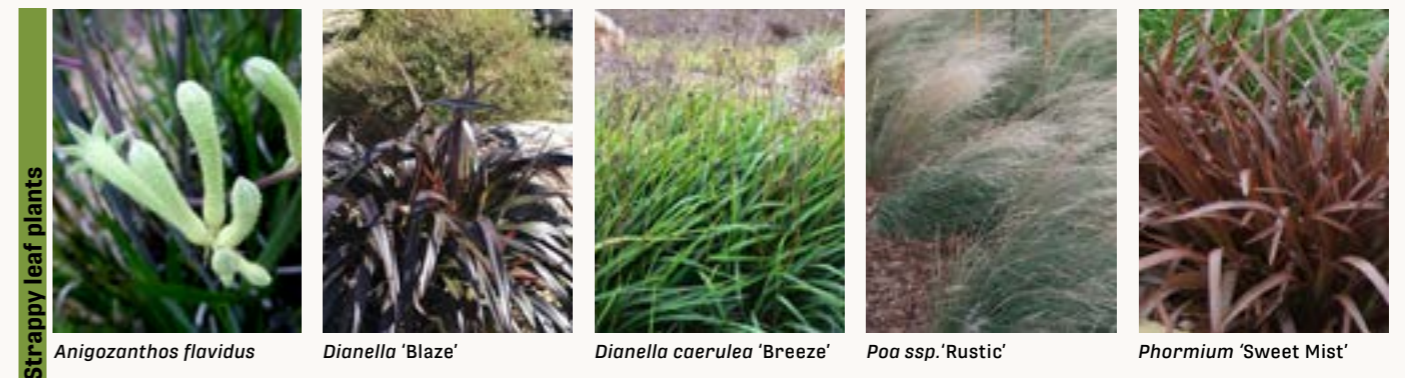


### Other colours

Utilise natural materials and finishes, such as galvanised and stainless steel, timber and concrete, where possible.

Consider a limited palette of whites and greys.

## Suggested planting palette





# IMPLEMENTATION

## Staging

This section of the Precinct Plan details the next steps required to implement the works and the anticipated order of the costs associated with the implementation.

Following endorsement of this Precinct Plan, it is recommended that Council undertake the following actions prior to proceeding with implementation of the works:

- » Detailed landscape and engineering design to develop design and establish costings for specific projects.
- » Seek funding based on the outcomes of detailed design.

Time-frame	Scope of works
Current	<ul style="list-style-type: none"> <li>» Soccer club facilities including storage, canteen and toilets</li> </ul>
Short term 0 to 3 years	<ul style="list-style-type: none"> <li>» Fencing to playground</li> <li>» Addition of sensory play elements and accessible play equipment</li> <li>» Rest-rooms and picnic shelter at playground</li> <li>» Cricket storage shed</li> <li>» Tree replacement strategy by arborist</li> <li>» Storm-water drainage works at Dundas Triangle</li> <li>» Nymagee Street traffic calming works</li> </ul>
Medium term 3 to 6 years	<ul style="list-style-type: none"> <li>» Additional cricket net</li> <li>» Water play</li> <li>» Pump track</li> <li>» Dundas Oval improvements including new paths and fencing</li> <li>» Payten Oval improvements including new paths, lighting, fencing and bollard and rail treatment</li> <li>» Kerbs and parking</li> <li>» Athletics facilities including toilets, storage and shelters</li> </ul>
Long term 6+ years	<ul style="list-style-type: none"> <li>» Skate facility</li> <li>» Ninja course</li> </ul>

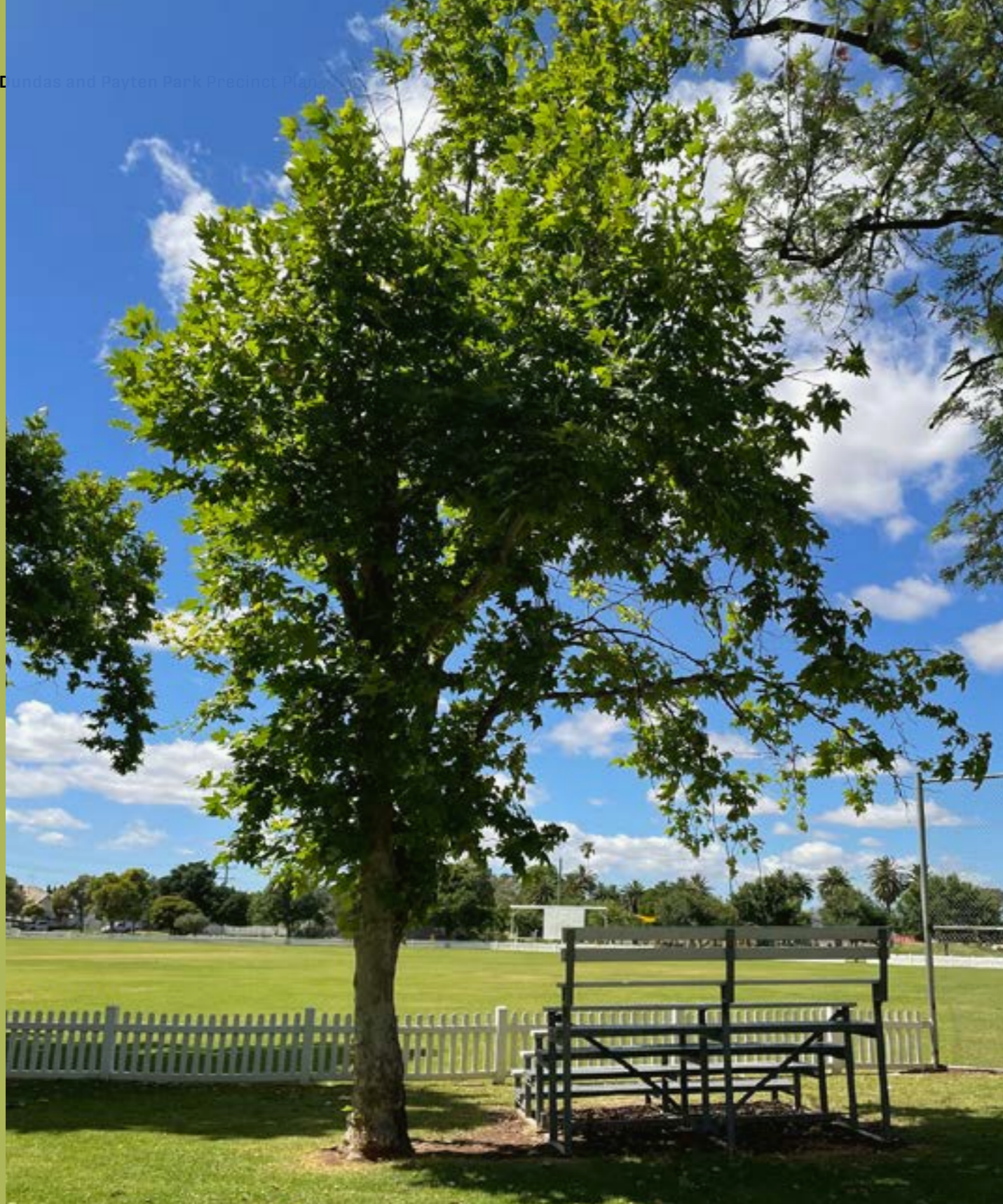
## Anticipated Order of Costs

The table below provides an indication of likely overall project cost. The costs have been formulated based on current industry rates, current as of 2023, and the team's experience with past projects of a similar nature. The level of detail is broad given it is a master plan, however it does provide an indication of the anticipated order of costs for the purposes of feasibility and funding.

Note that anticipated order of costs do not allow for GST, any internal Council costs, contingency allowances or market escalation, civil works, detailed design, and maintenance has also not been included.

Item	Description	Unit	Rate	Qty	Amount (ex GST)	Summary (ex GST)
<b>1</b>	<b>Civil construction</b>					<b>\$954,600.00</b>
a	Demolition (includes small portion of Nymagee Street, athletics shed, oval fences, cycling track, locked amenities block, soccer shed, skate park)				tbc	
b	Decommission pool amenities block				tbc	
c	Improve street interface:					
	~kerbs	l.m	\$300.00	700.00	\$ 210,000.00	
	~parking - subgrade, subbase installation, surfacing and linemarking	sq.m	tbc	2380.00	tbc	
	~kerb outstands	sq.m	\$60.00	400.00	\$ 24,000.00	
d	Improve driveway to Payten Park Oval / Little Athletics facilities					
	~kerbs	l.m	\$300.00	120.00	\$ 36,000.00	
	~subgrade improvement, subbase installation and surfacing	sq.m	tbc	230.00	tbc	
e	Add driveway to Dundas Park Cricket Club storage/facilities					
	~kerbs	l.m	\$300.00	35.00	\$ 10,500.00	
	~subgrade improvement, subbase installation and surfacing	sq.m	tbc	50.00	tbc	
f	Drainage of retention basin				tbc	
g	Nymagee Street traffic calming					
	~kerbs	l.m	\$300.00	185.00	\$ 55,500.00	
	~wombat crossing, median islands and kerb outstands				tbc	
	~drainage				tbc	
h	Concrete paths/paving to Payten Park	sq.m	\$120.00	1980.00	\$ 237,600.00	
i	Concrete paths/paving to Dundas Oval	sq.m	\$120.00	3175.00	\$ 381,000.00	
<b>2</b>	<b>Architectural construction</b>					<b>\$900,000.00</b>
a	Payten Park facility - canteen, toilets, change-rooms, storage for athletics	allow			\$ 250,000.00	
b	Participant shelters	ea	\$18,000.00	4.00	\$ 72,000.00	
c	Dundas Park storage for cricket	allow			\$ 100,000.00	
d	Dundas Park facility - canteen, toilets, change-rooms, storage for soccer	allow			\$ 178,000.00	
e	Amenities facility with Changing Places restrooms and additional accessible toilets	allow			\$ 250,000.00	
f	Improve interface with Narromine Sports and Fitness Centre	allow			\$ 50,000.00	
<b>3</b>	<b>Oval improvements</b>					<b>\$1,175,750.00</b>
a	Extend Payten Park Oval to include 8-lane 400-metre running track inclusive of minor earthworks, drainage, topsoiling and turfing	sq.m	\$50.00	15780.00	\$ 789,000.00	
b	Perimeter powder-coated aluminium picket fence 0.9-metre high for Payten Park Oval including maintenance gates and personal/general access gates	l.m	\$350.00	485.00	\$ 169,750.00	
c	Re-shape Dundas Park Oval and making good to match - minor earthworks, cultivation and turf additional area	sq.m	\$40.00	600.00	\$ 24,000.00	
d	Perimeter powder-coated aluminium picket 0.9-metre high fence for Dundas Park Oval including maintenance gate and personal/general gates	l.m	\$350.00	380.00	\$ 133,000.00	
e	Refurbish discus cages	allow			\$ 25,000.00	
f	Cricket net addition	No.	\$35,000.00	1	\$ 35,000.00	

<b>4</b>	<b>Youth active zone</b>					<b>\$1,293,220.00</b>
a	Skate park - design and construction	allow			\$ 500,000.00	
b	Water play including hand pump, sluice gates, bridge cross-over and plug	allow			\$ 100,000.00	
c	Scooter pump track - design and construction	allow			\$ 150,000.00	
d	Ninja course - supply and install	allow			\$ 75,000.00	
e	Recumbent bikes with charger	ea	\$11,610.00	2	\$ 23,220.00	
f	Sensory play elements	allow			\$ 125,000.00	
g	Accessible play equipment	allow			\$ 200,000.00	
f	Organic softfall	sq.m	\$100.00	300.00	\$ 30,000.00	
g	Rubber attenuation layer and surfacing	sq.m	\$400.00	150.00	\$ 60,000.00	
h	Drainage	allow			\$ 30,000.00	
<b>5</b>	<b>Furniture</b>					<b>\$954,200.00</b>
a	Shelters (various sizes and shapes)	allow			\$ 250,000.00	
b	Shade sails	ea	\$25,000.00	11	\$ 275,000.00	
c	Picnic settings	ea	\$5,000.00	10	\$ 50,000.00	
d	Rubbish bins	ea	\$3,000.00	10	\$ 30,000.00	
e	Seats	ea	\$3,000.00	25	\$ 75,000.00	
f	Platform seats	ea	\$8,000.00	5	\$ 40,000.00	
g	Tiered seating	ea	\$10,000.00	2	\$ 20,000.00	
h	Electric BBQ's	ea	\$15,000.00	3	\$ 45,000.00	
i	Pizza oven	allow			\$ 25,000.00	
j	Water stations	ea	\$10,000.00	3	\$ 30,000.00	
k	Bike racks	ea	\$2,000.00	3	\$ 6,000.00	
l	Tree guards for trees in road (Temoin Street south)	ea	\$800.00	4	\$ 3,200.00	
m	Fence around existing playground including gates	l.m	\$300.00	100.00	\$ 30,000.00	
n	Bollard and rail treatment to north-east of Payten Park	l.m	\$300.00	250.00	\$ 75,000.00	
<b>6</b>	<b>Soft Landscape construction</b>					<b>\$381,000.00</b>
a	Tree replacement strategy program by arborist	allow			\$ 10,000.00	
b	Staged tree removal and grubbing	allow			\$ 60,000.00	
c	Protection of existing trees	allow			\$ 5,000.00	
d	Minor earthworks, cultivation, topsoil, grassing	sq.m	\$15.00	16000.00	\$ 240,000.00	
e	Semi-adv trees (2.0 - 3.0m high, 40-50lt, 30mm min. cal.)	ea	\$400.00	165	\$ 66,000.00	
<b>7</b>	<b>Signage</b>					<b>\$45,000.00</b>
a	Traffic signage	allow			\$ 15,000.00	
b	Directional and way-finding signage	allow			\$ 30,000.00	
<b>8</b>	<b>Electrical</b>					<b>\$610,000.00</b>
a	Lighting to Dundas Park Oval	allow			\$ 360,000.00	
b	Lighting upgrade to youth activity area/playground and Dundas Triangle	allow			\$ 150,000.00	
c	Remove overhead powerlines in open space of Dundas Oval and provide new underground electrical infrastructure	allow			\$ 50,000.00	
d	Power supply to Payten Oval perimeter for community events	allow			\$ 50,000.00	



# APPENDICES

## Appendix 1: Feedback from Engagement Round 2 and Draft Precinct Plan responses

The following table provide a summary of feedback and details how relevant feedback has been incorporated in the Draft Precinct Plan.

Design considerations	Feedback	Addressed in the Draft Precinct Plan
Soccer facilities	» The Soccer Club expressed would like a senior size soccer field to be located with the running track at Payten Oval.	A soccer field has been shown within Payten Oval.
Athletics facilities	» The Narromine Little Athletics Club supported the 8 lane, 400m running track, and would prefer a synthetic track, rather than grass. If it is to be a grass surface then a permanent line-marking system would be desired. The issue of potential vandalism to the synthetic track was noted, and the question was asked whether the facility would need to be fenced.	A 8 lane, 400m grass running track is proposed.
Cricket facilities	» Support for the field events to be located within the running track. » No storage facilities have been proposed in Option A, only in Option B as part of the cricket clubhouse pavilion.	All field events are located within the running track. A storage facility is proposed Draft Precinct Plan.
Recreational zone	» The proposed upgrade of the skate ramp area was well received. People generally liked Concept Option A, particularly the splash pad, ninja course, pump track and new skate facility.	Due to close proximity to the splash pad style facilities at Narromine Swimming Pool, the Draft proposes a water play with weirs, rill and pump). This will provide an alternative experience, with less ongoing maintenance costs to Council. Also included is a new skate ramp, ninja course, pump track, and extension of and refurbishment of the existing junior skate ramp.
	» Relocate the fitness equipment from Rotary Park.	Included in the Draft Precinct Plan.
	» Several people felt that the half court basketball might be suited in another location.	The half court basketball and climbing wall have not been included.

Design considerations	Feedback	Addressed in the Draft Precinct Plan
Connections	» One person liked Option B because there was good connectivity between the play and recreation spaces.	The Draft Precinct Plan included paths to connect the existing playground to the new active zone.
Nymagee Street	» There was mixed responses about the closure of Nymagee Street. Some people were keen to see it closed, particularly for children using both ovals; while others would prefer to see it kept open.	The Draft Precinct Plan proposes traffic calming to Nymagee Street which will help slow traffic, prioritising the pedestrian and create a safe crossing point between the two parks. The rationalisation of athletics events to Payten Oval will also help alleviate this risk.
Safety	» Some residents were concerned that the facilities would encourage anti-social behaviour. There was a suggestion to incorporate crime prevention in design, e.g. CCTV, security camera, lighting and nature surveillance, etc.	Included in the Draft Precinct Plan.
	» Consider child safety by installing fencing to the playground and along the highway.	Fencing to the playground has been included in the Draft Precinct Plan. Mitchell Highway is proposed to be downgraded to a local road, which will reduce heavy traffic by by-passing the town, thereby reducing the traffic risk.
	» Another person suggested continuing the footpath along west side of Meryula Street to connect to Meringo Street.	Included in the Draft Precinct Plan.
Trees and landscape	» Some people were concerned that too many trees have been proposed for tree removal, particularly to the south of Dundas Oval. A well-considered tree replacement strategy was suggested.	A review of existing trees in regard to health, age and purpose /function has been undertaken. It is recommended that an arborist undertakes an assessment and prepares a long term tree replacement strategy.
Amenities (toilet) improvements	» Overall there was support for the closure of the public toilets in Dundas Park and adjacent to the pool. New amenities adjacent to the playground was strongly supported.	Included in the Draft Precinct Plan.

Design considerations	Feedback	Addressed in the Draft Precinct Plan
Shade	» Additional /better shade was suggested by multiple people.	Permanent shelters have been proposed across the precinct, including the active zone, playground, and adjacent to the two ovals.
Play	» Provide sensory elements and an inclusive swing.	Included in the Draft Precinct Plan.
Activities for older people	» Some people commented that there is a focus on children and families. Could activities like chess boards under trees be provided?	Included in the Draft Precinct Plan. Additionally all seating shall have backrests and armrests.





# yonder.