

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 13 APRIL 2022
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 March 2022.

Report

The approvals for the month of March 2022 brings the total approved Development Applications for the financial year to 69, with a total value of \$18,746,571.00.

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2021/67	27 Mullah St, Trangie	2/758993	Multi Dwelling Housing and Strata Subdivision	\$2,498,760	113
2022/01	39-43 Nymagee St, Narromine	110/1102299	Domestic Storage Shed	\$18,000	48
2022/04	13 Kingsford Smith Pl, Narromine	58/1271467	Domestic Storage Shed	\$50,000	31
2022/06	8 Sixth Ave, Narromine	6/7834	Domestic Storage Shed	\$16,000	48
2022/09	13 Kingsford Smith Pl, Narromine	58/1271467	Dwelling House and Secondary Dwelling	\$640,000	16

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2022/10	25A Dandaloo St, Trangie	1/1073031	Change of Use	\$5,000	40
2022/14	159 Third Ave, Narromine	17/1/15250	Domestic Storage Shed	\$30,430	10
2022/16	9 Warren Rd, Narromine	11/602995	Alterations and additions – Decking & Roof	\$236,500	11

There are currently 11 applications under assessment.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2000

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. PLANNING PROPOSAL - TEMPORARY WORKERS' ACCOMMODATION CLAUSE- LEP AMENDMENT

Author Manager Planning
Responsible Officer Director Community and Economic Development
Link to Strategic Plans Delivery Program 2.1.5 New plans and strategies are developed in line with the community's needs and encourages economic growth.
LSPS – Priority 4 – A range of housing options for the community.
LSPS – Priority 6 – Sustain and grow our local population.

2. PLANNING PROPOSAL - TEMPORARY WORKERS' ACCOMMODATION CLAUSE- LEP AMENDMENT (Cont'd)

Executive Summary

The intention of this report is to seek Council's endorsement of a Planning Proposal, to be submitted to the Department of Planning and Environment.

Council at its Ordinary Meeting of 8 December 2021 (2021/277) resolved to prepare a planning proposal to amend the Narromine LEP to permit the development of temporary workers' accommodation with consent, subject to assessment against a new clause.

The Planning Proposal - TEMPORARY WORKERS ACCOMMODATION CLAUSE – has been prepared and the next step in the process of the LEP amendment is to seek endorsement of Council prior to submitting to the Department of Planning and Environment for Gateway Determination.

Report

The Planning Proposal seeks an LEP amendment that will include a special clause with a view to deliver clear provisions and certainty of development standards and permissibility for temporary workers' accommodation in the Narromine Shire.

It is proposed that the land use table be amended with 'temporary workers' accommodation' to be included as listed as 'permitted with consent' in the RU1 Primary Production Zone. In the RU5 Village zone and R5 Large Lot Residential zone the use is proposed to be included as permitted with consent – 'Any other development not specified in item 2 or 4'.

The Planning Proposal is seeking a new clause in the Narromine Local Environmental Plan 2011 (refer to Attachment – Planning Proposal Temporary Workers' Accommodation):

*Vision for Draft New Clause **Temporary Workers Accommodation***

(1) The objectives of this clause are as follows—

- a) to enable development for temporary workers' accommodation if there is a demonstrated need to accommodate employees due to the nature of the work or the location of the land on which that work is carried out,*
- b) to ensure that the erection of temporary workers' accommodation is not likely to have a detrimental impact on the future use of the land,*
- c) to ensure that temporary workers' accommodation is appropriately located, and*
- d) to minimise the impact of temporary workers' accommodation on local roads and infrastructure.*

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- (2) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—*
- a) The nexus between a project and the need for workers' accommodation is demonstrated.*
 - b) Power systems, water reticulation systems and sewerage systems will be provided to adequately meet the requirements of the development.*
 - c) Any infrastructure provided in connection with the development will, if practicable, continue to be used once the temporary workers' accommodation is no longer required.*
- (3) In this clause temporary workers accommodation means any habitable buildings and associated amenities erected for the purpose of providing a place of temporary or short-term accommodation for persons employed or contracted for employment associated with a large-scale project and the term of that project.*

Local Plan Making Authority (LPMA)

In accordance with the Department's LEP Making Guideline, Council is to nominate the LPMA or person who will be carrying out the work to amend the LEP. For basic LEP amendments, the Council usually nominates itself as the LPMA.

In this instance as the LEP amendment is of a routine type, it is recommended that Council's General Manager be delegated to carry out the LEP Making function on behalf of Council. Delegations are in place for the Manager Planning to carry out this work on behalf of Council. If endorsed by Council, the Department must be advised of this delegation when it requests to be the LPMA upon lodgement of the Planning Proposal.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2000

Risk Management Issues

Avoids expense for a site specific planning proposal in the future.
Manages expectation and demand and supports growth in the Shire by clarifying development standards.

Internal/ external Consultation

Future consultation and exhibition will be carried out in accordance with the Community Participation Plan and Environmental Planning and Assessment Act/Regulation.

Attachments

- 1 - Planning Proposal: TEMPORARY WORKERS ACCOMMODATION CLAUSE
(Attachment No. 1)

2. PLANNING PROPOSAL - TEMPORARY WORKERS' ACCOMMODATION CLAUSE- LEP AMENDMENT (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 an environmental planning instrument under that Act, a division is required to be called.

RECOMMENDATION

That Council:

1. Resolve to submit the Planning Proposal and any supporting information to the Department of Planning and Environment through the NSW Planning Portal;
2. Advise the Department of Planning and Environment that Council's General Manager (or delegate) will be the nominated Local Plan Making Authority for this proposed LEP amendment.

3. PLANNING PROPOSAL - NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS

Author	Manager Planning
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	Delivery Program 2.1.5 New plans and strategies are developed in line with the community's needs and encourages economic growth. LSPS – Priority 4 – A range of housing options for the community.

Executive Summary

The intention of this report is to seek Council's endorsement of a Planning Proposal, to be submitted to the Department of Planning and Environment.

The Planning Proposal follows the LEP Health Check and acts on the recommendations of the Narromine Shire Residential and Large Lot Residential (Land Use) Strategy 2018 to provide additional R1 General Residential and R5 Large Lot Residential land.

In accordance with the Strategy, a minimum of 10 years and maximum of 30 years supply of zoned land should be aimed to be in the pipeline or ready for development to avoid sudden supply/demand mismatch.

Report

Previously, Council resolved to act on the recommendations of adopted Strategies and the results of the LEP Health Check and has now prepared a Planning Proposal for the Department of Planning's review. The following Council resolution was passed at the Ordinary Meeting held on 14 April 2021 (**2021/67**):

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3. PLANNING PROPOSAL - NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS (Cont'd)

RESOLVED Crs Lambert/Jablonski that Council:

1. Prepare a Planning Proposal to implement the recommendations of the Narromine Shire Residential and Large Lot Residential (Land Use) Strategy 2018; including: Short Term areas and include identified medium/longer term areas that are supported by land owners.
2. Prior to finalising a Planning Proposal staff contact all affected landowners and liaise directly in the process.
3. Council accept a Planning Proposal for consideration of the land in Ceres Siding Road subject to additional investigations supporting a future dwelling opportunity.

It should be noted that part (3) of the above resolution is dependent on action by private landowners to submit a Planning Proposal.

The Planning Proposal (File SC1181) has been prepared and a draft reviewed by the Department of Planning and Environment's Dubbo office.

It is shown in **Attachment No. 2**. Please refer to the Proposal for details on the changes proposed.

Consultation

In accordance with the above resolution, Council contacted all affected landowners to gauge their support for changes to the planning controls on their land.

The following table summarises submissions received in each of the recommended areas. It should be noted that Council received eleven (11) submissions following direct letters/emails to affected owners.

Area	In support/ Against PP	Justification
Narromine East Area A1 Rezone from R5 to R1, reduce MLS from 3.5ha to 450m2	Submission C: Against/Neutral	Won't be acting on PP results, no cost burden to self.
Trangie Inner Area: Reduce MLS from 3.5ha to 1.7ha	None received	
Trangie Inner Area: Rezone from RU1 to R5 & reduce MLS from 400ha to 2ha	None received	
Narromine East Area A2: Reduce MLS to 1.5ha or 4000m2 (serviced)	Submission A: In support	In support - has questions re associated servicing.
	Submission F: Against/Neutral	Don't want to develop at this stage.
	Phone call J: In support	In support, possibly look to buy more land and develop.
Narromine East Area B: Rezone to R5 & reduce MLS to 2ha	None received	

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Narromine East Area C: Rezone to R5 and reduce MLS to 1.5ha	None received	
Narromine North East Area B: Reduce MLS to 20ha	None received	
Narromine North East Area C & Part D: Rezone from RU1 to R5 & reduce MLS to 5ha	Submission E: In support	In support – understands rezoning
	Submission H: Neutral/Against	Doesn't want surrounding lots smaller
	Submission I: In support	Support in principle, wish to discuss further
Narromine West Area A: Rezone to R5 and reduce MLS from 400ha to 2ha	Submission D: Against	Strongly oppose, desire to use land for primary production.
	Submission G: Against	Strongly oppose, desire for larger lots, primary production use.
Narromine East Area I: Rezone from RU1 to R5 & reduce MLS from 400ha to 4ha	Submission B: In support	In support – to enable building entitlement + possible future subdivision
Narromine West (additional area H from Strategy following consultation)	In support	In support providing farming can continue until developed.
Narromine East (additional area following consultation)	In support	In support providing farming can continue until developed.

Some submissions received by Council included questions only – hence not included in the above table. Letters to owners also outlined that this is initial consultation only, and that further formal consultation will occur as part of the Planning Proposal process.

Following the above consultation and knowing that other lands in the Strategy may be “activated” instead of lands where owners are not willing to act, it is recommended that the following lands be replaced:

Original Proposal	New Proposal
Narromine West Area A: Lots 6 & 7 DP 251750 (limited lot yield, objection from owners – land will not come to fruition). Medium to Long Term. Total area of 20.2ha	Narromine West Area C: 4 lots north of Dandaloo Rd (Lots 98-99, 106 & 126 DP 755131). Endorsed in current strategy, replacing other removed lots in same ownership. Long Term. Total area of 25ha.



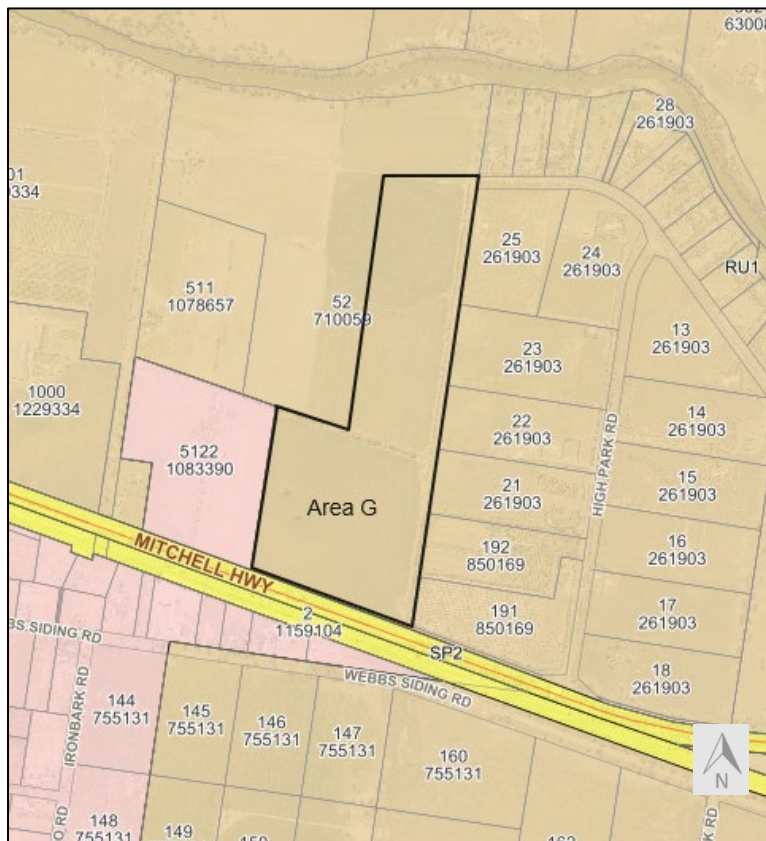
3. PLANNING PROPOSAL - NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS (Cont'd)

The owner of the above parcels were contacted – they are in support providing they can continue to farm the land until ready to develop.

New Proposal

Area G shown below has been brought forward from the endorsed Strategy noting that some of the lands rezoned may not come to fruition in the short term. Area G was endorsed previously by Council with the Strategy and incorporates higher ground adjoining the existing large lot residential High Park Estate to the east. The lot is also benefitted by access from River Drive, limiting additional Highway/classified road entry points to the land.

The owner of this parcel was contacted and advice given that providing farming can continue on the land prior to development, they would support its rezoning.



Local Plan Making Authority (LPMA)

In accordance with the Department's LEP Making Guideline, Council is to nominate the Authority or person who will be carrying out the work to amend the LEP. For basic LEP amendments, the Council usually nominates itself as the LPMA.

3. PLANNING PROPOSAL - NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS (Cont'd)

In this instance as the sites involve those previously adopted by Council in an endorsed Strategy, it is recommended that Council's General Manager be sub-delegated to carry out the LEP Making function on behalf of Council. Delegations are in place for the General Manager (or delegate) to carry out this work on behalf of Council. If endorsed by Council, the Department must be advised of this delegation when it requests to be the LPMA upon lodgement of the Planning Proposal.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2000

Risk Management Issues

Ensures there is adequate land in the pipeline for supply of residential and large lot residential land use. Supports the adopted Strategy and minimise risk of future infrastructure projects causing land supply issues. Risk of potential land use conflict is managed by adoption of the endorsed Strategy.

Internal/ external Consultation

External consultation with Government agencies for the sites nominated has already been carried out with the Strategy work previously carried out and adopted by Council.

Future consultation with landowners and adjoining owners will be carried out in accordance with the Community Participation Plan and Environmental Planning and Assessment Act/Regulation.

Attachments

1. Planning Proposal: Residential and Large Lot Residential Amendments
(Attachment No. 2)

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 an environmental planning instrument under that Act, a division is required to be called.

RECOMMENDATION

That Council:

1. Adopt the Planning Proposal to rezone and reduce minimum lot sizes in various locations as shown in Attachment 2;
2. Lodge the Planning Proposal and any supporting information to the Department of Planning and Environment through the online Planning Portal;
3. Advise the Department of Planning and Environment that Council's General Manager (or delegate) will be the nominated Local Plan Making Authority for this proposed LEP amendment.

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4. NAMING OF DAPPO ROAD RESIDENTIAL DEVELOPMENT

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 3.4. Ensure a range of housing options for the community

Executive Summary

Council's consent is sought for the naming of the Dappo Road Residential Estate Lot 59 DP 755131, 110 Dappo Road, Narromine to Wentworth Parklands.

Report

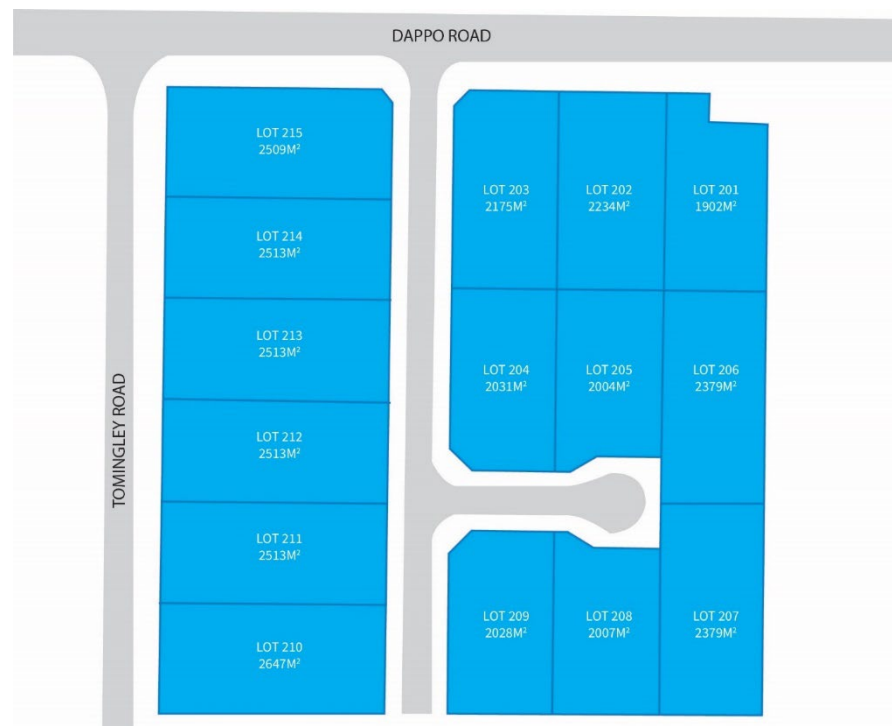
The Dappo Road development is located on the corner of Tomingley and Dappo Roads. The subdivision comprises 15 large lots ranging from 1902m² to 2647m².

Construction of the subdivision is well underway and at the time of writing this report 11 of the 15 blocks within the subdivision have had a holding deposit placed. It is expected that construction will be finalized at the end of May and final contracts will be able to proceed early in the new financial year.

During its development, the estate has been named as the Dappo Road Residential Estate but it is more fitting for the estate to be known more for its historical significance.

Renaming the estate will also help to provide a sense of community between land holders and assist in the marketing of the project.

The approximate layout of the estate can be seen adjacent



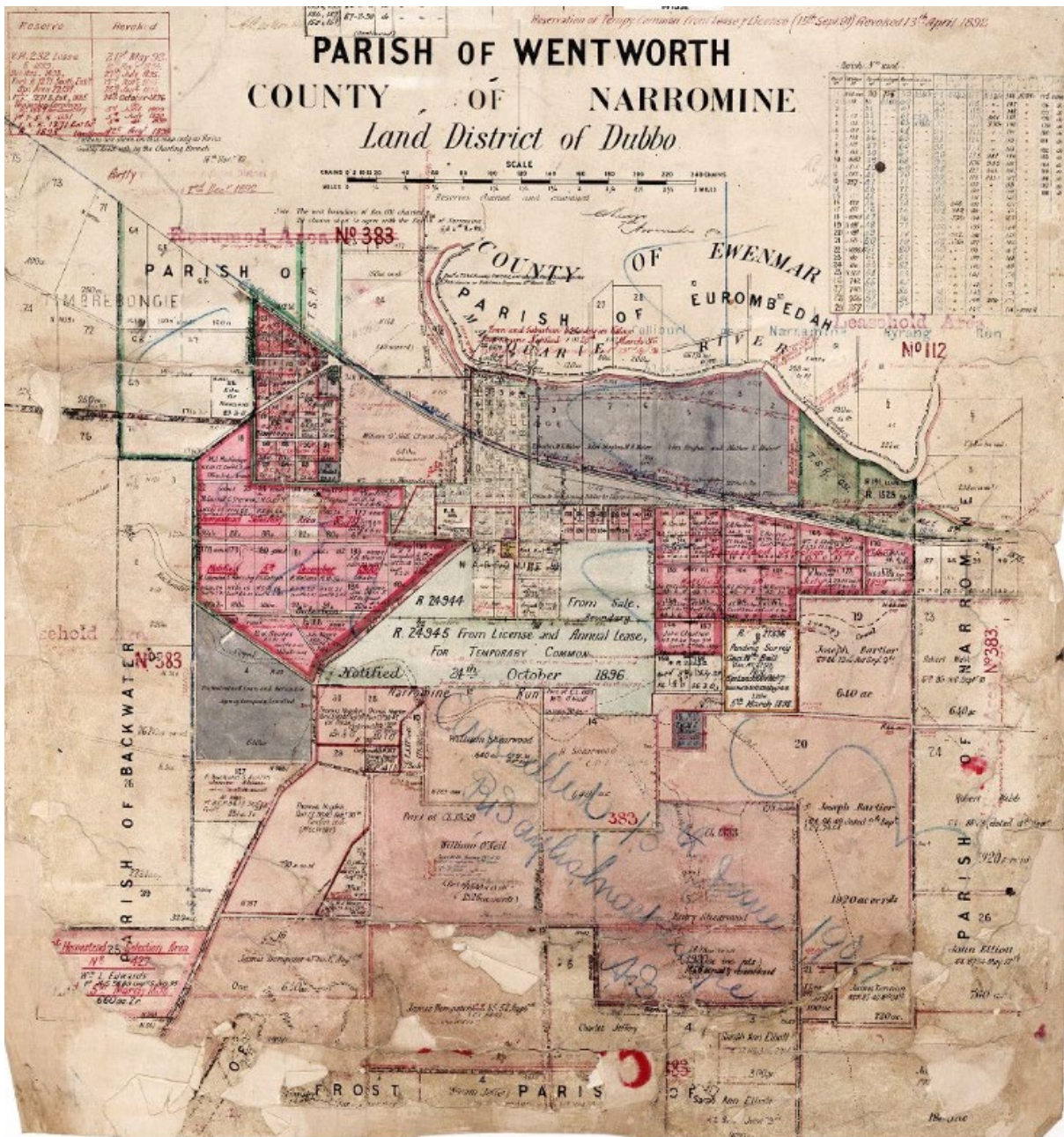
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4. NAMING OF DAPPO ROAD RESIDENTIAL DEVELOPMENT (Cont'd)

Historically, Lot 59 DP755131 was included in the Parish of Wentworth, County of Narromine, Land District of Dubbo, Timbrebongie Shire and Municipality of Narromine; now formally known as Narromine Shire.

The Parish of Wentworth is a cadastral parish in the County of Narromine. The township of Narromine is actually within the Parish of Wentworth, named after William Wentworth, a prominent politician, who owned land in in the district.

Parklands are considered to be an open grassy land with scattered groups of trees



Map source [NSW Land Registry Services | HLRV \(nswlrs.com.au\)](https://www.nswlrs.com.au)

4. NAMING OF DAPPO ROAD RESIDENTIAL DEVELOPMENT (Cont'd)

Given the significance of the parish of Wentworth it is appropriate to name this estate for local marketing and project purposes as Wentworth Parklands.

Legal and Regulatory Compliance

It is proposed that the use of Wentworth Parklands will be for project and marketing purposes. It is not proposed that this area be formally designated as an urban place.

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That Dappo Road Residential Development be known as Wentworth Parklands.

5. FOWLER STEAM ENGINE (16163) UPDATE

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 3.1.4 Ensure preservation and maintenance of the Shire's heritage buildings, objects and places of interest.

Executive Summary

Mr Tony Walsh of the New England Heritage Traction Club Inc. has provided Council with an update of progress with the restoration of the Fowler Steam Engine which his club has undertaken to restore on Council's behalf.

Report

Mr Tony Walsh of the New England heritage Traction Club Inc outlined in the previous update to Council that the machining of front axles and components had been completed and refitted to the engine.

5. FOWLER STEAM ENGINE (16163) UPDATE (Cont'd)



During the past year progress has been slowed on the Fowler largely due to COVID restrictions and the need to minimise contact.

The Fowler Steam Engine was also moved from its previous storage to a property at Invergowrie (near Armidale) due to the previous property being sold.

The next part of restoration will include works to the rear wheels and the axle bearing.

While progress on the project is not as quick as originally intended work on the restoration of the Fowler Engine does continue.

No end date has been placed on the restoration at this time.

The image below shows the Fowler Engine being unloaded near Armidale.



5. FOWLER STEAM ENGINE (16163) UPDATE (Cont'd)

Financial Implications

Council will fund the parts needed and the Club will provide all labour free of charge. Funds have previously been allocated for the restoration.

Legal and Regulatory Compliance

A legal agreement was entered into with the New England Heritage Traction Club Inc. which outlines the responsibilities of the Club and Council.

Risk Management Issues

There are no perceived risks at this stage.

Internal/External Consultation

My Tony Walsh (New England Heritage Traction Club Inc.), Director Community and Economic Development

Attachments

Nil

RECOMMENDATION

That the report be noted.

6. DISPOSAL OF LAND – DERRIBONG STREET, TRANGIE

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 proposed disposal of land in Derribong Street, Trangie for the purposes of residential development.

6. DISPOSAL OF LAND – DERRIBONG STREET, TRANGIE (Cont'd)

No detailed analysis has been conducted in regard to the number of residences that this site and adjacent services could accommodate (and at a what cost) but in general it could be assumed that a future lot layout may match the layout on the northern side of the street with seven discrete lots/ residences.

In making this recommendation this property disposal report has been compiled in accordance with the Narromine Shire Property Strategy now also before Council for endorsement. The Executive Leadership Team has considered this report and confirms that this property does not currently deliver any services and is not likely to deliver any in the future. The site once had an operational bore that was in service which is no longer used. It is planned that prior to any disposal that Council will ensure the bore is capped and rehabilitated.

As there are a number of ways that additional residential places could be created on this land parcel and as the servicing of the blocks is not finalised, it is further recommended that Council seek expressions of interest from potential developers of the site as to their approach to the development of the site and what price they would be willing to pay for the allotments. This approach will allow Council to test the potential market, seek to maximise the number of residential places and potentially offer a non-standard approach to development.

Any development that does occur on the site will be the subject of a Development Application process with any servicing undertaken to the relevant Australian Standards.



Should Council adopt the recommendation, an expression of interest will be undertaken, and a further report will be brought to Council for consideration.

6. DISPOSAL OF LAND – DERRIBONG STREET, TRANGIE (Cont'd)

Legal and Regulatory Compliance

Narromine Shire Council Property Strategy 2022
Narromine Shire Council Procurement Policy 2021

Local Government Act 1993
Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2000

Risk Management Issues

Through the development of the report and in making the recommendation a number of risks are noted.

- There is a risk of undertaking the expression of interest and not achieving a suitable outcome.
- There is a risk of undertaking the expression of interest and selling the property, but the property is developed slowly or not to the level expressed.
- There is a reputational to risk to Council if Council continues to own this site and it continues to be undeveloped at a time where there is an apparent increase in demand.

On balance while these risks exist an expression of interest for the sale and future development of the site is a suitable next step to confirm any interest. It is also a transparent process likely to maximise the return for Council and the community.

Internal/External Consultation

Executive Leadership Team

Attachments

Nil

RECOMMENDATION

1. That Council seeks expressions of interest for the potential sale and development of Lot 112 DP 755126 and Lot 152 DP 82458.
2. That all expressions of interest received for the potential sale and development of the above lots be presented to Council for consideration.

7. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 1.1.4 Promote services and provide facilities that foster healthy lifestyles CSP – 1.1.5 Recognise the importance and consider resources needed to maintain open spaces, to encourage greater use by the community

Executive Summary

This report presents a priority list for the development at the Trangie Sporting Precinct to assist Council and staff in staging the development, to provide a scope of works for potential grant funding opportunities and to provide a clear direction for the community and associated sporting and user groups at the facility.

Report

Since its adoption in 2019, Council staff have been implementing the Trangie Sporting Precinct Concept Plan (see overleaf). The concept plan was developed with consideration of the following objectives.

- Creation of a multifunctional park for the entire community
- Multipurpose spaces
- Enhance landscape
- Improve accessibility
- Improve visitation
- Long term sustainability

To date the following upgrades have been completed,

- Upgrade to Alan Burns Oval including fencing
- Playground targeting toddlers to children <6
- Playground targeting children >6
- New 1.8m high fence surrounding oval (only renewed from existing fencing)

To assist in guiding Council, staff and the community a priority list has been created to assist in staging the development and to provide a scope of works for potential grant funding opportunities. It is important to note that from time to time there will be deviations from the priority list which may be caused by;

- Funding availability
- Total cost of the priorities and need to split priorities to fit within available funding streams
- Operational/community needs
- Minimizing disruption to user groups

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7. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST (Cont'd)

An indicative cost based on the initial costs estimate is shown below;

Priority 1:	
Outdoor Courts	
New Multi-use court	
New netball courts with options multi-purpose tennis set-up	
Existing tennis courts upgraded *to synthetic	
Existing lighting upgraded	
Bench seating	
Shade awning over bench seating	
Fencing to tennis courts	
Low level fencing to roadside (only for soccer, multi-purpose and tennis courts)	
Existing tennis club building restored	
Total	\$1,552,983.75

Priority 2:	
Central club house including public toilets, function space, amenities, change rooms, storage, canteen and bar	
Covered two-tiered seating with accessible areas	
Total	\$2,395,437.99

Priority 3:	
Circulation (Footpaths)	
BBQ Area with one standard and one accessible BBQ, picnic tables, seating walls, bubbler station, garbage bins and shade trees	
Parking bays	
Harris Street, Mullah Street, Burroway Street, Southern Carpark, Skatepark Carpark, Disabled parking, Bus drop off area & minibus turning area	
Bubbler station	
Total	\$2,240,507.81

Priority 4:	
Re-vegetation zone with informal paths and educational signage	
Upgraded soccer field with numerous field set-up arrangements	
Upgraded long jump pit with run up	
Indicative running track line markings	
Relocated shot put and discus rings	
New or relocated lighting to soccer field	
Total	\$661,626.45

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7. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST (Cont'd)

Priority 5:		
	New sports lighting	
	Exercise station on primary circulation path	
	Seating hub. Various seating types and arrangements with lighting and shade trees	
	Mixed use/Event space and seating hub	
	BBQ Area with picnic tables and planting. Retain existing BBQ or upgrade	
	Overall landscaping and irrigation finalized	
	Total	\$1,149,887.23

Priorities have been grouped together in like projects and or precincts and it may be possible to break work up further. This will be grant dependent and prioritized along with other Community priorities.

*please note the costings are estimate only and were developed in 2019 as part of a quantity survey. Costings would need to be updated prior to applying for funding.



7. TRANGIE SPORTING PRECINCT CONCEPT PLAN – PRIORITY LIST (Cont'd)

Financial Implications

This priority list will be utilised in funding applications. There may be a need for matching Council contributions depending on grant criteria.

A summary of the option costs is shown below.

Option	Cost
Priority one- outdoor courts	\$1,500,000
Priority two- club house	\$2,400,000
Priority three-paths, BBQ, Parking	\$2,250,000
Priority four- paths, signs, soccer field	\$660,000
Priority five- lights, exercise station	\$1,150,000
Total	\$7,960,000

Legal and Regulatory Compliance

Tendering Guidelines Local Government Act 1993

Risk Management Issues

- Balance competing priorities amongst Trangie sporting user groups.
- Likely cost increases since initial cost estimates developed.
- Detailed scope of works not developed for each priority.

Internal/ external Consultation

The Trangie community was consulted during the development of the master plan.

Attachments

1. Trangie Sporting Precinct Priority List (**Attachment No. 3**)

RECOMMENDATION

That the proposed priority list be noted by Council.

8. RETURN AND EARN REVERSE VENDING MACHINE

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 3.2.4- Support, promote and encourage environmentally sustainable practices throughout our businesses.

Executive Summary

This report provides information to Council in regard to the potential for Return and Earn to be established in Narromine utilising an area made available adjacent to the Narromine Waste Depot.

8. RETURN AND EARN REVERSE VENDING MACHINE (Cont'd)



There will be a need to move the fence surrounding the waste facility, ensure sufficient footings and bring electricity for lighting and the container from the waste facility office.

Most of the installation costs will be paid and organized directly by TOMRA but Council may be required to run the power locally and make a contribution towards some of the other site works.

A suitable allowance for these works would be approximately \$20,000 with the final amount confirmed via the quarterly budget review.

Once installed the facility will be available for use generally during daylight hours, seven days per week. The site will be kept clean under a contract that is organised and maintained by TOMRA and typically a site such as this would be cleaned approximately three times per week (subject to usage). Should Council agree in principle to proceed with the proposal a site agreement will be established which will include a royalty back to Council expected to be in the order of \$4,500 per year.

Representatives from TOMRA have visited Narromine over the past year to inspect other suitable sites. These have included potential sites at the Showground, main street, aerodrome and wetlands. Largely due to neighbor issues (and potential flooding at the wetlands) these sites are not supported by staff and so the site at the waste facility is now put forward for development.

Legal and Regulatory Compliance

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- Waste Avoidance and Resource Recovery Amendment (Container Deposit Scheme) Act 2016
- Section 138 of the Roads Act

8. RETURN AND EARN REVERSE VENDING MACHINE (Cont'd)

Risk Management Issues

Ensure formal agreement with TOMRA regarding the establishment of the site, royalty and responsibility for cleaning.

Internal/ external Consultation

TOMRA Collection Australia

Attachments

Nil

RECOMMENDATION

1. That Council provide in principle support for the installation of a return and earn vending machine adjacent to the waste management facility.
2. That the General Manager be delegated to negotiate the terms and conditions for site establishment and cleaning.

Phil Johnston
Director Community and Economic Development



Planning Proposal

Temporary Workers Accommodation

APRIL 2022

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Attachment 1

Council Minute 2021/277 Ordinary Meeting of 8 December 2021

TEMPORARY WORKERS ACCOMMODATION CLAUSE

EXECUTIVE SUMMARY

This Planning Proposal explains the intended effect and justification for the proposed amendment to the Narromine Local Environmental Plan 2011 (Narromine LEP). The Planning Proposal has been prepared in consideration of the relevant Department of Planning and Environment guideline – “Local Environmental Plan Making Guideline” (December 2021).

Council at its Ordinary Meeting of 8 December 2021 resolved to prepare a planning proposal to amend the Narromine LEP to permit the development of temporary workers' accommodation with consent, subject to assessment against a new clause (refer to **Attachment 1** Council Minute 2021/277). The provisions are proposed with a view to deliver clear provisions and certainty of development standards and permissibility for temporary workers accommodation in the Narromine Shire.

A temporary workers' accommodation clause can facilitate and support project confidence in choosing to develop in the Shire; such as: large-scale infrastructure developments, renewable energy projects, large manufacturing proposals, and developments in the agriculture and mining sectors.

Council is seeking to implement provisions that define the use:

temporary workers' accommodation means any habitable buildings and associated amenities erected for the purpose of providing a place of temporary or short-term accommodation for persons employed or contracted for employment associated with a large-scale project and the term of that project.

REPORT

PLANNING PROPOSAL – Introducing Temporary Workers Accommodation Provisions

LGA	Narromine Shire Council
Relevant Instrument	Narromine Local Environmental Plan 2011 (Narromine LEP)
Link to Strategic Plans	Narromine Shire Local Strategic Planning Statement (LSPS) (June 2020).

Part 1 – Objective or Intended Outcomes

Objective

To amend the Narromine LEP 2011 to introduce specific additional 'Miscellaneous Local Provisions' in Part 5 of the Narromine LEP 2011, to provide certainty of development standards and permissibility for temporary workers accommodation in the Narromine Shire.

Intended outcomes

- To facilitate projects with a need to accommodate a larger workforce mobilising to the LGA.
- To establish development standards that
 - *enable development for temporary workers' accommodation if there is a demonstrated need to accommodate employees due to the nature of the work or the location of the land on which that work is carried out,*
 - *ensure that the erection of temporary workers' accommodation is not likely to have a detrimental impact on the future use of the land,*
 - *ensure that temporary workers' accommodation is appropriately located,*
 - *minimise the impact of temporary workers' accommodation on local roads and infrastructure.*

Part 2 – Explanation of Provisions

The proposal includes the introduction of a new clause in Part 5 Miscellaneous provisions of the Narromine LEP that is not zone specific. The clause is proposed to include: Objectives, development standards, definition of new terminology relevant to the interpretation of the provisions. No changes to LEP mapping are proposed.

- It is proposed that the land use table be amended for temporary workers' accommodation so that the land use is listed as 'permitted with consent' in the RU1 Primary Production Zone. In the RU5 Village zone and R5 Large Lot Residential zone the land use would fall under permitted with consent – 'Any other development not specified in item 2 or 4'.
- Amend Narromine LEP 2011 to include the following provisions:

Vision for New Clause **Temporary Workers Accommodation**

(1) The objectives of this clause are as follows—

- a) to enable development for temporary workers' accommodation if there is a demonstrated need to accommodate employees due to the nature of the work or the location of the land on which that work is carried out,*
- b) to ensure that the erection of temporary workers' accommodation is not likely to have a detrimental impact on the future use of the land,*
- c) to ensure that temporary workers' accommodation is appropriately located, and*
- d) to minimise the impact of temporary workers' accommodation on local roads and infrastructure.*

(2) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—

- a) The nexus between a project and the need for workers' accommodation is demonstrated.*
- b) Power systems, water reticulation systems and sewerage systems will be provided to adequately meet the requirements of the development.*
- c) Any infrastructure provided in connection with the development will, if practicable, continue to be used once the temporary workers' accommodation is no longer required.*

(3) In this clause *temporary workers accommodation* means any habitable buildings and associated amenities erected for the purpose of providing a place of temporary or short-term accommodation for persons employed or contracted for employment associated with a large-scale project and the term of that project.

Part 3 - Justification

Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is not a direct result of any specific strategic study or report. The lack of appropriate accommodation and the ability to develop temporary workers' accommodation is a developing issue for the Narromine Shire. Future enterprises or large-scale infrastructure projects that may need to house substantial numbers of workers on a seasonal or temporary basis are not clearly guided by the Narromine LEP.

Narromine Shire's competitive advantage is its central position within the western communities of NSW. The growing agricultural industry could create new ancillary business and subsequent employment opportunities. The Narromine LGA is ideally suited to capitalise on associated intensive agricultural enterprises. Also, new mining projects have recently been lodged within the Shire, and other mineral surveys ongoing.

The NSW Government's Electricity Strategy sets out a plan to deliver three Renewable Energy Zones (REZ). Narromine Shire partly falls within the Central-West Renewable Energy Zone. This REZ alone is expected to support 450 construction jobs in the central west region. Narromine Shire is fielding many enquiries about the possibility of development in the LGA as a result of this Strategy and the strengths of the LGA for large scale development.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the Objectives and Intended Outcomes. An LEP amendment process as described in this Planning Proposal is identified as the most certain approval pathway for a workers' accommodation proposal (that is not associated with and approved under a State Significant Project).

The only other means is to utilise site specific Planning Proposals (that facilitate rezonings or Schedule 1 amendments). This as an option is not considered an efficient mechanism to manage the issue and would not reflect Council's intention to provide more opportunities for employment generating development.

The proposed LEP amendments could be further supported by an amendment to the Narromine Development Control Plan 2011 to include relevant and appropriate development controls and guidelines for the assessment of development applications for temporary workers' accommodation.

Section B – Relationship to Strategic Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

(refer to assessment criteria)

The planning proposal has links to the following actions of the **Central West and Orana Regional Plan 2036**. Narromine Shire is one of 19 LGAs within the Central West and Orana region. Goal 4 - Dynamic vibrant and healthy communities Direction 27: Deliver a range of accommodation options for seasonal, itinerant and mining workforces is relevant. Future guidelines produced can be referenced also in a supporting DCP amendment.

The **Draft Central West and Orana Regional Plan 2041** Part 2 People, Housing and communities; Objective 10 Provide accommodation for temporary workers, includes: "Councils need to ensure a variety of housing types, particularly in areas accessible to construction projects and areas which will be the focus of ongoing employment, including Parkes SAP, the Central–West Orana REZ and mining projects".

This is of particular relevance, as the LEP amendment will support the implementation of Action 6 of this Plan.

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Narromine Local Strategic Planning Statement – Priority 6 – Sustain and grow our local population.

Narromine Shire Local Strategic Planning Statement (LSPS) 2020, identifies multiple avenues for growing industry and opportunities for supporting the strengths of the LGA. The management of growth and land use conflict is key in the LSPS. Ensuring a range of housing options to suit the different lifestyles and needs of the population is integral for the future and resilience of Narromine. Actions associated with the LSPS Priority 4 Vibrant Communities supports a new provision in the Narromine LEP to address temporary workers accommodation.

Having clear provisions surrounding the development of accommodation for workers associated with large scale employment projects delivers certainty to developers of expectations for development in Narromine LGA. Land use conflicts between housing and employment lands needs to be managed. Temporary workers accommodation can conflict with productive agricultural, industrial or resource lands. Narromine LGA is currently experiencing residential land supply pressures. The LSPS actions are being implemented and in accordance with the adopted local housing strategy, a separate Planning Proposal process has commenced seeking to implement

recommendations of the Narromine Shire Residential (and Large Lot Residential) Strategy. It was identified as part of this process the need for this LEP Amendment. Implementation of provisions to ensure well-designed project-related workers' accommodation occurs, will alleviate some stress on the residential land supply in the event of large-scale project being proposed, as well as result in protecting Narromine Shire's environment and infrastructure.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Relevant State Environmental Planning Policies that affect the Narromine Shire LGA area summarised in the Table 1 below. No inconsistencies with SEPP's are noted.

Table 1: Summary of Planning Proposal Consistency with SEPPs

SEPP Title	Planning Proposal Consistency
SEPP (Biodiversity and Conservation) 2021	Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.
SEPP Building Sustainability Index (BASIX) 2004	Temporary workers accommodation proposals would be required to determine at application whether the development concept includes BASIX affected development. Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.
SEPP (Exempt & Complying Development Codes) 2008	Temporary workers accommodation proposals would be required to determine at application whether the development concept includes aspects defined as exempt and/or complying development. Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.
SEPP (Housing) 2021	This SEPP addresses housing types not limited to manufactured home estates and caravan parks. The SEPP does not specifically address accommodation that addresses temporary accommodation for workers associated with a large-scale project. Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.

SEPP Title	Planning Proposal Consistency
SEPP (Industry and Employment) 2021	Chapter 2 is not relevant to the Narromine Shire LGA. Chapter 3 referencing Advertising and Signage applies to the State. Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.
SEPP No 65 – Design and Quality of Residential Apartment Development	N/A to the Planning Proposal.
SEPP (Planning Systems) 2021	State significant development would not be impacted by local provisions for temporary workers accommodation. Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.
SEPP (Precincts – Central River City) 2021	N/A to the Planning Proposal.
SEPP (Precincts – Eastern Harbour City) 2021	N/A to the Planning Proposal.
SEPP (Precincts – Regional) 2021	Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.
SEPP (Precincts – Western Parkland City) 2021	N/A to the Planning Proposal.
SEPP (Primary Production) 2021	Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.
SEPP (Resilience and Hazards) 2021	Contamination and remediation to be considered in determining development applications. Ties into the objectives of the new clause proposed. Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.
SEPP (Resources and Energy) 2021	Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.
SEPP (Transport and Infrastructure) 2021	Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

These directions apply to planning proposals lodged with the Department of Planning and Environment on or after the date the particular direction was issued and commenced.

Table 2: Directions issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the Environmental Planning and Assessment Act 1979.

Direction	Planning Proposal Consistency
Focus area 1: Planning Systems	
1.1 - Implementation of Regional Plans	Consistent with Regional Plans as Q3.
1.2 Development of Aboriginal Land Council land	No land in the Narromine LGA known to be mapped.
1.3 Approval and Referral Requirements	The draft provisions considered do not include additional referral, consultation and concurrence requirements from a public authority.
1.4 Site Specific Provisions	N/A – not site-specific provision.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A

Direction	Planning Proposal Consistency
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A
1.14 Implementation of Greater Macarthur 2040	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A
1.16 North West Rail Link Corridor Strategy	N/A
1.17 Implementation of the Bays West Place Strategy	N/A
Focus area 2: Design and Place	
-	-
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	Consistent. The Proposal includes provisions that facilitate minimisation of environmental impact and require the sites to be appropriately located. Conservation zones are not affected.
3.2 Heritage Conservation	Consistent. The Proposal is not site-specific and no direct impacts are envisaged.
3.3 Sydney Drinking Water Catchments	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
3.5 Recreation Vehicle Areas	Consistent – no land use will be amended that permits recreational vehicle activities.
Focus area 4: Resilience and Hazards	
4.1 Flooding	Consistent – the proposal is not site specific.
4.2 Coastal Management	N/A
4.3 Planning for Bushfire Protection	N/A - the proposal is not site specific.

Direction	Planning Proposal Consistency
4.4 Remediation of Contaminated Land	N/A - the proposal is not site specific.
4.5 Acid Sulfate Soils	N/A - the proposal is not site specific.
4.6 Mine Subsidence and Unstable Land	N/A - the proposal is not site specific.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	N/A - the proposal is not site specific.
5.2 Reserving Land for Public Purposes	N/A
5.3 Development Near Regulated Airports and Defence Airfields	N/A - the proposal is not site specific.
5.4 Shooting Ranges	N/A - the proposal is not site specific.
Focus area 6: Housing	
6.1 Residential Zones	Consistent – The intent of the proposal is to protect housing supply and provide clear provisions for temporary housing needs for major projects. The Proposal includes provisions to address servicing and efficient use of infrastructure.
6.2 Caravan Parks and Manufactured Home Estates	Consistent – no changes proposed to caravan park/MHE provisions of the LEP.
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	N/A - the proposal is not site specific and not proposed to affect the provisions of the business and industrial zones.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A to Narromine Shire LGA
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
Focus area 8: Resources and Energy	

Direction	Planning Proposal Consistency
8.1 Mining, Petroleum Production and Extractive Industries	N/A - the proposal is not site specific.
Focus area 9: Primary Production	
9.1 Rural Zones	Consistent – no rezoning of and is proposed. Agricultural viability of land is addressed by ensuring that Temporary Workers' Accommodation is appropriately located.
9.2 Rural Lands	Consistent – no change to minimum lot size is proposed. The Proposal is consistent with Regional and Strategic plans as detailed. The provisions seek to minimise land use conflict and protect rural land uses in the longer term when a temporary accommodation proposal is no longer required.
9.3 Oyster Aquaculture	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A to Narromine Shire LGA

Section C - Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The provisions proposed are not site-specific. The amendment is seeking to make temporary workers accommodation permissible in the RU1, RU5 and R5 zones. It is considered likely that temporary workers accommodation will be sought in rural areas, however it is not possible to predict the impact on specific site at this stage.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal is seeking to manage potential environmental impacts and ensure impacts on local infrastructure (including roads and effluent management issues) are addressed upfront in the development concept for temporary workers' accommodation.

Additional development standards could be clarified in a supporting DCP amendment.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal is intended to support economic development and encourage positive social outcomes for the Narromine Shire LGA.

As indicated, Narromine Shire is fielding many enquiries about the possibility of development in the LGA as a result of the REZ Strategy and the strengths of the LGA for large-scale development. Especially in view of recent announcements for development of the 400ha Narromine Materials Distribution Centre being assessed separately to the Narromine to Narrabri Section of Inland Rail Project. The volume of queries indicates that implementing a Planning Proposal to pre-empt development needs is prudent to support the economic development potential and flow on impacts of infrastructure projects.

Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

Future development applications will be subject to provisions of Narromine Shire Council Section 7.12 Contributions Plan 2019. It is not envisaged that the planning proposal will trigger a new contributions plan.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council will undertake any required consultation in accordance with the Gateway Determination stage of the LEP amendment.

No key government agencies are identified as triggered for a referral.

Part 4 - Mapping

N/A -no changes to mapping proposed.

Part 5 – Community Consultation

Formal community consultation has not been carried out pre-lodgement.

Community consultation will be considered at the Gateway stage, with the Gateway determination confirming the requirements, in accordance with the Department of Planning, Industry and Environment “Local Environmental Plan Making Guideline”.

Council's Community Participation Plan (Nov 2019) requires a 28-day exhibition for planning proposals or as otherwise required by the Gateway determination.

Part 6 – Project Timeline

The Table 3 below gives an indicative project timeline and detail for expected milestones for the planning proposal.

Table 3: Indicative project timeline

Stage	Timeframe &/or Date
Prepare Proposal – Consideration by Narromine Shire Council	1 st Qtr 2022
Council Decision	April 2022
Gateway Determination	June 2022
Exhibition	July 2022
Consideration of Submissions Post exhibition Review	August 2022
Council Decision	August 2022
Submission to the Department for Finalisation	August 2022
Gazettal of LEP amendment	



Local Plan Making Authority

Council requests Council's General Manager or delegation to Narromine Shire Council's Manager of Planning, Emma Yule, to make the plan in accordance with section 3.34(2)(g) of the EP&A Act. This is recommended as the amendment is 'basic'.

Attachment 1 – Council Minute 2021/277 Ordinary Meeting of 8 December 2021

2. TEMPORARY WORKERS' ACCOMMODATION CLAUSE – LEP AMENDMENT

RESOLVED Crs Lambert/Jablonski;

1. That Council proceed with the preparation of a planning proposal for amendment to the Narromine Local Environment Plan 2011 to include a special clause for 'temporary workers' accommodation'
2. That Council support the objectives and intent of the provisions outlined for inclusion in the clause.

2021/277

Cr Davies called for a division of the motion. The vote was unanimous.

NARROMINE SHIRE COUNCIL

PLANNING PROPOSAL:

RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS

Executive Summary

This planning proposal intends to amend the Narromine Local Environmental Plan to permit additional land for housing development.

In preparing this Planning Proposal, Council is initiating endorsed actions from the Residential Land Use Strategy 2018 and ensuring adequate and planned supply of rural residential and residential land. From the Department's LEP Making Guideline, this Proposal is considered a 'Basic' Amendment.

Since adoption of the above Strategy, the Narromine LGA is experiencing an influx of people, business and infrastructure projects with a number of shovel-ready projects coming to fruition. Large scale projects such as the Inland Rail and Simmons Global Aerodrome development are leading this surge with Tomingley Gold Operations expanding their mine and workforce. New industrial lots will soon be released at the Narromine Aerodrome and expanded Narromine Industrial Estate. All of this employment land activation plus increased sales of Council's Skypark development and residential lots and houses in Narromine has brought forward the need to act on both short and medium-term sites from the Strategy. The table over shows a summary of the sites put forward and potential lot yield.

Note that the *Narromine Residential and Large Lot Residential Strategy 2018* includes additional sites not put forward for changes in this Proposal due to additional assessment needed for known environmental constraints (eg. flooding, Inland Rail alignment, contamination and the like). These sites can remain in the Strategy and may be activated in future if the above site/s do not come to fruition.

Table 1: Summary of proposed changes, studies required and lot yields

Area	Proposed changes	Studies required	Lot yield	Ownership
Narromine East Area A1	R5 to R1 Reduce MLS from 3.5ha to 450m2 (with water/sewer services)	Servicing assessment from Council, no preliminary assessment for contamination (already a form of residential zoning)	8 lots (estimated based on surrounding lot sizes)	Multiple owners over 10 lots
Narromine East Area A2	Amend MLS from 3.5ha to varying minimums: - 400m2 for serviced lots and - 1.5ha for unserviced	Servicing assessment from Council, no preliminary assessment for contamination (already a form of residential zoning)	15 lots (serviced) 8 lots (unserviced & allowing battleaxe lots)	Multiple owners over 35 lots
Narromine East Area B	Rezone from RU1 to R5 and change MLS from 5ha to 1.5ha	Preliminary investigation for Contamination, BDAR, onsite drainage	12 lots (unserviced)	One owner, currently 6 lots
Narromine East Area C	Rezone from RU1 to R5 and change MLS to 1.5ha	Preliminary Investigation for Contamination	10 lots (unserviced)	One owner, 2 lots
Narromine East Area G	Rezone from RU1 to R5 & reduce MLS from 400ha to 3.5ha	Preliminary Investigation for Contamination	5-9 lots (unserviced)	One owner, 1 (part) lot
Narromine North East Area B	Reduce MLS from 40ha to 20ha	Preliminary investigation for Contamination	4-5 depending on owner take-up	Five owners over 5 lots
Narromine North East Area C	Rezone from RU1 to R5 & reduce MLS from 400ha to 5ha	Preliminary investigation for Contamination	13 lots with 600m Inland Rail buffer	One owner, 1 lot
Narromine North East Area D	Rezone from RU1 to R5 and reduce MLS from 400ha to 5ha	Preliminary investigation for Contamination	6 lots – no buffer to Inland Rail needed	One owner, one part lot
Narromine West Area A	Rezone from RU1 to R5 and reduce MLS from 400ha to 2 ha	Preliminary investigation for Contamination	18 new lots with cowl floodway & buffering	Three owners over 3 areas. Can be done separate to each other.
Narromine East Area I	Rezone from RU1 to R5 & reduce MLS from 400ha to 4ha	Preliminary investigation for Contamination	10 lots	One owner over 4 lots
Trangie Inner Area MLS only	Reduce MLS from 3.5ha to 1.7 ha (unserviced) or 1ha with services	Servicing assessment from Council, no preliminary assessment for contamination due to (already a form of residential zoning)	10-12 additional lots	Multiple owners over 13 existing lots
Trangie Inner Area	Rezone from RU1 to R5 & reduce MLS from 400ha to 2ha	Preliminary investigation for Contamination	4 lots	One owner, 2 existing lots
TOTAL: Serviced			31	
Unserviced – remove 10% lot yield due to unforeseen limiting factors (topography/ponding/gradient)			74	

Legend

 Most likely to proceed based on owner numbers, owner interest and environmental factors

Background

Following endorsement of the Narromine Residential and Rural Residential Strategy in 2018, Council is moving to rezone lands in a variety of identified short term areas with some medium term areas identified where owners are prepared to move in the short term.

The LEP Health Check Review identified that the supply of R5 Large Lot Residential land remains close to fully developed or subdivision potential has been constrained by costs, landownership and/or the proposed Inland Rail alignment. Limited lots have come to fruition since the 2009 and 2013 Strategies. Recommended short term actions are proposed in accordance with the Narromine Shire Residential and Large Lot Residential (Land Use) Strategy 2018. This is to ensure adequate land is available for the identified future supply and to mitigate impacts on supply caused by known infrastructure projects. The infrastructure projects mentioned above will generate the following employment and new residents.

Table 2: Narromine employment and population forecast estimates

Development	Additional jobs	Additional residents
*Inland Rail & subsequent developments	500 during construction 250 permanent (work camp)	700 + persons
*Simmons Global Aerodrome development	250 jobs	250 + residents – need worker's accommodation site
*Industrial Estate Narromine Aerodrome	22 lots – to be developed over 10 yrs. At least 60 jobs	18 x 2.5 (occupancy rate) = 45 persons
*Industrial Estate (extension) Mitchell Highway	20 lots, to be developed over next 10 yrs 50 jobs	120 persons
Southside Shopping Centre redevelopment	10 Offices and 2 dwellings 10 jobs	10 + persons
Feedlot	70 jobs 3-5 year construction period	112 persons based on
TOTAL	1,142 jobs	1,237 persons (conservative estimate)

* Very high confidence rating of commencement or already commenced.

Part 1 – Objective or Intended Outcomes

Objective 1

To provide for more residential land in appropriate and serviceable areas.

Objective 2

To amend the Narromine Local Environmental Plan 2011 to provide for additional lots in the zoned Large Lot Residential areas.

Objective 3

To amend the Narromine Local Environmental Plan 2011 to provide additional land for Large Lot Residential development in appropriate locations.

The above objectives and intended outcomes draw on intentions from the endorsed Narromine Residential and Large Lot Residential Strategy 2018. Refer to **Appendix 1** for the relevant sections of this Strategy.

Stage 1 Key Actions

In accordance with the Department's LEP making guideline, the following table outlines dates of submission of the scoping proposal to the Department and milestones already met.

The following stages comply with the Planning Proposal category of:

BASIC – as the sites put forward in this Proposal are consistent with a Department endorsed/approved local strategy.

Pre-lodgement Stage	Report received/met
Scoping Proposal – Council to DPIE 27/10/2021	Response to scoping proposal received 17/11/2021
Pre-lodgement meeting – Council with DPIE staff	Meeting held 18/11/2021
Initial consultation with affected owners (note this is not a mandatory requirement for pre-lodgement)	March 2022

An assessment of the need for pre-lodgement advice from key Government agencies is provided at Appendix 5.

Part 2 – Explanation of Provisions

This section outlines how Council is to give effect to the above objectives through amendments to the current planning instrument.

Objective 1

To provide for more residential land in appropriate and serviceable areas

Council is proposing to:

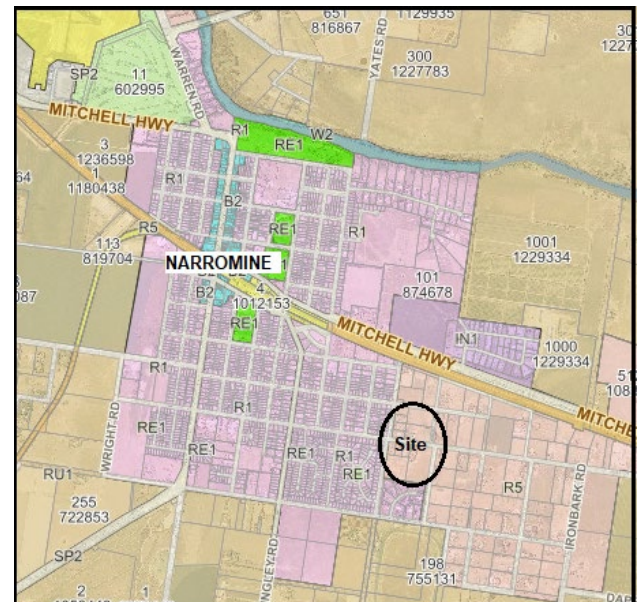
- Rezone existing large lot residential (R5) land to General Residential (R1), and
- Amend the minimum lot size from 3.5ha to 450m² (where serviceable).

It is noted here that the Strategy recommended a MLS of 800m² in line with the relevant R1 MLS. This however was not the case or intention as the gazetted LEP MLS at the time was 450m². In the interest of consistent MLS across the town in this precinct a MLS of 450m² is recommended.

Lot yield: the above changes would result in 8 new serviced lots based on average lot sizes in the area.

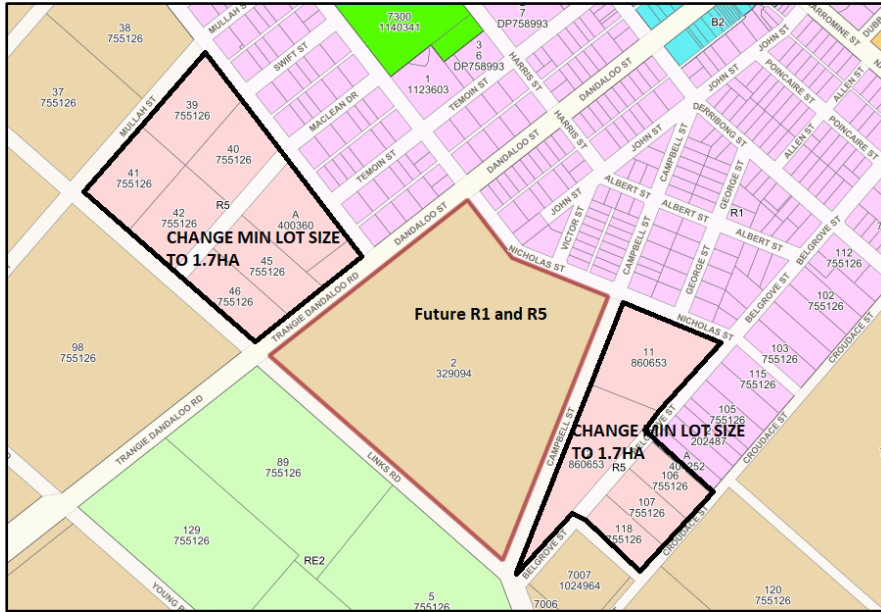
See below map for proposed change.

NARROMINE EAST AREA A1: Rezone to R1, amend MLS



TRANGIE INNER AREA: Reduce MLS from 3.5ha to 1.7ha

The Strategy identified fringe R5 lands for a reduction in MLS to permit further subdivision whilst limiting sprawl. A MLS of 1.7ha still allows minimum distances between water supply bores and effluent disposal areas to limit cross-contamination.



TRANGIE– Change min lot size to 1.7ha (un serviced).

TRANGIE INNER AREA: Rezone from RU1 to R5 and change MLS from 400ha to 2ha

With this site, dual road frontages are conducive to future subdivision. The land has a potential for 10 -12 lots with a rural residential style development. This site is 9.9ha in total size and contains one dwelling house on Lot 38.



TRANGIE AREA A– Change min lot size to 2ha (un serviced).

Objective 2

To amend the Narromine Local Environmental Plan 2011 to provide for additional lots in the zoned Large Lot Residential areas.

Council is proposing to amend the Narromine Local Environmental Plan by reducing the minimum lot size (MLS) in existing zoned R5 (Large Lot Residential) land to smaller lot sizes to permit further subdivisions and dwellings. This will allow greater utilisation of land in established a large lot residential zone.

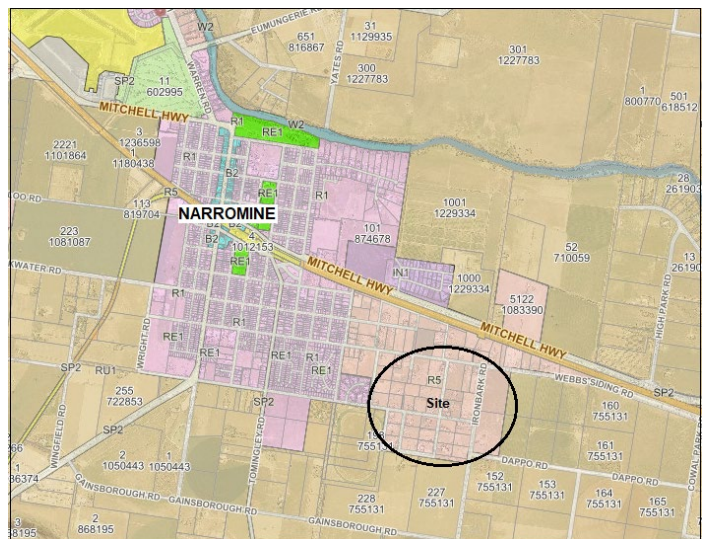
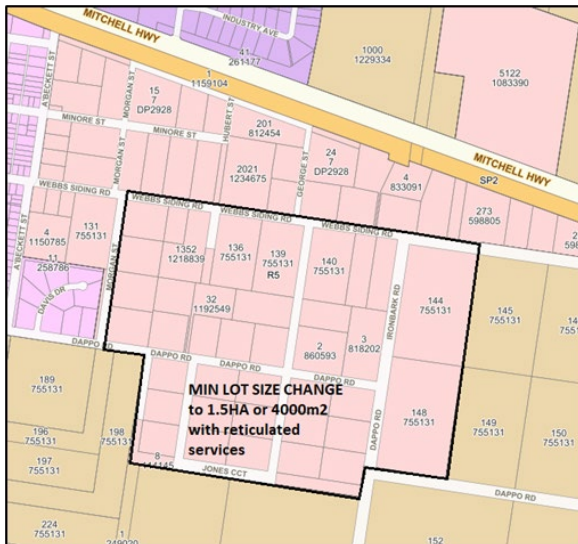
An important point to note is the variation in MLS – 1.5ha for unreticulated lots and 4000m2 where connections to town water and sewer services are available and connected. These minimum lot sizes are here included as options to ensure servicing plans for the area, if uncompleted, do not constrain development of this area.

Lot yield: Serviced = 15 lots
Unserviced = 8 lots

NOTE: Above lot yield discounted due to potential unwillingness of some owners to develop.

See below map which explains the above changes.

NARROMINE EAST AREA A2: Amend MLS. R5 zoning to remain.



The table over is an extract from the Strategy which details the above MLS changes. Additional servicing studies need to be completed for this area to determine feasibility. As such, **unserviced** is the most likely outcome in the short term for this area.

Table 3: Extract from endorsed Strategy – Narromine East Area A2 lot yields and MLS**11.2. Existing Zone R5 Area (Reduced Lot Size)**

The proposal is to in the **short term** reduce the Minimum Lot Size (MLS) in the Existing Zone R5 area (Area A on the Strategy Maps) south of Webbs Siding Road and west of Dappo/Ironbark Road from 3.5ha to 1.7ha (unserviced) or 4,000m² (serviced i.e. connected to reticulated water and sewer).

This is subject to agreement from DPE/OEH and Council's engineers regarding servicing. Due to existing lot sizes it is expected that serviced lots will most likely take advantage of an average 8000m² lot size to minimise need for additional new roads or unacceptable number of battle-axe lots for access.

Area A – See Inner SE Map	No. Lots	Av. Lot Size	Existin g Dwell. Pot.	Existin g Subdiv. Pot.	Unserviced lot potential @ 1.5ha/lot @ 50% probability	Serviced lot potential @ Av. 8000m ² /lot @ 20% probability (\$\$)
Lots north of Webbs Siding Rd & west of Morgan St	16+ 22 = 38	1.5ha to 1 larger 5ha lot	~2-4	None	Former egg farm has already been subdivided.	Up to 12 additional lots 20% probability = (2.4) 2 lots likely Flooding/drainage/access limited.
Lots between Webbs Siding & Dappo Roads (exc. closed roads) (Ex. MLS 3.5ha)	20	4A @ >3.3ha 8B @ >1.6ha 8C @ >1ha Average 1.7ha.	~1-2	None	4A (av. 2 lots/lot) = 2 lots Additional 4 lots potential 50% probability 2 lots likely	4A (av. 4 lots/lot) = 16 8B (av. 2 lots/lot) = 16 8C (av. 2 lots/lot) = 16 Additional 48 lots potential 20% probability = (9.6) 10 lots likely
Lots south of Dappo Road (Jones Circuit) (Ex. MLS 3.5ha)	15	12A @ ~1.5ha 3B @ ~1.2ha	~3-4	None	No additional subdivision potential	2 lot subdivision potential per lot (i.e. 1 additional per lot) = Additional 15 lot potential 20% probability = 3 lots likely
East of Dappo/Ironbark Road (Ex. MLS 5ha)	2	~8.8ha each lot	~1	None	5 lot subdivision potential per lot (i.e. 4 additional per lot) = Additional 8 lot potential 75% probability (one owner has lodged PP) = 6 lots likely	Not applicable
TOTAL	75	--	~7-11	0	8 lots likely	15 lots likely

Objective 3

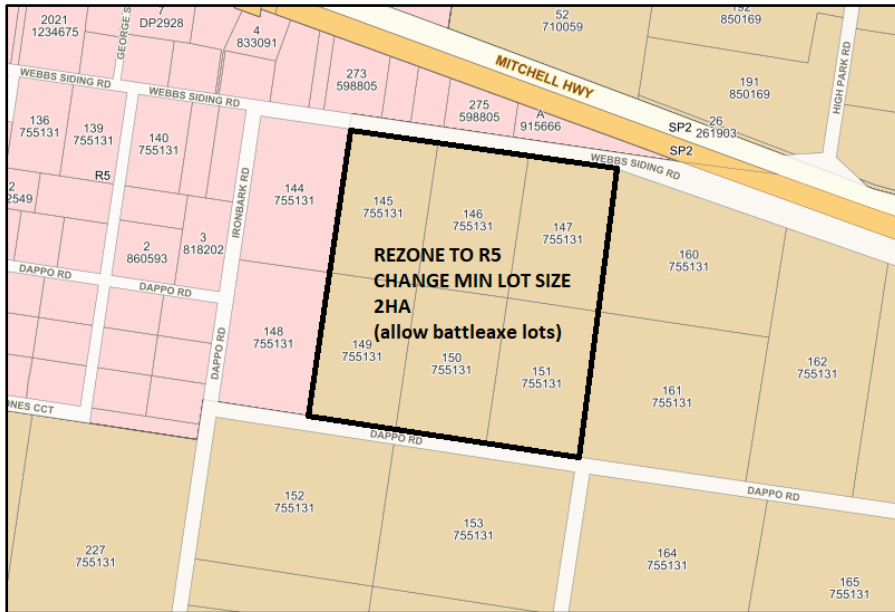
To amend the Narromine Local Environmental Plan 2011 to provide additional land for Large Lot Residential development in appropriate locations.

Table 4: Summary – New R5 lands (extract from endorsed Strategy)

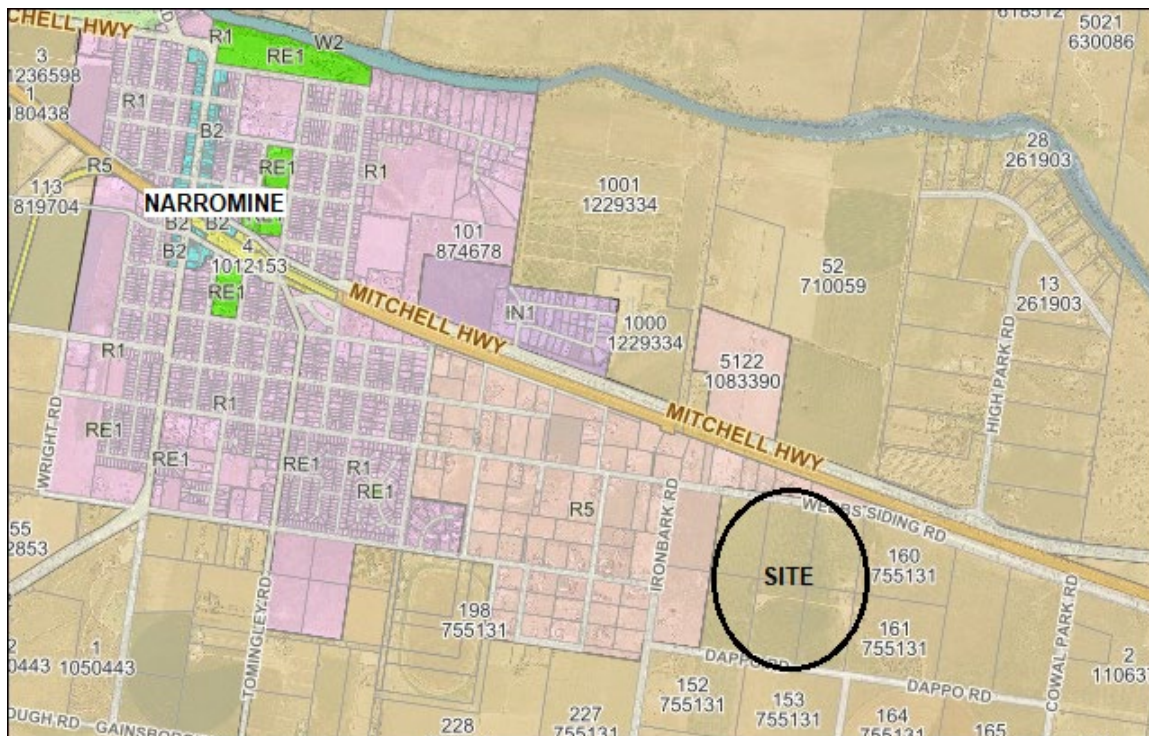
Area	No. Lots	Av. Lot Size	Proposed MLS Lot potential (unserviced)
Area B - Webb Siding to Dappo Roads (Lots 145-147 & 149-151)	6	~8.8ha/lot (total 52-53ha one owner)	Proposed MLS of ~2ha could produce 4 lots per 8.8ha (with 2 battle-axe rear lots). Up to 24 lots possible @ 50% probability (some drainage issues) = 12 lots likely (Short-Medium Term)
Area C - South of Jones Circuit (north part Lots 227-228)	Part 2	~38ha (part 2 lots)	Proposed MLS of ~1.5-1.7ha could produce up to 9 lots (with 4 battle-axe lots) @ 50% probability (proximity to showground) = 5 lots likely (Short-Medium Term)
Area D Gainsborough Rd (south showground) (part Lots 227-228)	Part 2	~27ha (part 2 lots)	Proposed MLS of ~3.5-4ha could produce up to 10 lots (with 6 battle-axe lots) @ 50% probability (proximity to showground/ buffer int. ag.) = 5 lots likely (Medium Term)
Area F - Nellie Vale to Gainsborough Rd (west of showground) (Lots 55-56/ 72-73/part 11)	4 + 1 part	~26ha total (2*8ha + 2*5ha)	Proposed MLS of ~3.5-4ha could produce up to 6 lots (with 4 battle-axe lots) @ 50% probability (proximity to showground/buffer int. ag.) = 3 lots likely (Medium Term)
Area H – South-East of Dappo Rd (Lots 152-153/ parts Lot 155/542)	2 + 2 part	2*17.6ha + part 2 lots = 45-47ha	Proposed MLS of 3.5-4ha could produce up to up to 12 lots (with 4 battle-axe lots) @ 50% probability (proximity to int. ag/ substation) = 6 lots likely (Medium to Long Term)
Area I – Webbs Siding Rd to Dappo Rd (Lots 160-163)	4	~67ha	Proposed MLS of 4-5ha could produce up to 15-20 lots (no battle-axe required unless due to veg/drainage) @ 50% probability (proximity to int.ag) = 10 lots likely (Long Term)
TOTAL	21	New land ~47ha short ~53ha med. ~113ha long	17 lots likely (short-medium term) 14 lots likely (medium to long term) 10 lots likely (long term) Total 41 lots.

Narromine East - AREA B Rezone to R5 & reduce MLS

This land is currently zoned RU1 Primary Production and has existing 8.8ha lots with a minimum lot size (MLS) of 5ha. The Strategy proposed to change the zoning to R5 and reduce MLS to 2ha. Likely result is an additional **12 lots** (un serviced). See Area B in above summary table. It should be noted that lots 145 and 146 are subject to ponding in local storm events and as such, these lots may not be viable for further subdivision.

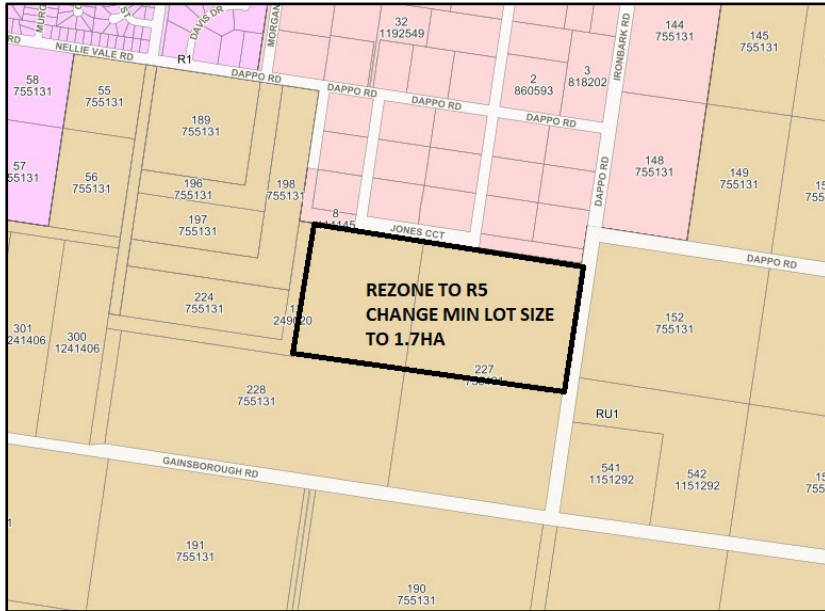


AREA B – Rezone to R5 and change MLS (un serviced)

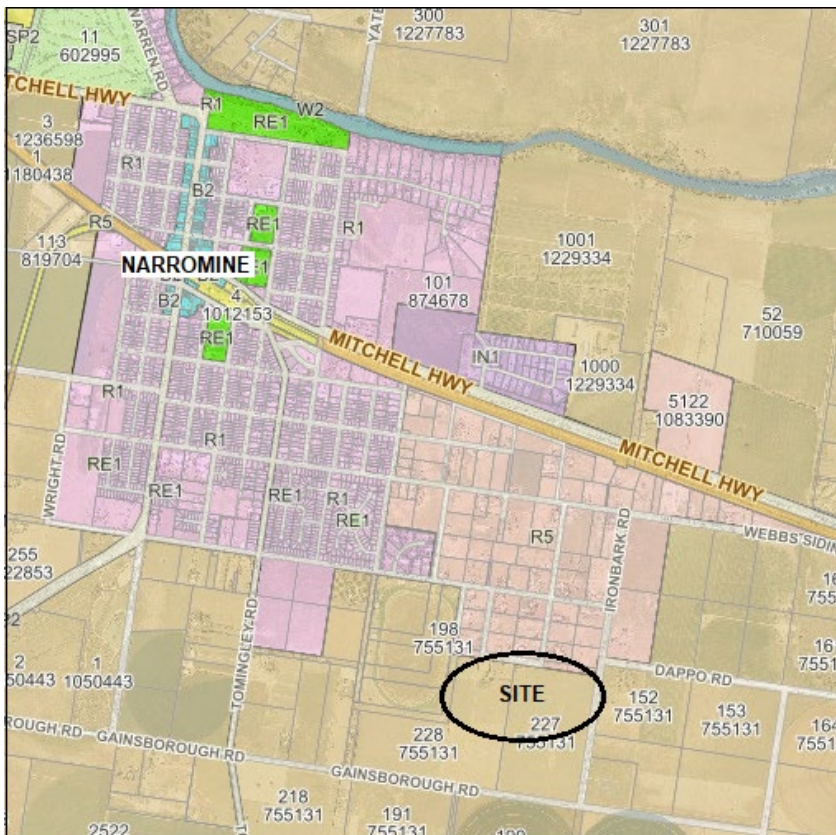


Narromine East - AREA C – Rezone to R5 & change MLS

This land is currently zoned RU1 Primary Production. The Strategy proposes to rezone to R5 Large Lot Residential and have a min lot size of 1.7ha. This is most likely to produce an additional **5 lots** (up to 9).



AREA C – Rezone to R5 and change min lot size to 1.7ha (un serviced).

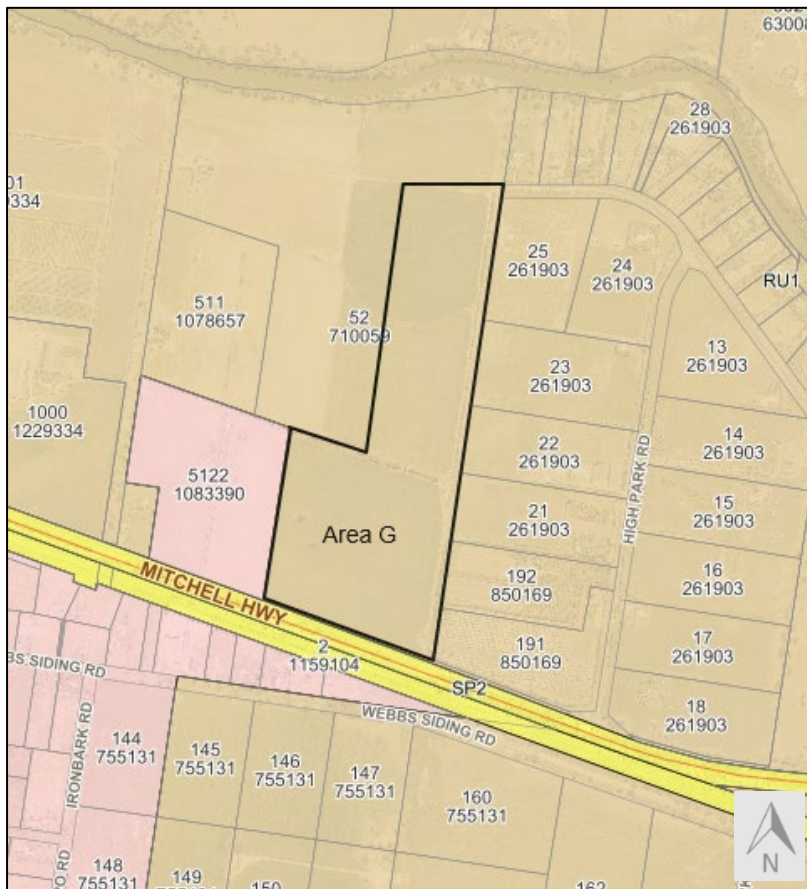


The Strategy mentions the adjacent Racecourse with this recommended area. There is existing R1 and R5 adjoining the Racecourse/Showground with limited local land use conflicts encountered and reported to Council.

Narromine East – AREA G – Rezone and reduce MLS from 400ha to 3.5ha

This area was identified in the Strategy as medium to long term however noting that a rolling supply of R5 lands is required to support employment growth, this land has been included in this proposal.

Adjoining existing large lot residential to the east and west, this lot benefits from access via existing River Drive with telecommunications and power already connected nearby. The land is located within Flood Planning Constraint Category 3 (much like most of the town) and will be rendered flood free once the levee is constructed. One owner has indicated they are in support of the rezoning providing they are able to continue to farm the land prior to developing.



Extract from endorsed Strategy below, pages 89-90:

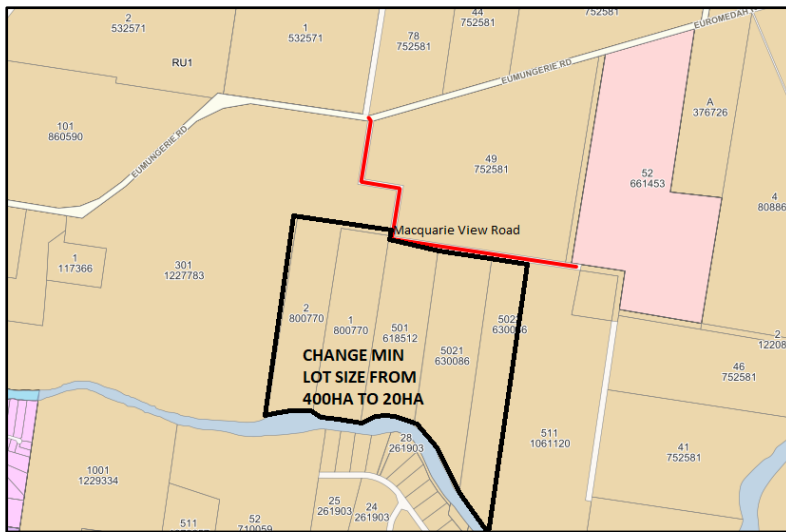
Area G - No.3650 Mitchell Hwy (part Lot 52)	Part 1	Suggest part lot ~42ha (of total	None existing	None	Proposed MLS of 3.5ha. Up to 9-10 lots possible but @ 50% probability due to access = 5 lots likely (medium to longer term)
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Area G - Add part of the adjacent land (Lot 52) to Zone R5 with a MLS of 3.5ha as it is a logical connector between No.3648A and High Park Road and could provide alternative access to No.3648A via River Drive (avoiding or minimising new access to the Mitchell Hwy). Once the levee bank is raised then there is also potential to expand this area into the current flood planning area and connect River Drive back into Narromine town centre.

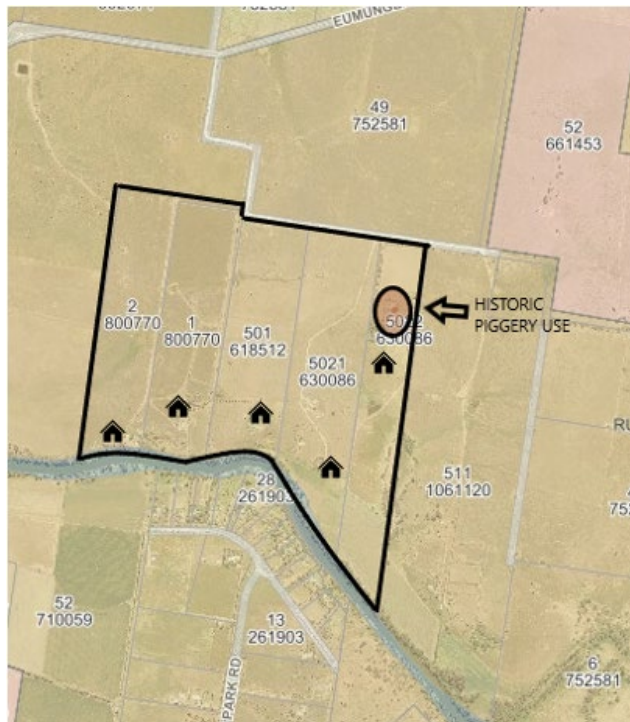
Narromine North East - AREA B – Change min lot size to 20ha

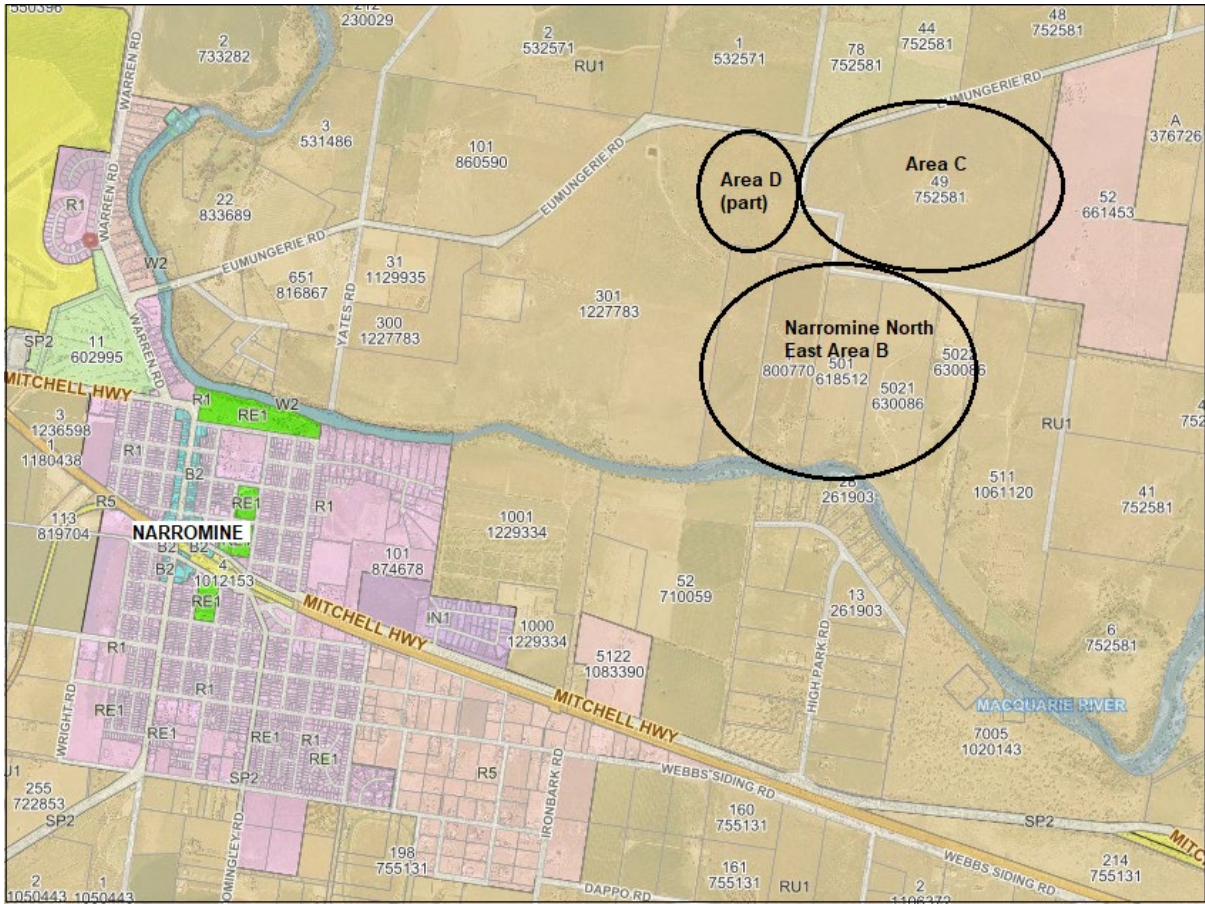
This is an established rural subdivision on the northern side of the town. Existing dwellings are on lots with a 40ha minimum size.

Approximate house locations in this area suggest battleaxe river lots could be created (5 new lots created). The historic use of a piggery on one lot to be investigated prior to DA lodged for subdivision. Piggery use abandoned approximately 15 years ago. Inland Rail route proposed to east of this area going through Lot 52 DP 661453. Surrounding uses include cropping, grazing and large lot residential across the river. Council owns a gravel pit to the north-west of this site however distance is considered appropriate.



AREA B – change min lot size to 20ha, allow battle-axe lots.

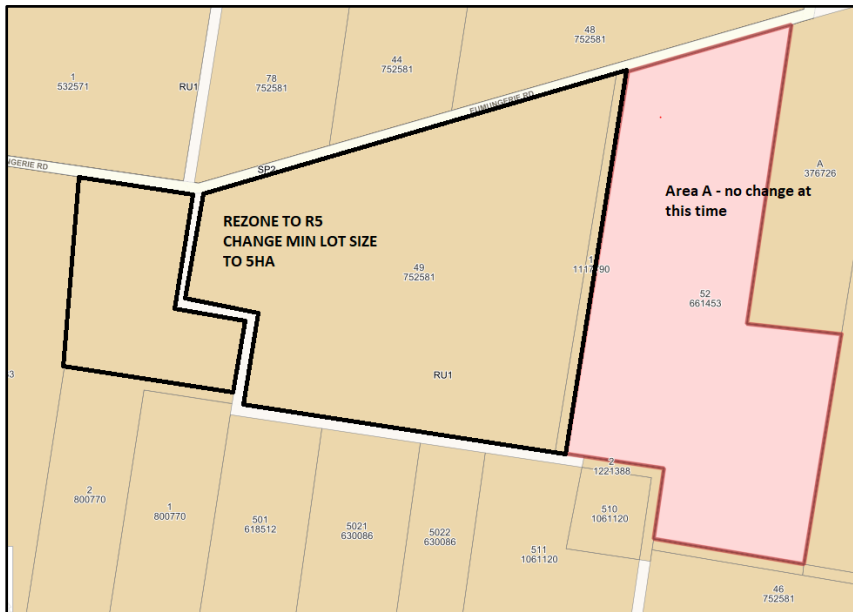




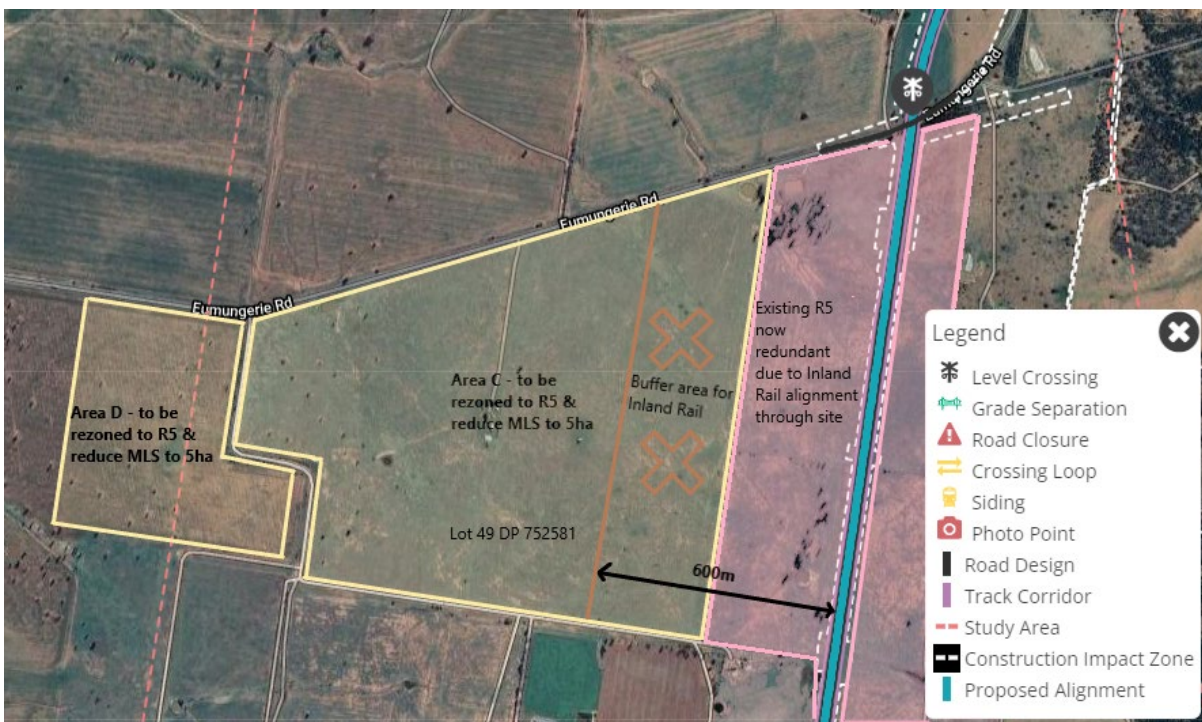
Location map: Narromine North East areas

Narromine North East Area C and Part D— Rezone to R5 and reduce min lot size to 5ha.

Part of this land will be constrained by Inland Rail buffer for protection from noise impacts to be addressed in a Development Application stage. (Assume a 400m to 600m buffer could apply). See edited screenshot below of Inland Rail route and proposed changes. **Note that Area A is now redundant due to Inland Rail traversing this site which effectively removes 123ha from current R5 supply.**



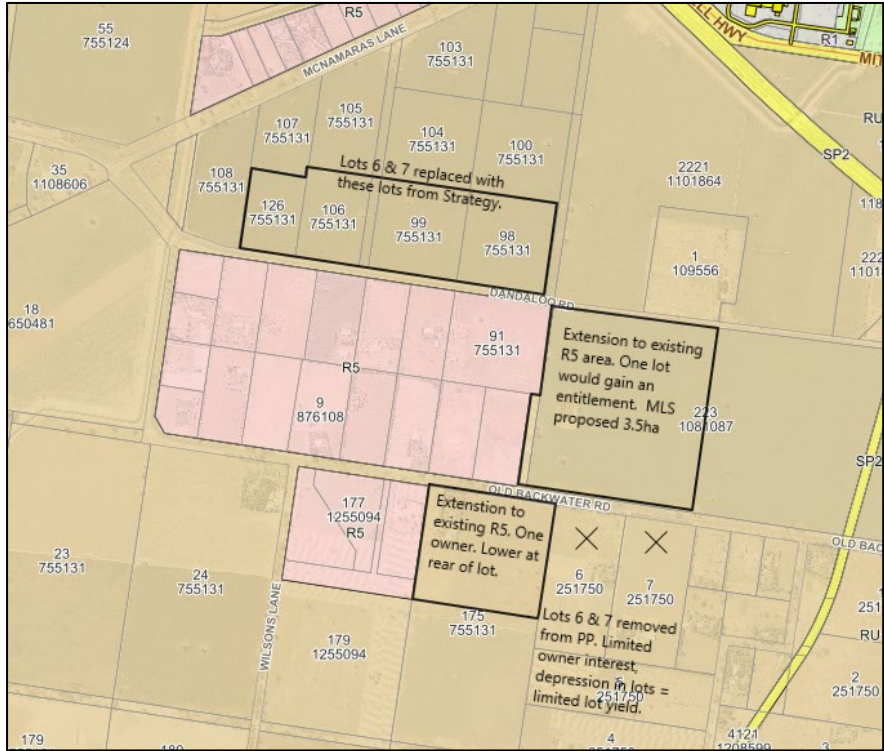
**AREA C and PART
AREA D—** Rezone to R5 and change min lot size to 5ha (un serviced).



Note: above Inland Rail route taken from Inland Rail interactive online tool & slight lot boundary inaccuracies will be present. See <https://maps.inlandrail.com.au/n2n#/>

Narromine West – Area A – Old Backwater Road/Dandaloo Road

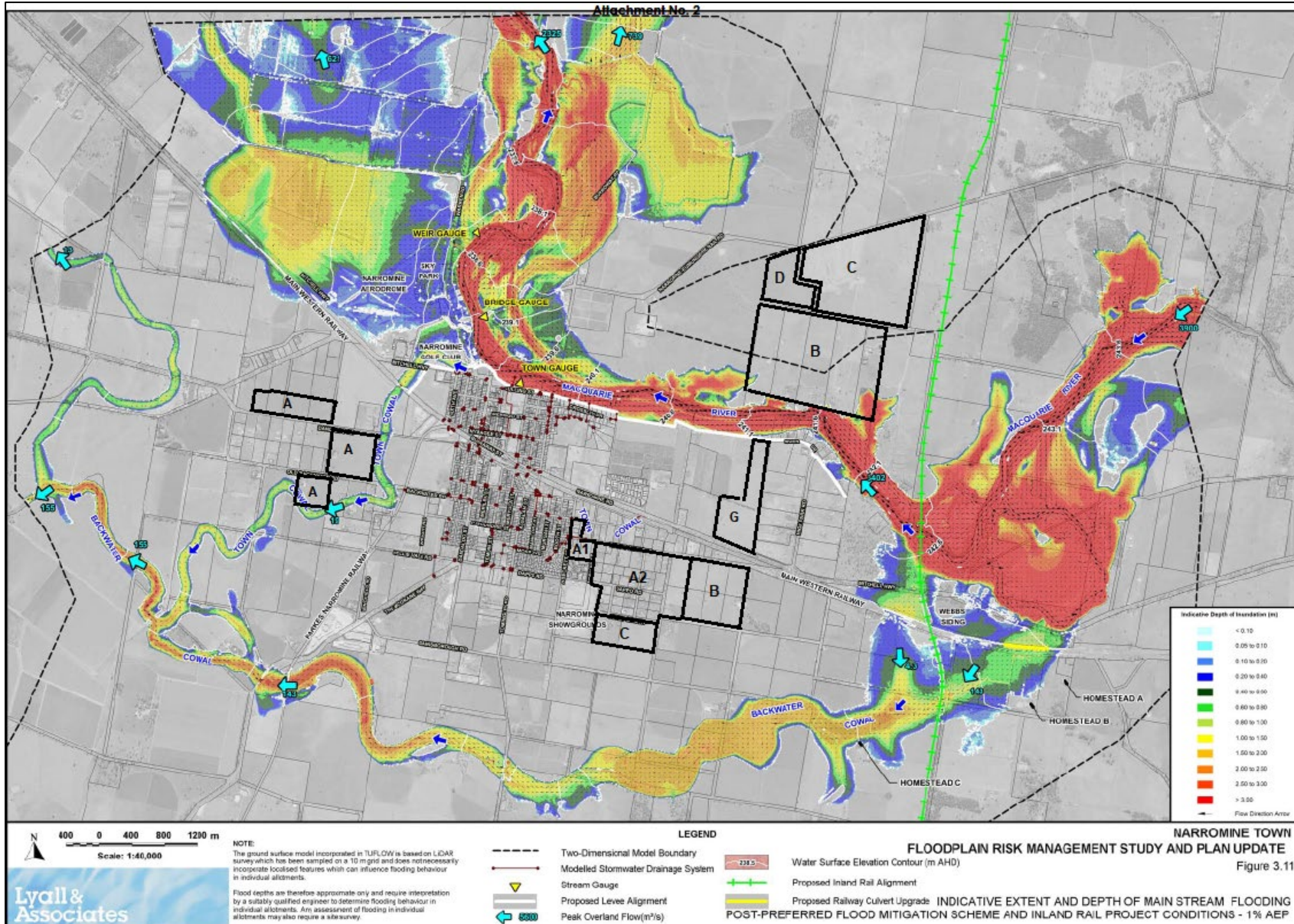
The sketch below locates the subject land within the Area A identified as part of the medium-term extension of the existing R5 zoned area. One existing lot would be impacted and gain an entitlement.



**Narromine West
AREA A**– Rezone
to R5 – incl
landowner
nominated area

Lot 175 is subject to some inundation from the Town Cowl. Revisions to the Narromine Town Floodplain Risk Management Study and Plan in 2021 have mapped changes to flooding across Narromine considering the town's proposed levee and Inland Rail's potential effects on flow and distribution. The maps below show flooding in this area and where R5 lands proposed could be impacted.

Figure 3.11: Post Inland Rail & Levee Flood implications

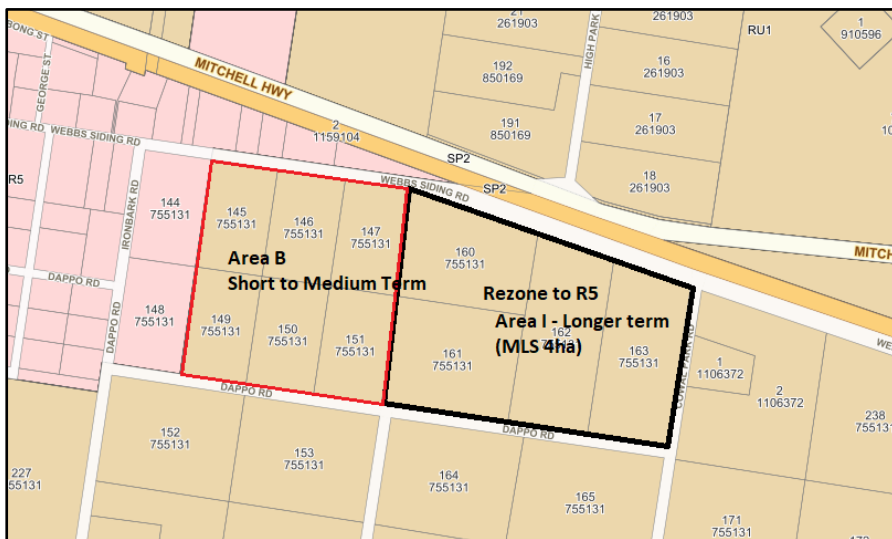


As can be seen in Figure 3.11 above (from the Narromine Town Floodplain Risk Management Study and Plan 2021 update), the sites recommended for rezoning and reductions in MLS are flood free once the levee is built. The Narromine West Area A with some flood impacts can be managed with development controls to ensure lots created not only meet the new MLS but also avoid placing building envelopes within or close to the Town Cowal. It should be noted that the above flood plan also incorporates post- Inland Rail impacts on floodwaters. If areas in this plan are developed prior to construction of the levee, current DCP minimum standards will apply including (but not limited to) minimum floor heights for dwellings and flood compatible building materials. These DCP standards will be based on the latest 2021 Floodplain Risk Management Study and Plan update.

Narromine East – AREA I – 541 Dappo Road

The area was also nominated in the LEP Health Check for inclusion (Webbs Siding to Dappo Road, Narromine East). Falls within longer term release Area I as referenced in the Residential (& Large Lot) Strategy (adjoins the identified Area B short term). Inclusion of this land has potential for approx. **10 lots**. Like for Area B, lot 160 is subject to ponding during local storm events and as such, reductions in MLS on this lot may not prove viable.

Including this landowner nominated area at this point is considered appropriate as the site is in the one ownership and co-located with Area B, also nominated for rezoning in the Strategy.



**Narromine East
AREA I– Rezone
to R5 –
landowner
nominated area**

Part 3 - Justification

Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes, all of the sites recommended for changes are included in the adopted and endorsed Narromine Residential and Large Lot Residential Strategy 2018. All of the sites are included in the short term proposed changes and where listed for medium or long term, justifications are included for their reorder.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This planning proposal is the best method of achieving the intended objectives above, providing land owners involved are fully supportive of the proposed changes and the timing/priority areas reflect realistic outcomes. The support of landowners recognises that ownership and support of the Planning Proposal may have changed in areas targeted for changes since the initial consultation.

Previous rezonings in the last 5-10 years have not produced the lot yields to match demand. Additionally, the Inland Rail realignment to the east of Narromine will now traverse an entire (newly rezoned) R5 lot, making this area redundant (Eumungerie Road). This is why a variety of sites have been included with this Proposal; that they may be acted upon and produce real, on the ground results.

Section B – Relationship to Strategic Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The planning proposal has links to the following actions of the **Central West and Orana Regional Plan 2036**.

Direction 12: Plan for Greater Land Use Compatibility

Action 12.3 Create local strategies to limit urban and rural housing development in agricultural and extractive resource areas, industrial areas and transport corridors

The Narromine Residential and Rural Residential Strategy 2018 is a good example of thorough analysis of potential conflicts between new area recommended for rezoning and minimum lot size changes. A number of factors were assessed when considering new sites including past uses, flood liable lands, biodiversity and riparian zones and co-locating new R5 lands with existing developed areas. The current Strategy referred to for the sites in this Proposal considered the impact of urban sprawl on the productive agricultural areas, industrial zones and expansion of these and important transport corridors including the new Inland Rail route.

Direction 15: Increase resilience to natural hazards and climate change

Action 15.1 Locate developments, including new urban release areas, away from areas of known high biodiversity value; areas with high risk of bushfire or flooding; contaminated land; and designated waterways

The sites put forward in this proposal are in accordance with the Strategy and have avoided known areas of sensitive biodiversity, bushfire, flooding and contaminated land. **Appendix 3** shows maps of the sites with the above sensitive layers incorporated.

Direction 22: Manage growth and change in regional cities and strategic and local centres

Action 22.1 Coordinate infrastructure delivery across residential and industrial land in regional cities and strategic centres.

The sites put forward have considered availability of infrastructure (including road type and condition, water and sewer and stormwater drainage) with omissions already made for lands not appropriate considering available and planned new infrastructure. Clustering of preferred new sites will also bring forward infrastructure in these locations which delivers economies of scale and efficiencies.

Direction 25: Increase housing diversity and choice

Action 25.2 Increase housing choice in regional cities and strategic centres at locations near or accessible to services and jobs

The provision of new sites in this proposal will provide a greater choice of housing and additional housing needed due to increased employment soon to be available in the towns. The provision of both residential and large lot residential with this proposal intends to fill a current unmet need in the housing market.

Action 25.3 Align infrastructure planning with new land release areas to provide adequate and timely infrastructure.

Infrastructure extensions in Narromine are currently being planned with a view to providing R1 and some R5 lands with servicing. Any upgrades to infrastructure will be conducted in accordance with long term land supply direction and the land use strategies relevant to the area.

25.4 Locate higher density development close to town centres to capitalise on existing infrastructure and increase housing choice.

Council's adopted and endorsed strategy has only recommended reductions in MLS (higher density developments) and new rezonings in existing R5 areas or adjoining existing known R5 subdivisions in the towns of Narromine and Trangie. These areas are close to existing settlements and towns to ensure the surrounding significant agricultural land is protected.

Direction 28: Manage Rural Residential Development

Action 28.1 Locate new rural residential areas:

- *close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure;*

Sites identified in the Residential and Large lot Residential Strategy 2018 for new residential and rural residential areas have been recommended within existing residential zones or adjacent to existing large lot residential areas.

- *to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and*

The Strategy mentioned above recommends sites at a distance from existing productive agricultural lands and established extractive industries to ensure their longevity.

- *to avoid areas of high environmental, cultural or heritage significance, regionally important agricultural land or areas affected by natural hazards.*

The Strategy recommends new sites that are not impacted by natural hazards, heritage sites and important resource and agricultural lands.

Action 28.2 Enable new rural residential development only where it has been identified in a local housing strategy prepared by Council and approved by the Department of Planning and Environment.

As mentioned above, the Narromine Shire Residential and Large Lot Residential Strategy 2018 has recommended the sites included in this Planning Proposal which has been adopted by Council and endorsed by the Department of Planning, Industry and Environment.

28.3 Manage land use conflict that can result from cumulative impacts of successive development decisions.

It is noted that land use conflict is minimised by researching appropriate locations for new types of housing, considering potential conflicts prior to recommending sites for residential developments. This is mostly avoided when sites are researched in a Strategy prior to rezoning, as is the case with the sites put forward.

Draft Central West and Orana Regional Plan 2041

In addition to the above actions from the current regional plan, the Department has released a Draft Regional Plan, as assessed hereunder.

New Action/Strategy	Compliance in this PP
<p>Strategy 1.2 Respond to biodiversity values when planning for new residential and employment development by:</p> <ul style="list-style-type: none"> • avoiding areas with identified HEV and focusing development on areas with lower biodiversity values • identifying opportunities to integrate biodiversity values into new development • using buffers to separate or manage incompatible land uses • investigating opportunities to apply biodiversity certification. 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
<p>Strategy 2.2 Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • ensure new residential areas provide sufficient public and open space 	<p>Yes – the strategy considered location of public open space near to sites.</p>
<p>Strategy 3.1 Strategic planning and local plans should consider:</p> <ul style="list-style-type: none"> • the proximity of new development, including urban release areas, to areas of high bushfire risk and flooding hazards • floodplain risk management plans for existing and new growth areas 	<p>Yes – assessed in Strategy prior to putting forward sites</p> <p>Yes – revised plan considered in this PP</p>
<p>Strategy 8.2 Plan for a range of sustainable housing choices in strategic planning and local plans including:</p> <ul style="list-style-type: none"> • a diversity of housing types and lot sizes, through appropriate development standards, including minimum lot sizes, minimum frontage and floor space ratio • housing that is more appropriate for seniors, including low-care accommodation • considering development incentives or reduced contributions to boost construction of secondary dwellings (granny flats) 	<p>Yes – variety of lot sizes and location with this PP.</p> <p>Yes – accommodation that it varied and close to amenities, shops & health.</p>
<p>Strategy 9.1 When planning for new rural residential development consider:</p> <ul style="list-style-type: none"> • avoiding primary production zoned agricultural land and mineral resources and consider land use conflict when in proximity to such land • avoiding areas of high environmental, cultural or heritage significance, or areas affected by natural hazards • provision of a sustainable water supply through reticulated water supply, roof catchment and/ or accessing water from a river, lake or aquifer in accordance with the Water Management Act 2000 • impacts on the groundwater system • future growth opportunities of the closest local centre • context in terms of supply and demand across the subregion • cost effective service supply. 	<p>Yes – RU1 land only put forward where already identified in Strategy.</p> <p>Yes – as already assessed in Strategy.</p> <p>Yes – connections to reticulated water supply preferred otherwise bores.</p> <p>Yes</p> <p>Yes – growth opportunities in Narromine and Dubbo</p> <p>Yes – demand for R5 land consistently high.</p> <p>Yes – extensions likely with nearby connections available.</p>
<p>Strategy 9.2 Enable new rural residential development only where it has been identified in a local strategy prepared by the relevant council and endorsed by the Department of Planning, Industry and Environment.</p>	<p>Yes</p>

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes – the Narromine Shire Residential and Large Lot Residential Strategy 2018.

The following actions from the **Narromine Local Strategic Planning Statement (LSPS)** identifies links to endorsed strategic planning documents and specifically mentions sites recommended in the above Strategy:

Priority 4 A range of housing options for the community

15. Ensure appropriately zoned land that meets residential needs throughout the Shire's communities.

15.1. Recognise the expansion areas identified in the Narromine Shire Residential (And Large Lot Residential) Strategy for preferred rezoning opportunities.

18. Implement recommendations of the Narromine Shire Residential (And Large Lot Residential) Strategy.

18.1. Minimum of 10 years and maximum of 30 years supply of zoned land should be aimed to be in the pipeline or ready for development to avoid sudden supply/demand mismatch. Strategy is to guide planning proposals for rezoning and LEP reviews.

Both of these actions identify the Strategy and support the need for supply of future zoned residential and large lot residential land. Particular emphasis is given to linkages with the Strategy in releasing new lands for residential and large lot residential development to ensure recent demand trends are met.

Priority 6 – Sustain and grow our local population

29. New plans and strategies are developed in line with the community's needs and encourages economic growth

29.1. *Review Land Use Strategies in line with results of Economic Development Strategy to ensure planned new land releases to stimulate economy (in line with Narromine Shire Council Delivery Program 2017-2018 / 2020-2021).*

29.2. *Periodic review of the Narromine LEP 2011 - Scope to ensure the land use tables for each zone continue to encompass the strengths of the local economy. Both residential and employment land zones are established with due consideration to local amenity issues and expectations, and likely business development scenarios are able to be accommodated; also, residential opportunities are not hindered by planning controls (such as lot size).*

30. *Monitor population projections and statistical data relating to the Shire to assist in making informed decisions.*

30.1. *Land use planning to utilise updated analysis of population and employment profiles for the LGA in updated Strategies.*

30.2. *Ensure that demand for land is adequately accounted for in Land Use Strategies and ensuring rezoning/subdivision keeps pace with demand.*

30.3. *Opportunities for emerging employment lands identified in the Narromine Shire Council Employment Lands Focus and Strategy, are to be continue to be monitored and included in future LEP reviews.*

This Proposal is the end process of the above land use strategy and LEP review where Council has examined both with a view to strategically releasing new land for housing in appropriate locations. Coupled with Council's economic analysis of new regional trends, this Proposal is a timely amendment and supports the above LSPS actions.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

SEPP Title	Planning Proposal Consistency
SEPP (Biodiversity and Conservation) 2021	This SEPP applies to the Narromine LGA however due to the absence of a Koala Plan of Management over all or part of the Shire and the links within the SEPP to development applications (not Planning Proposals), the SEPP does not apply at this stage.
SEPP Building Sustainability Index (BASIX) 2004	N/A
SEPP (Exempt & Complying Development Codes) 2008	N/A
SEPP (Housing) 2021	This recently gazetted SEPP combines a number of housing-related policies into one. It aims to encourage a diverse range of housing including new built forms such as build to rent housing, short term rental accommodation, affordable housing, secondary dwellings and seniors housing. The provisions in this policy are congruous with the sites recommended for rezoning and MLS reductions in this Proposal. All of the resulting minimum lot sizes in this proposal will be above 450m ² , in accordance with one of the minimum standards in the SEPP.
SEPP (Industry and Employment) 2021	N/A
SEPP No 65 – Design and Quality of Residential Apartment Development	N/A
SEPP (Planning Systems) 2021	Consistent with Draft CW&O Regional Plan 2041 – lands identified in endorsed Strategy.
SEPP (Precincts – Central River City) 2021	N/A
SEPP (Precincts – Eastern Harbour City) 2021	N/A
SEPP (Precincts – Regional) 2021	
SEPP (Precincts – Western Parkland City) 2021	N/A

SEPP (Primary Production) 2021	<p>Draft State Significant Agricultural Land maps have been developed by the Department of Primary Industries and are currently post-consultation in the drafting stage. These maps identify some of the sites in this PP as state significant agricultural land, namely: Narromine East Areas B, C and I; and Narromine West Area A.</p> <p>These sites were nominated prior to the above draft maps being prepared and although it is recognised there is agricultural potential for these sites, other factors such as nearby fragmented lands, adjoining residential and large lot residential zones, nearby infrastructure and constrained agricultural operations due to nearby sensitive land uses makes these areas first in line to be recommended for zoning changes and limits their ability to be used for peak productive ag land.</p>
SEPP (Resilience and Hazards) 2021	This will be covered in Ministerial Direction 2.6 – Remediation of Contaminated Land.
SEPP (Resources and Energy) 2021	N/A
SEPP (Transport and Infrastructure) 2021	Consistent – sites put forward will not be requiring direct connection to a classified road. Otherwise, remainder of SEPP N/A at this stage.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Direction	Planning Proposal Consistency
Focus area 1: Planning Systems	
1.1 - Implementation of Regional Plans	Consistent with Draft CW&O Regional Plan 2041 – lands identified in endorsed Strategy.
1.2 Development of Aboriginal Land Council land	No land in the Narromine LGA known to be mapped.
1.3 Approval and Referral Requirements	The sites put forward have already been referred to relevant Govt agencies with Strategy adoption – this PP does not propose additional consultation over the minimums required.
1.4 Site Specific Provisions	N/A – no site-specific provisions proposed.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A
1.14 Implementation of Greater Macarthur 2040	N/A
1.15 Implementation of the Pymont Peninsula Place Strategy	N/A
1.16 North West Rail Link Corridor Strategy	N/A
1.17 Implementation of the Bays West Place Strategy	N/A
Focus area 2: Design and Place	
<i>Blank – direction yet to be made.</i>	
Focus area 3: Biodiversity and Conservation	

Direction	Planning Proposal Consistency
3.1 Conservation Zones	Consistent. The Proposal includes provisions that facilitate minimisation of environmental impact and require the sites to be appropriately located in accordance with endorsed Strategy. Conservation zones are not affected.
3.2 Heritage Conservation	Consistent. The Proposal does not apply to lands or items of environmental heritage.
3.3 Sydney Drinking Water Catchments	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
3.5 Recreation Vehicle Areas	Consistent – no land use will be amended that permits recreational vehicle activities.
Focus area 4: Resilience and Hazards	
4.1 Flooding	Consistent – the proposal has considered latest flood risk information and avoided lands where flood risk has increased.
4.2 Coastal Management	N/A
4.3 Planning for Bushfire Protection	Consistent – Of sites put forward only Narromine East Area I contains a small area of bushfire prone land. This area can be avoided with development control and the use of APZs.
4.4 Remediation of Contaminated Land	Consistent - the lands put forward have been considered in Strategy for preliminary assessment under the CLM Guidelines. Where lands identified as potentially contaminated they have been removed from this PP. *See below for further assessment of this Direction.
4.5 Acid Sulfate Soils	N/A to Narromine LGA.
4.6 Mine Subsidence and Unstable Land	N/A to Narromine LGA.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent- the PP complies with both DUAP publications as referenced in the endorsed Strategy. **See below for further assessment of this Direction.
5.2 Reserving Land for Public Purposes	N/A
5.3 Development Near Regulated Airports and Defence Airfields	N/A to this PP.
5.4 Shooting Ranges	Consistent - this proposal is not recommending rezonings near any approved shooting ranges with the exception of the clay target shooting range on Macquarie View Drive. In accordance with Direction, the sites have already been identified in an

Direction	Planning Proposal Consistency
	endorsed Strategy with buffering considered and included.
Focus area 6: Housing	
6.1 Residential Zones	Consistent – The proposal includes increased dwelling density for serviceable areas and otherwise provides diversity in housing choice with lot size variation in Strategy endorsed locations.
6.2 Caravan Parks and Manufactured Home Estates	N/A
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	N/A - the proposal does not affect the provisions of the business and industrial zones.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A to Narromine Shire LGA
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	N/A to this proposal.
Focus area 9: Primary Production	
9.1 Rural Zones	Consistent – all areas put forward are taken from sites identified in an endorsed Strategy.
9.2 Rural Lands	Consistent – the Proposal is consistent with Regional and Strategic plans as detailed. The sites put forward seek to minimise land use conflict and build on already fragmented areas adjoining existing LLR. ***See below expanded explanations.
9.3 Oyster Aquaculture	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A to Narromine Shire LGA

***Direction 4.4 Remediation of Contaminated Land**

In accordance with this Direction, where lands have potentially been used (or where the applicant or Council is unsure) if lands have been used for a contaminating purpose, a preliminary investigation is to be carried out to determine if contamination is an issue which requires further scrutiny prior to proceeding with the Planning Proposal.

The list of Potentially Contaminating Land Uses from the Contaminated Land Planning Guidelines lists the following land uses, which have been or may have been carried out on lands included in this proposal:

- Agricultural/horticultural activities
- Intensive Livestock Agriculture - Piggery (one lot within Macquarie View Road)

Prior to proceeding with a rezoning, if a site is considered appropriate at the gateway stage, a Preliminary Investigation will be necessary if a rezoning will likely produce dwelling permissibility on a site where a known contaminating use has occurred, in accordance with the above Contaminated Land Planning Guidelines. This will require permissions from the relevant owner at the time.

Histories of land use on each of the sites is shown in **Appendix 2** (Maps).

****Direction 3.4 Integrating Land Use and Transport**

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and
- (b) increasing the choice of available transport and reducing dependence on cars, and
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- (d) supporting the efficient and viable operation of public transport services, and
- (e) providing for the efficient movement of freight.

Where this Direction applies, the planning proposal must:

locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

- (a) *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and
- (b) *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

The following Principles are from Improving Transport Choice – Guidelines for planning and development

Principle 1. Concentrate in centres Principle

This principle encourages urban consolidation and new zonings in appropriate walking distance to public transport stops. Although this is largely beneficial in major centres, it can be adopted on a smaller scale for Narromine and Trangie with locating new zonings adjoining existing residential zones and close to the commercial cores of the towns. This has been achieved with the sites put forward in this proposal.

2. Mix uses in centres Principle

Mixing uses of employment and residential uses contains urban sprawl and lessens commuting times. Whilst this principle does not explicitly apply to this proposal, the concept of consolidating compatible land uses is supported.

3. Align centres within corridors Principle

N/A to this PP.

4. Link public transport with land use strategies Principle

Public transport connections were considered with the Strategies referenced in this proposal. Narromine has six morning and six afternoon (including school bus services) bus services into Dubbo and return, providing transport options for employees between both centres. The service does not extend to Trangie at present.

5. Connect streets Principle

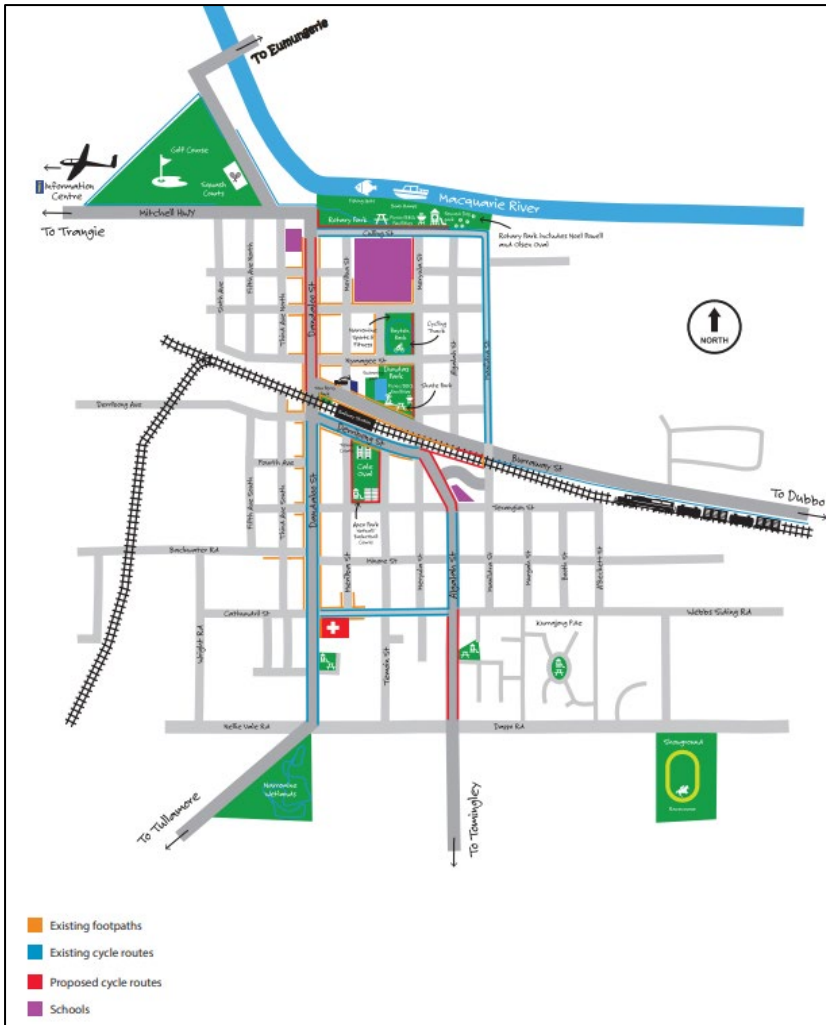
N/A to this proposal.

6. Improve pedestrian access Principle

Narromine and Trangie both enjoy the pedestrian benefits of wide road reserves with the ability to plan for and construct footpaths in accordance with the PAMP. The sites recommended in this proposal were considered in the Strategy with reference to pedestrian accessibility and links to known pathways.

7. Improve cycle access Principle

The Narromine and Trangie Cycle Plan incorporates improvements in close proximity to the sites recommended for rezoning in this Proposal. See below for extracts from the Cycle Plan.



Narromine Cycle Plan

***Direction 9.2 Rural Lands

As some of the lands proposed for changes under this proposal are zoned rural, the following provisions apply:

(1) A planning proposal must:

(a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement

The proposal is consistent with a Strategy endorsed by the Secretary of the DPIE. The Narromine Local Strategic Planning Statement also reinforces the need to ensure future land use changes are consistent with endorsed Strategies and that sites put forward for LLR will not increase local land use conflicts.

(b) consider the significance of agriculture and primary production to the State and rural communities

These sites have considered the importance of agriculture to the local community and the wider state and national interests in ensuring the best land for agriculture is kept for agricultural uses. The sites put forward in this proposal have been co-located with other Large Lot residential lands and limited to within 5 kilometres of the towns of Narromine and Trangie.

(c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources

The strategy considered these important environmental values when recommending sites for future residential and rural residential development. The sites in this Proposal are cleared, flood free and distanced from other incompatible uses.

(d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions

As above, the Strategy looked in detail at the natural and physical constraints of the land, co-location of other compatible uses, location and availability of water.

(e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities

Where relevant, the provision of additional land for value-added rural economic activities will be provided by the sites put forward in this proposal.

(f) support farmers in exercising their right to farm

It is of great importance to the Narromine Shire to permit farmers to continue their right to farm their land. This is why the sites in this proposal have been located at a distance from productive farming country and adjoining established large lot residential land uses. Buffering has also been incorporated into sites put forward where intensive agricultural land uses are currently established nearby.

(g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses

This planning proposal only includes land endorsed in the Strategy for future residential and large lot residential. The Strategy went through a rigorous consultation process with State Government agencies and neighbouring lands as well as assessing existing rural land uses and potential future uses. Sites put forward therefore are those adjoining existing LLR lands and where buffering to existing agricultural enterprises is present or can be incorporated.

(h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land

See above assessment in the SEPP section for the new Draft State Significant Agricultural Land maps being drafted by NSW DPI (still in development).

(i) consider the social, economic and environmental interests of the community

Social

At present there exists a pent-up demand for large lot residential land in the Narromine LGA due to only limited recent releases of lots for sale. A greenfield site rezoned on the Eumungerie Road for large lot residential was also recently made redundant by the Inland Rail route now traversing this lot. Social benefits from the proposed land releases will be seen in increased housing supply and diversity and eased pressure on rental housing supply.

The now well-publicised post pandemic boom is being realised in the regions, including Narromine. The best real example available from Council is Council's SKypark residential development. Large residential lots in Skypark are selling at an average rate of 3 lots per month. The latest stage of Skypark is now all sold within 6 months of lot release. This shows a recent trend of actuals suggesting vacant land demand of 36 lots per year. Narromine currently has limited zoned residential land supply to match this demand. Council is currently taking a minimum of 10 enquiries a day for new residential land from developers.

From the above, there will be a social benefit from the release of additional residential land in planned urban release areas to meet current demands.

Economic

With the release of serviceable new residential land, economies of scale are achieved through additional connections to existing services. Increased revenue through rates and servicing then further consolidates realised economies.

There is also a flow-on effect currently being seen in property prices with new land releases which can further fuel interest in the local area for investors and owner-

occupiers. Narromine also provides an alternative lifestyle choice for residents of Dubbo with (generally) lower package costs for house and land.

Environmental

The sites put forward in this Proposal have been co-located with existing residential and large lot residential clusters or zones. This ensures limited impact on the environment from containing sprawling land consumption.

The sites put forward for rezoning also exhibit the following characteristics:

- Mostly cleared sites – limited need for established vegetation removal and BDAR assessments;
- Located at a distance from environmental hazards such as flood and ponding areas, bushfire prone lands and areas of sensitive terrestrial biodiversity;
- Located at a distance (as much as possible) from groundwater vulnerable areas;
- Locating close to existing services for limited earthworks due to servicing requirements.

Section C - Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Narromine Shire does not contain any critical habitat. As some threatened species listings are transient (such as the superb parrot), sightings for this species are more common however development of the sites in this proposal for R5 will not adversely impact on their communities due to limited habitat removal associated with these sites. The Save our Species statements relevant to the Shire (being for the Barking Owl and Superb Parrot) do not specifically mention the sites within this Planning Proposal.

The BDAR mapping tool has been used to identify if any of the sites require additional assessment under the Biodiversity Conservation Act. Refer to **Appendix 3** for these maps. The only sites which require further biodiversity assessment are Narromine East Areas B and I.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Other likely environmental effects on the rezonings will be minimal and otherwise addressed in this proposal.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Social

The provision of additional dwellings (by reducing the minimum lot size) on land already zoned for large lot residential development is not considered to have social disbenefits – if any the impacts will be positive.

As the sites included for rezoning have already been through a consultation process with the Strategy, their development is not considered to cause undue impact for those neighbours.

Economic

There will be economic benefits for the Shire with the release of additional lands for new and varied housing options in locations already assessed as appropriate.

Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

Council intends to encourage connections to existing water and sewerage infrastructure, which will allow lot sizes to decrease to sizes akin to the locality. This change is on the proviso that the infrastructure is there or able to be extended in line with Council's Servicing Plans. At present, Council's servicing plans have earmarked residential development to the south and east of existing town infrastructure which aligns with the recommendations of serviceable new lots in this Proposal.

Where no servicing is available, lot sizes proposed will take into account lot sizes in the vicinity, town water bore locations, septic disposal minimum absorption areas and minimum distances between bores and effluent. Increased lot sizes to account for distance between bores and effluent disposal areas will be used with this Proposal. Sealed roads fronting lots have already been assessed and extensions to the garbage receival areas are well received by Council contractors.

Council is currently in discussions with consultants to prepare servicing plans, taking into account the residential and large lot residential expansion areas as part of this PP.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council intends to consult with the Office of Environment and Heritage and NSW Office of Water upon gateway approval regarding lot sizes and groundwater quality. Where relevant, Council will also consult with Transport for NSW regarding new road connections and any impacts on regional/arterial roads. ARTC will also be consulted where a site is recommended to be rezoned within the study area of the Inland Rail route.

NSW Regional Housing Taskforce 2021

The results of the NSW Government's Regional Housing Taskforce 2021 include the following recommendations which support the intent of this Planning Proposal:

- *Support measures that bring forward a supply of "development ready" land*
- *Increase the availability of affordable and diverse housing across regional NSW*
- *Investigate planning levers to facilitate the delivery of housing that meets short term needs by:*
 - *Implementing early and regular assessment of and mechanisms to address additional housing demand associated with State Significant Development in regional NSW across construction and operational stages.*

Narromine Shire has also been identified as an LGA worthy of additional support by DPE via the newly established Planning Delivery Unit. This is due to the above-mentioned infrastructure and employment projects, their scale and the resulting demand for diversity in housing choice.

Part 4 - Mapping

Please see mapping above for proposed changes. Appendix 3 shows where BDAR mapping triggers additional assessments for various sites.

Part 5 – Community Consultation

Community consultation is to be carried out in accordance with the minimum requirements of the gateway determination, Council's Community Participation Plan and the EP&A Act 1979, as amended.

Community consultation is also proposed to be consistent with the Departments 'A guide to preparing Local Environmental Plans'. A 28-day exhibition period is proposed.

Part 6 – Project Timeline

Stage	Date completed
Gateway determination	May 2022
Public Exhibition	June 2022
Consider submissions & post-agency consultation, plus potential changes	September 2022
Council finalise Proposal	November 2022
Submit to DPIE for finalising	December 2022

The above process has been streamlined as much as possible.

Local Plan Making Authority

Council requests delegation to Narromine Shire Council's Manager of Planning, Emma Yule, to make the plan in accordance with section 3.34(2)(g) of the EP&A Act. This is recommended as the amendments are in accordance with an adopted and endorsed Land Use Strategy.

Confirmation is hereby given that Emma has delegation from Council to carry out strategic planning functions of Council including plan-making delegations.

Conclusion

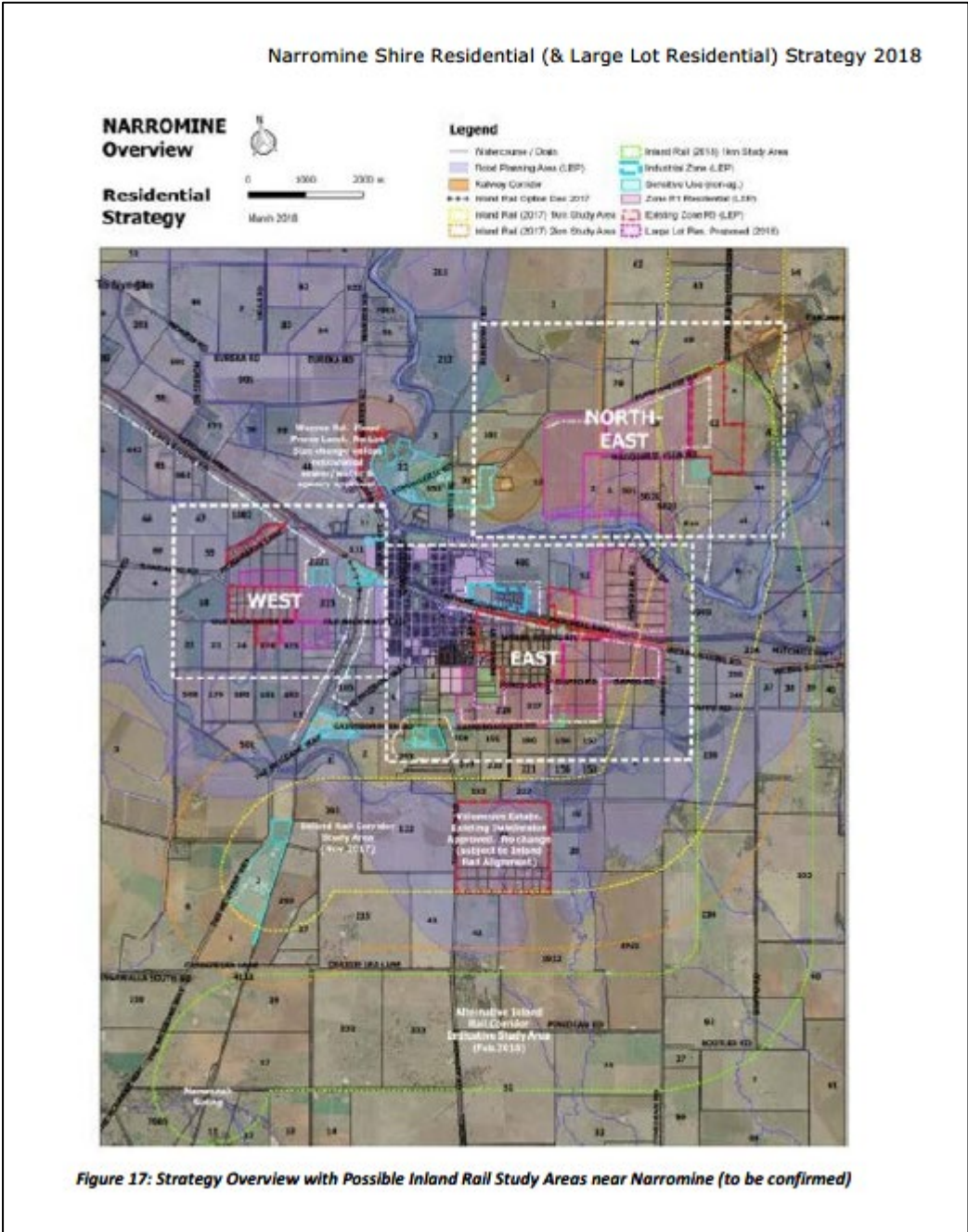
This Planning Proposal Report seeks amendments to the Narromine Local Environmental Plan 2011 to permit new lands to be zoned for residential and large lot residential development.

The aim of the Planning Proposal is to bring forward sites from the endorsed Strategy, recommended for future infill residential development and large lot residential expansion areas. Currently Narromine is seeing increased demand for housing of various types and with increased Government spending on local infrastructure and regionally significant developments taking place now, the Shire needs to meet demand with an increase in planned supply.

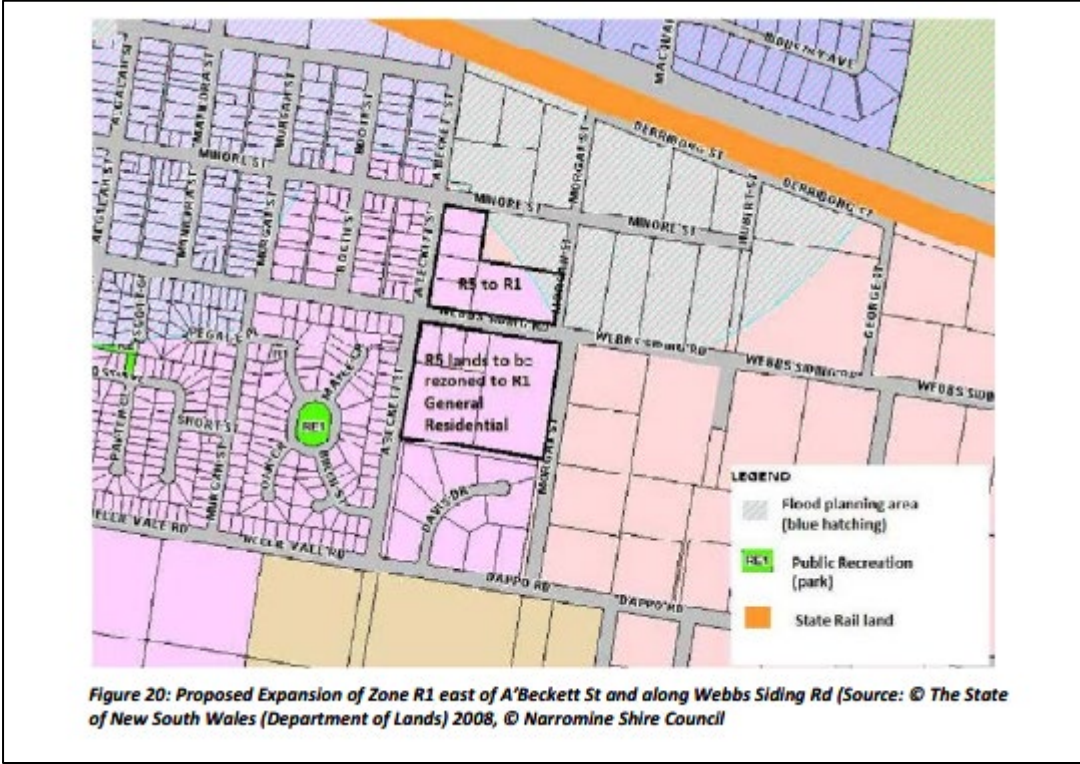
The Proposal is consistent with relevant SEPPs and Section 9.1 Directions. The rezoning of the sites will make a valuable contribution to the diversity and quality of housing in the Narromine Shire and will provide for a shortfall in current housing supply.

Following detailed analysis of the sites and their surrounding context, and the applicable State, regional and local planning policies, Council is of the view that there is clear specific and strategic planning merit to the Planning Proposal. The Planning Proposal has appropriately addressed all relevant concerns, it has strategic merit and Council looks forward to working with the Department on this important next stage of Narromine Shire's planned land release.

APPENDIX 1 – RESIDENTIAL AND LARGE LOT RESIDENTIAL STRATEGY EXTRACTS



*Note: Inland Rail route now defined and flood study revised.



Area	No. Lots	Av. Lot Size	Proposed MLS Lot potential (unserviced)
Area A – Existing Zone R5 south of Eumungerie Road (Lot 52)	1	MLS of 5ha (not counted - existing LLR)	No change at this time until inland rail is resolved. Outside buffer to inland rail possibly up to 10 lots in north-west area but 0% likely at this time.
Area B – South of Macquarie View Road (Lots 1, 2, 501, 5021 & 5022)	5	Existing >40ha lots (not counted as de-facto LLR)	Short term reduce MLS from 400ha to 20ha to allow 1 additional lot per existing lot – up to 5 additional lots/dwellings @ 80% probability = 4 lots likely
Area C – Eumungerie to Macquarie View Rd (Lot 49)	1	~141ha but 80-100m buffer to road = ~105ha	Medium term reduced MLS from 400ha to 3.5-5ha could create up to 20-26 lots (with new internal access road and battle-axe lots) @ 50% probability = 13 lots likely
Area D – west Macquarie View Road (part Lot 32) towards Colybur Quarry	1 part	~140-150ha away from quarry	Long term reduced MLS from 400ha to 5-10ha could create up to 20 lots (with new internal access road & buffers to quarry) @ 50% probability = 10 lots likely
TOTAL	8	-105ha Med. - 145ha Long	4 lots likely (short term) 13 lots likely (medium term) 10 lots likely (long term) Total 27 lots.

Narromine Shire Residential (& Large Lot Residential) Strategy 2018

Area	No. Lots	Av. Lot Size	Proposed MLS Lot potential (unserviced)
Area B - Webb Siding to Dappo Roads (Lots 145-147 & 149-151)	6	~8.8ha/lot (total 52-53ha one owner)	Proposed MLS of ~2ha could produce 4 lots per 8.8ha (with 2 battle-axe rear lots). Up to 24 lots possible @ 50% probability (some drainage issues) = 12 lots likely (Short-Medium Term)
Area C - South of Jones Circuit (north part Lots 227-228)	Part 2	~38ha (part 2 lots)	Proposed MLS of ~1.5-1.7ha could produce up to 9 lots (with 4 battle-axe lots) @ 50% probability (proximity to showground) = 5 lots likely (Short-Medium Term)
Area D Gainsborough Rd (south showground) (part Lots 227-228)	Part 2	~27ha (part 2 lots)	Proposed MLS of ~3.5-4ha could produce up to 10 lots (with 6 battle-axe lots) @ 50% probability (proximity to showground/ buffer int. ag.) = 5 lots likely (Medium Term)
Area F - Nellie Vale to Gainsborough Rd (west of showground) (Lots 55-56/ 72-73/part 11)	4 + 1 part	~26ha total (2*8ha + 2*5ha)	Proposed MLS of ~3.5-4ha could produce up to 6 lots (with 4 battle-axe lots) @ 50% probability (proximity to showground/buffer int. ag.) = 3 lots likely (Medium Term)
Area H – South-East of Dappo Rd (Lots 152-153/ parts Lot 155/542)	2 + 2 part	2*17.6ha + part 2 lots = 45-47ha	Proposed MLS of 3.5-4ha could produce up to up to 12 lots (with 4 battle-axe lots) @ 50% probability (proximity to int. ag/ substation) = 6 lots likely (Medium to Long Term)
Area I – Webbs Siding Rd to Dappo Rd (Lots 160-163)	4	~67ha	Proposed MLS of 4-5ha could produce up to 15-20 lots (no battle-axe required unless due to veg/drainage) @ 50% probability (proximity to int.ag) = 10 lots likely (Long Term)
TOTAL	21	New land ~47ha short ~53ha med. ~113ha long	17 lots likely (short-medium term) 14 lots likely (medium to long term) 10 lots likely (long term) Total 41 lots.

11. Proposed Amendments and Updated Supply/Demand

11.1. Introduction

This Addendum to the Large Lot Residential (LLR) Strategy seeks to provide slightly amended areas (compared to what was exhibited in the draft Strategy) for future LLR growth based on community and agency feedback and updated supply equations. Please see the Strategy Maps for recommended areas.

11.2. Existing Zone R5 Area (Reduced Lot Size)

The proposal is to in the **short term** reduce the Minimum Lot Size (MLS) in the Existing Zone R5 area (Area A on the Strategy Maps) south of Webbs Siding Road and west of Dappo/Ironbark Road from 3.5ha to 1.7ha (unserviced) or 4,000m² (serviced i.e. connected to reticulated water and sewer).

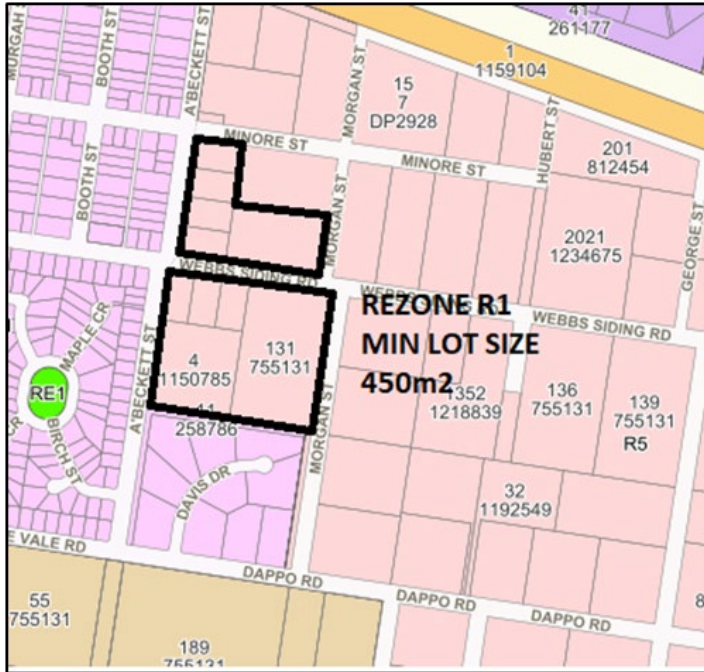
This is subject to agreement from DPE/OEH and Council's engineers regarding servicing. Due to existing lot sizes it is expected that serviced lots will most likely take advantage of an average 8000m² lot size to minimise need for additional new roads or unacceptable number of battle-axe lots for access.

Area A – See Inner SE Map	No. Lots	Av. Lot Size	Existin g Dwell. Pot.	Existin g Subdiv. Pot.	Unserviced lot potential @ 1.5ha/lot @ 50% probability	Serviced lot potential @ Av. 8000m ² /lot @ 20% probability (\$\$)
Lots north of Webbs Siding Rd & west of Morgan St	16+ 22 = 38	1.5ha to 1 larger 5ha lot	~2-4	None	Former egg farm has already been subdivided.	Up to 12 additional lots 20% probability = (2.4) 2 lots likely Flooding/drainage/access limited.
Lots between Webbs Siding & Dappo Roads (exc. closed roads) (Ex. MLS 3.5ha)	20	4A @ >3.3ha 8B @ >1.6ha 8C @ >1ha Average 1.7ha.	~1-2	None	4A (av. 2 lots/lot) = 2 lots Additional 4 lots potential 50% probability 2 lots likely	4A (av.4 lots/lot) = 16 8B (av.2 lots/lot) = 16 8C (av. 2 lots/lot) = 16 Additional 48 lots potential 20% probability = (9.6) 10 lots likely
Lots south of Dappo Road (Jones Circuit) (Ex. MLS 3.5ha)	15	12A @~1.5ha 3B @~1.2ha	~3-4	None	No additional subdivision potential	2 lot subdivision potential per lot (i.e. 1 additional per lot) = Additional 15 lot potential 20% probability = 3 lots likely
East of Dappo/Ironbark Road (Ex. MLS 5ha)	2	~8.8ha each lot	~1	None	5 lot subdivision potential per lot (i.e. 4 additional per lot) = Additional 8 lot potential 75% probability (one owner has lodged PP) = 6 lots likely	Not applicable
TOTAL	75	--	~7-11	0	8 lots likely	15 lots likely

Area	No. Lots	Av. Lot Size	Proposed MLS Lot potential (unserviced)
Area A – Dandaloo to Old Backwater Road (Part Lot 223).	1+ 1 part	~30ha	Medium term (subject to flooding) – reduce MLS from 400ha to 3.5-4ha to allow up to 8 lots @ 50% probability = 4 lots likely
Area B – South of Old Backwater Road (part lots 175, 6 & 7).	5	Existing >40ha lots.	Medium to longer term (subject to flooding) - reduce MLS from 400ha to 3.5-5ha to allow up to 5-6 additional lots @ 50% probability = 3 lots likely
Area C – north of Dandaloo Road (Lots 98, 99, 106, & 126, and part lot 9).	1	~141ha but 80-100m buffer to road = ~105ha	Long term (subject to flooding & aircraft noise) - reduce MLS from 400ha to 3.5-5ha to allow up to 6 lots @ 50% probability = 3 lots likely
TOTAL	9	30ha Med. 105ha Long	7 lots likely (medium term) 3 lots likely (long term) Total 10 lots.

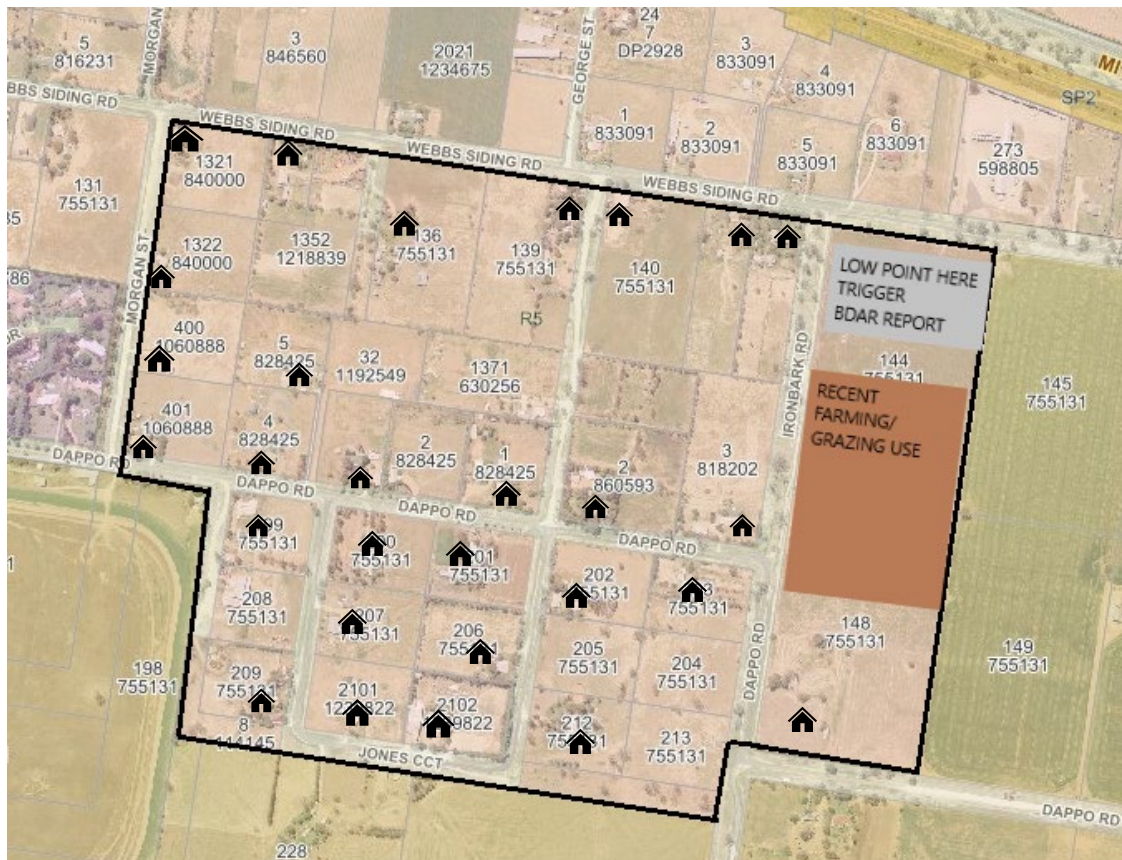
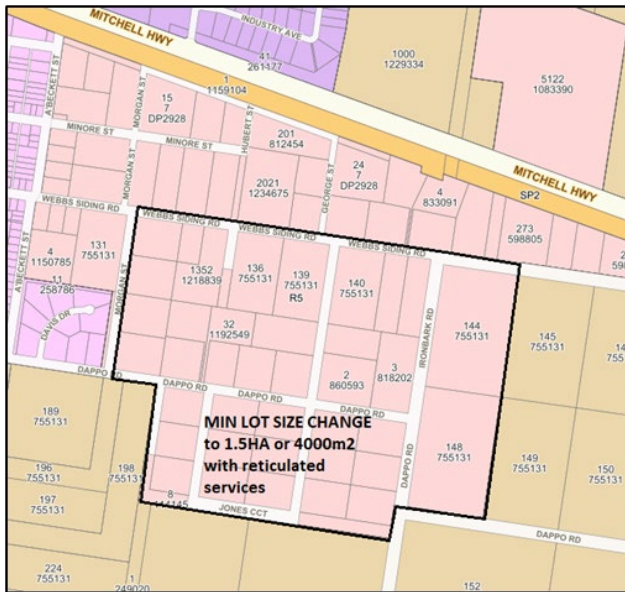
APPENDIX 2 – LAND USE AND HISTORIES

NARROMINE EAST AREA A1



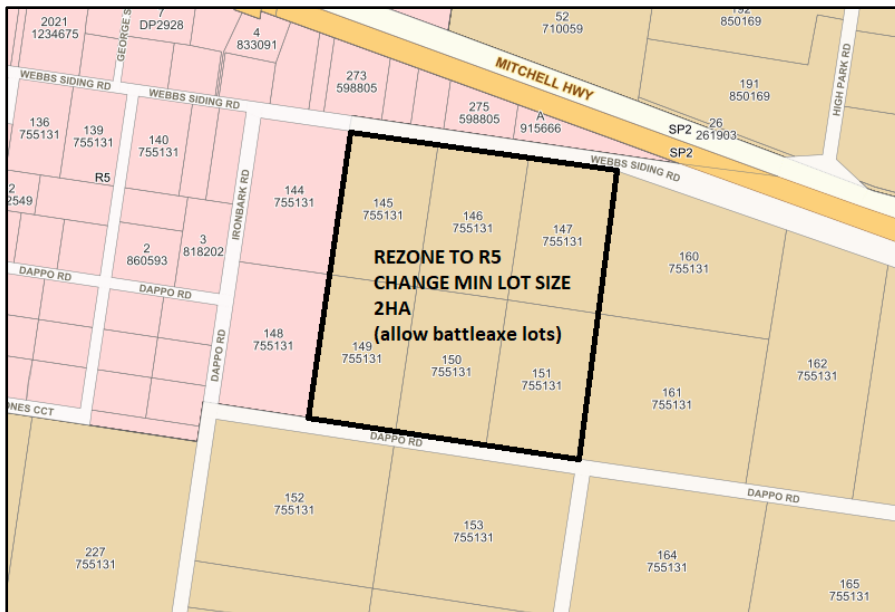
Above plan shows land is substantially cleared with dwellings located on some lots of at least 4000m² in size. Potential for water and sewer extensions in this area to accommodate an additional 8 dwellings with conservative subdivisions of at least 4000m².

NARROMINE EAST AREA A2



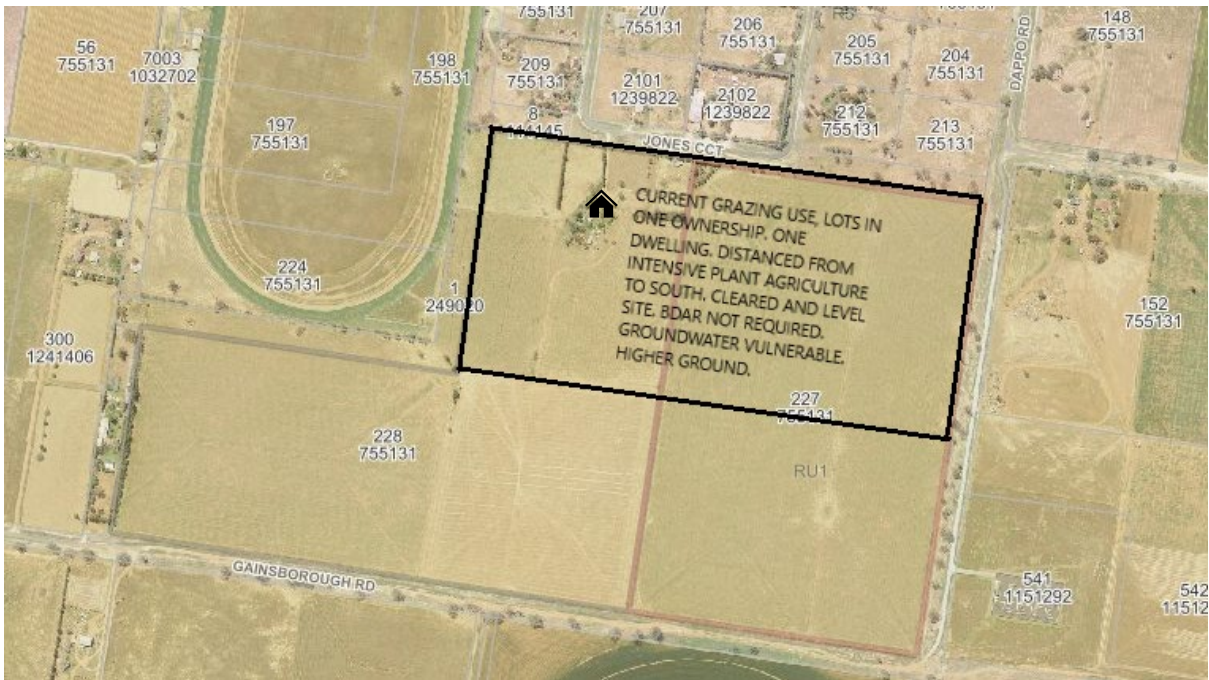
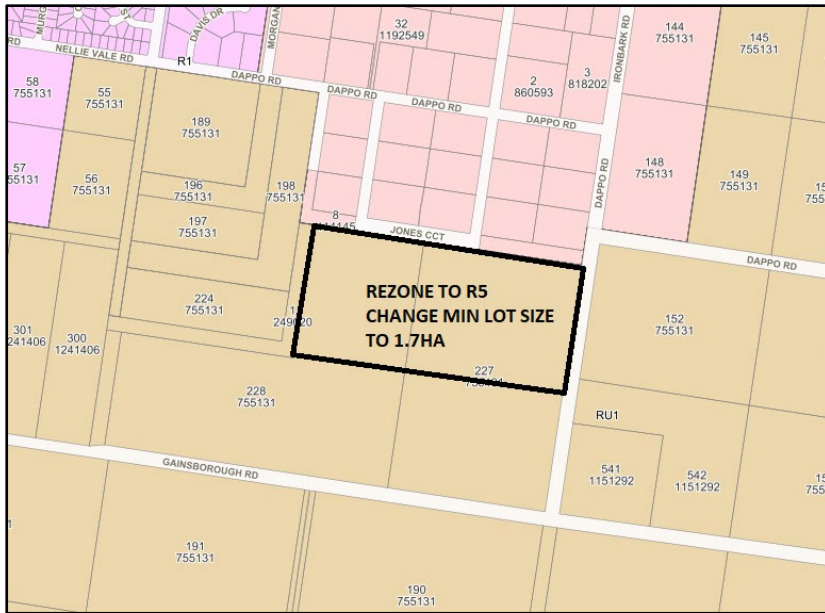
Above plans depict dwellings and history of larger tracts. Lot 201 DP 755131 has also grown market garden vegetable in past (small scale) so preliminary investigations on this and the farming/grazing lot required prior to Das being lodged for dwellings. Potential for additional 40 dwellings in Area A2 with 4000m2 MLS. Jones Cct fully sealed. Ironbark Road yet to be formed. Dappo Road also sealed.

NARROMINE EAST AREA B



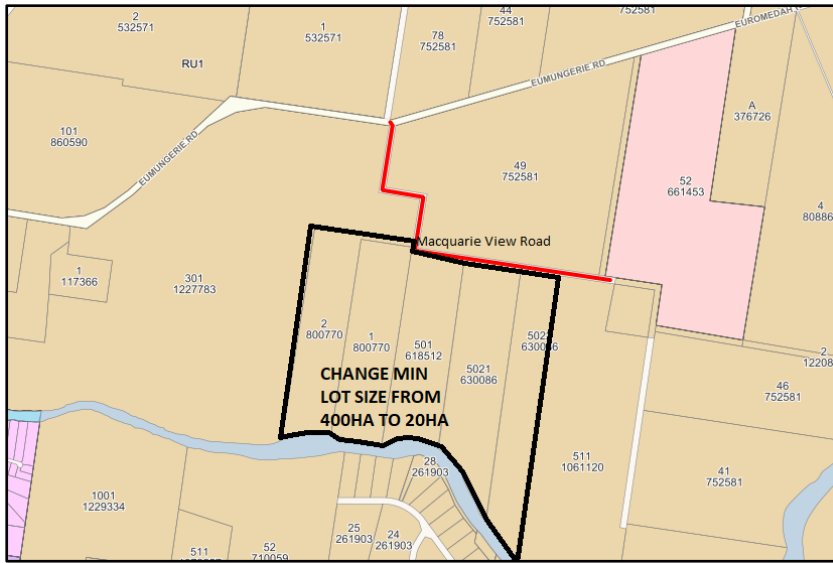
Cropping has recently taken place on these lots so preliminary investigation required prior to rezoning proceeding. Lots held in one ownership – cropping may not be proposed to cease until owner is sure of rezoning potential. Discussions to be held with owner to determine willingness to proceed & further investigations to then take place (if required). No dwelling on this site – farm sheds only.

NARROMINE EAST AREA C

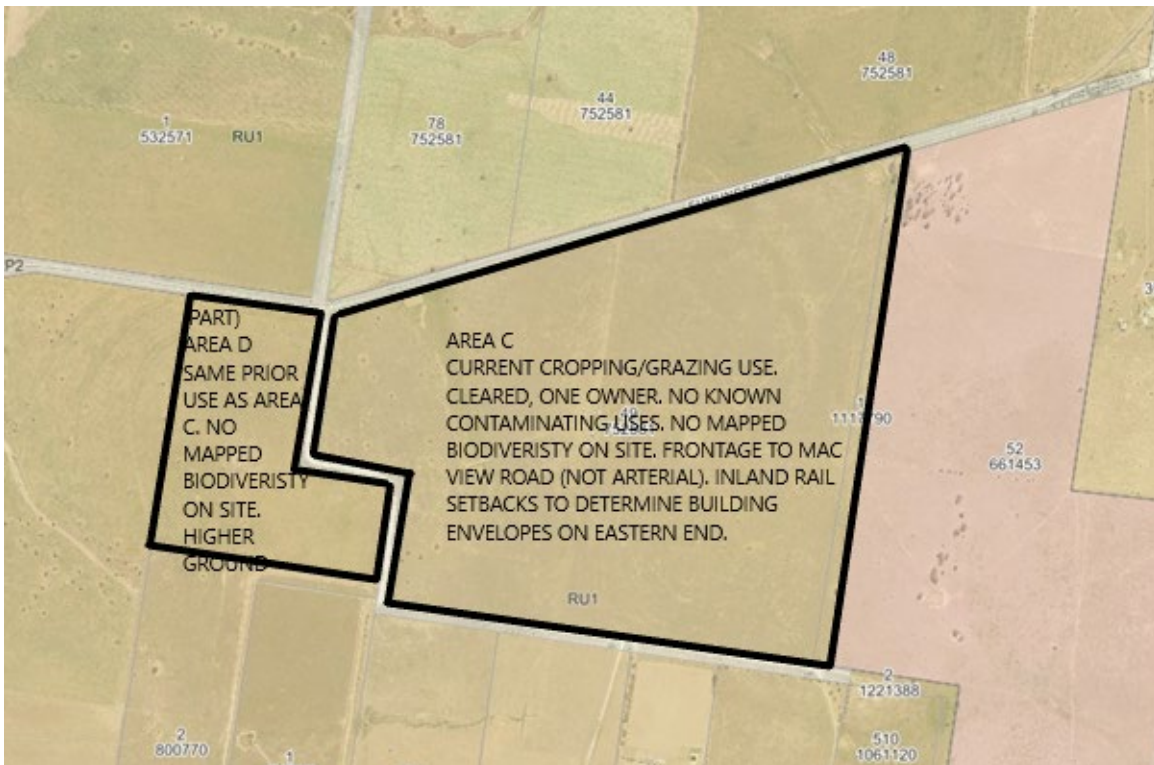
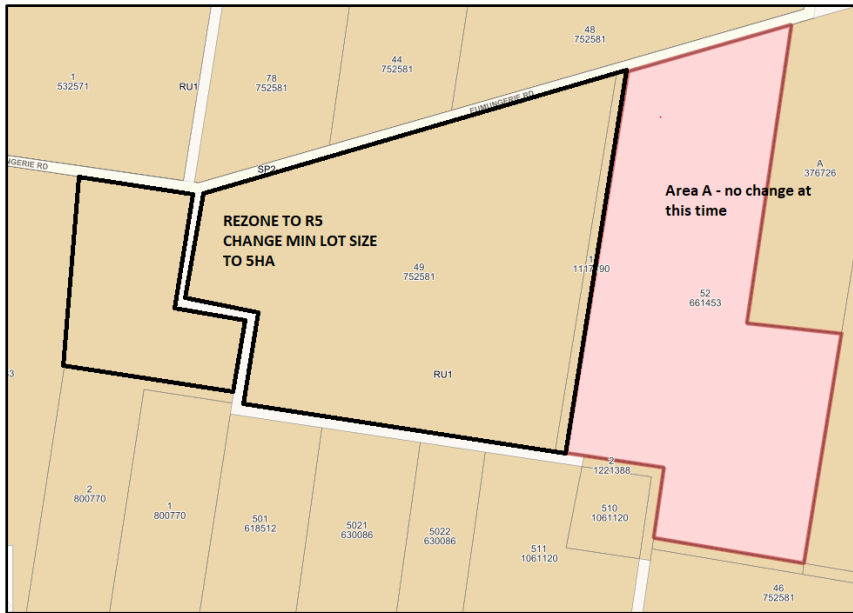


Passive grazing on this site. Co-located with R5 land to the north, frontage to sealed roads (Dappo Road to east and Jones Cct). Opportunity to masterplan this as a new greenfield R5 zone. Not located in high flood constraint category area. Distanced from Inland Rail route, not on major arterial roads.

NARROMINE NORTH EAST AREA B

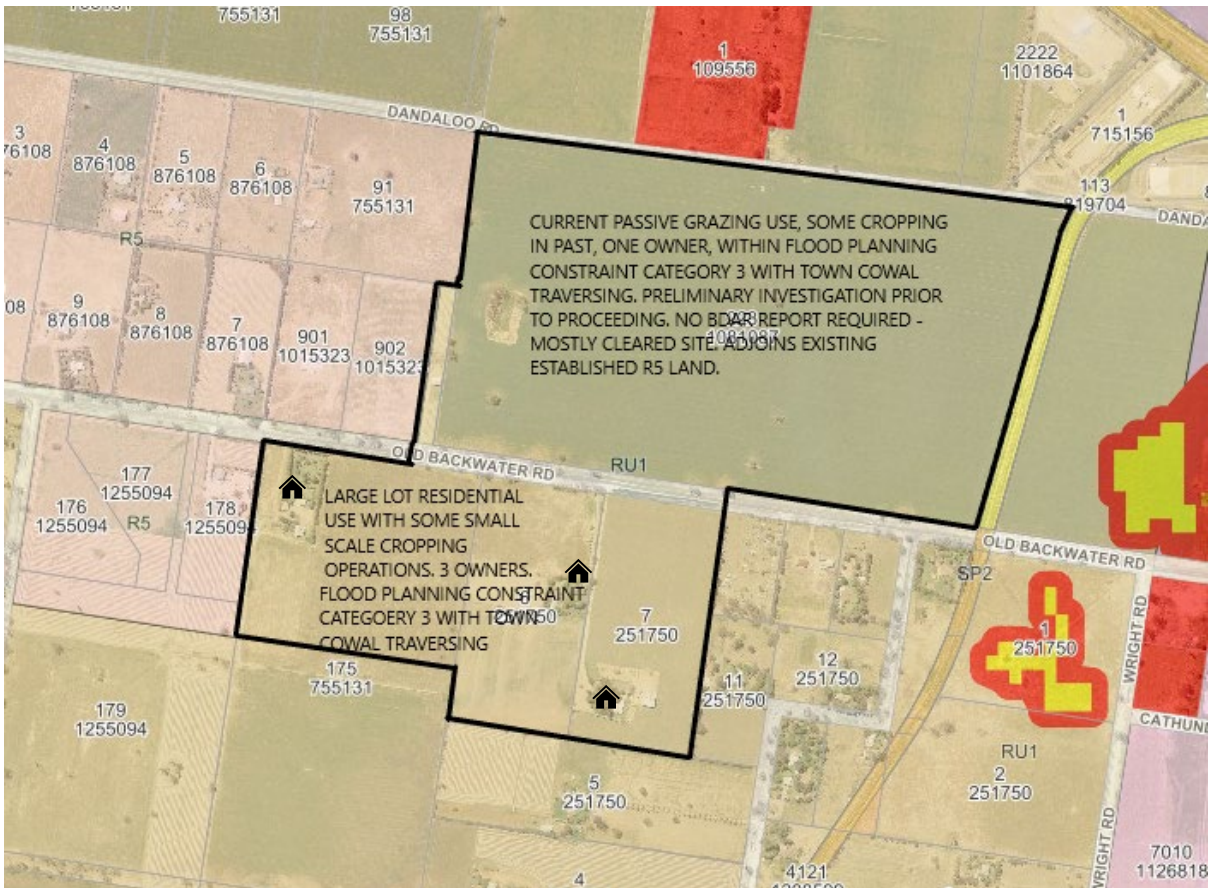
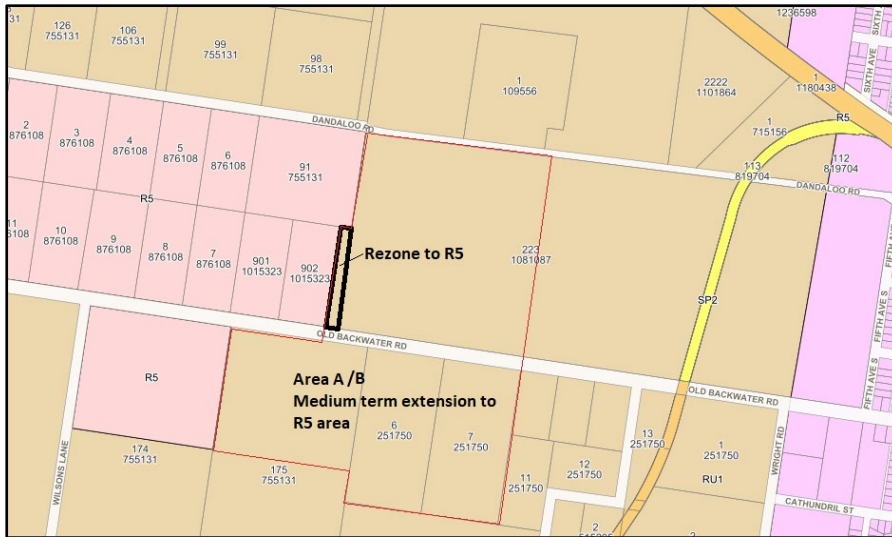


NARROMINE NORTH EAST AREA C and D

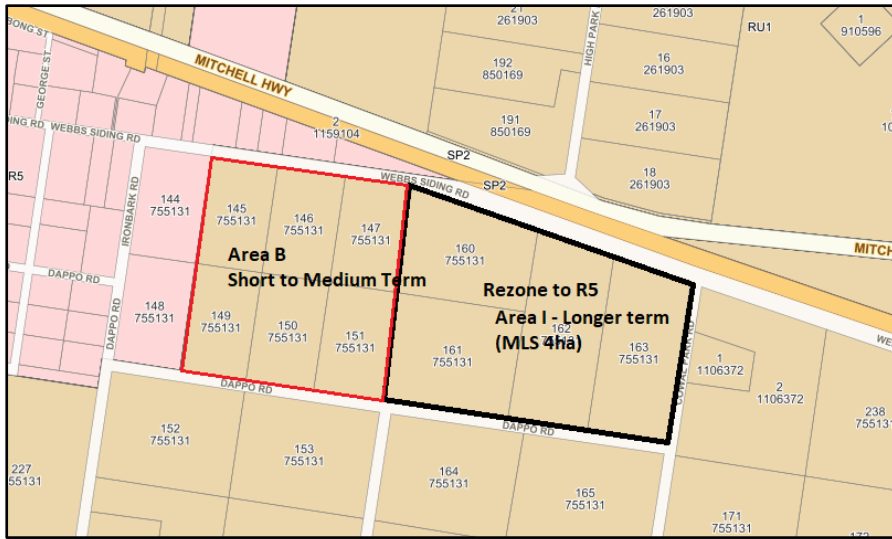


As well as above information, these sites are outside the PMF (Probable Maximum Flood) area in the latest Council Flood Study and Plan.

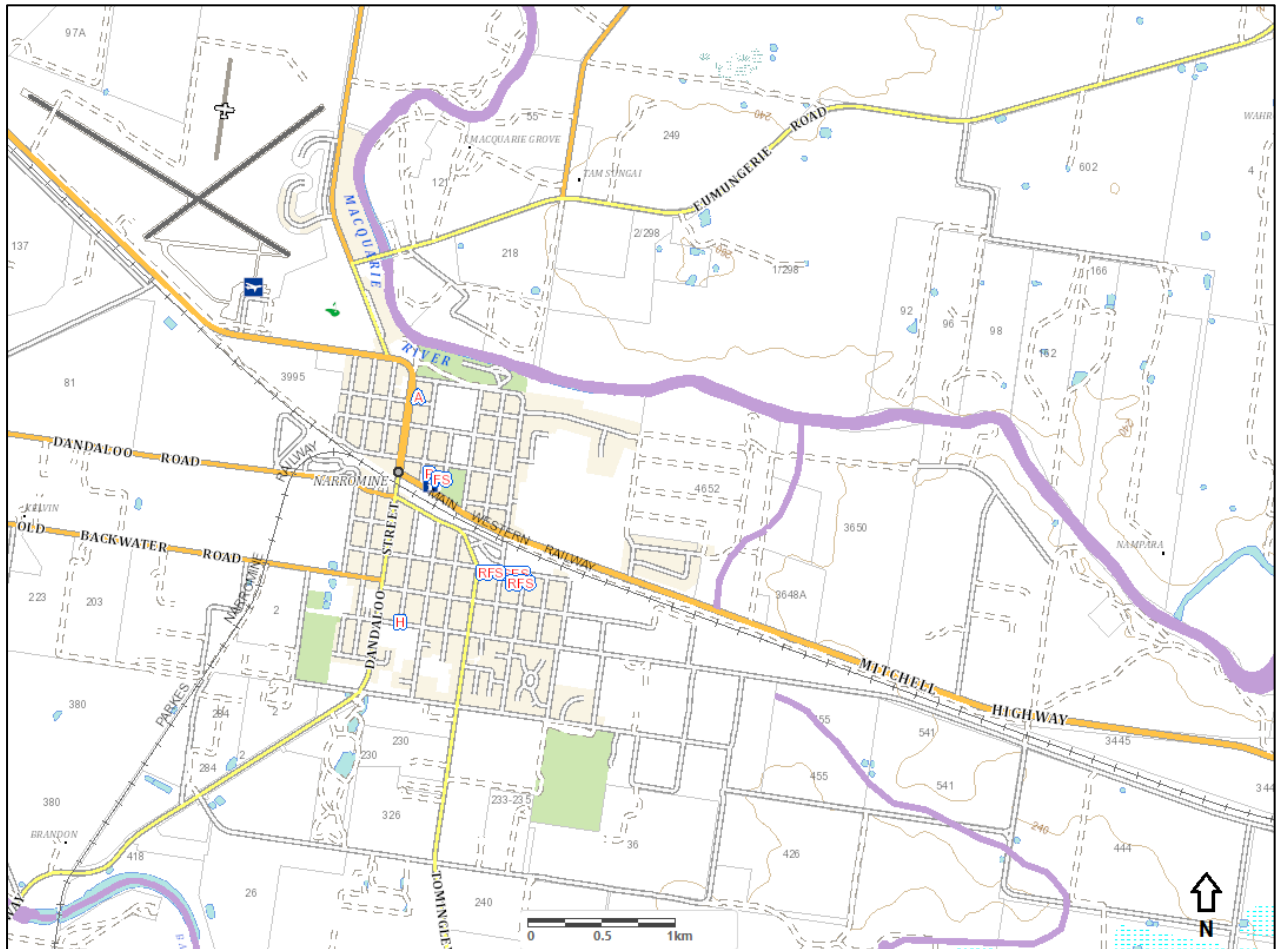
NARROMINE WEST AREA A



NARROMINE EAST AREA I



APPENDIX 3 – BIODIVERSITY AND SENSITIVE LAND MAPPING



The plan above shows the biodiversity values following major and minor waterways around Narromine. The only site impacted with potential loss of developable land is Narromine East Area B and I (see below).



Biodiversity Offset Scheme (BOS) Entry Threshold Map





983.7 0 491.83 983.7 Metres
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

-  Biodiversity Values that have been mapped for more than 90 days
-  Biodiversity Values added within last 90 days

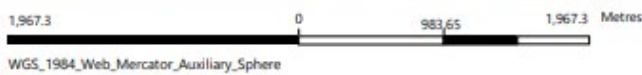
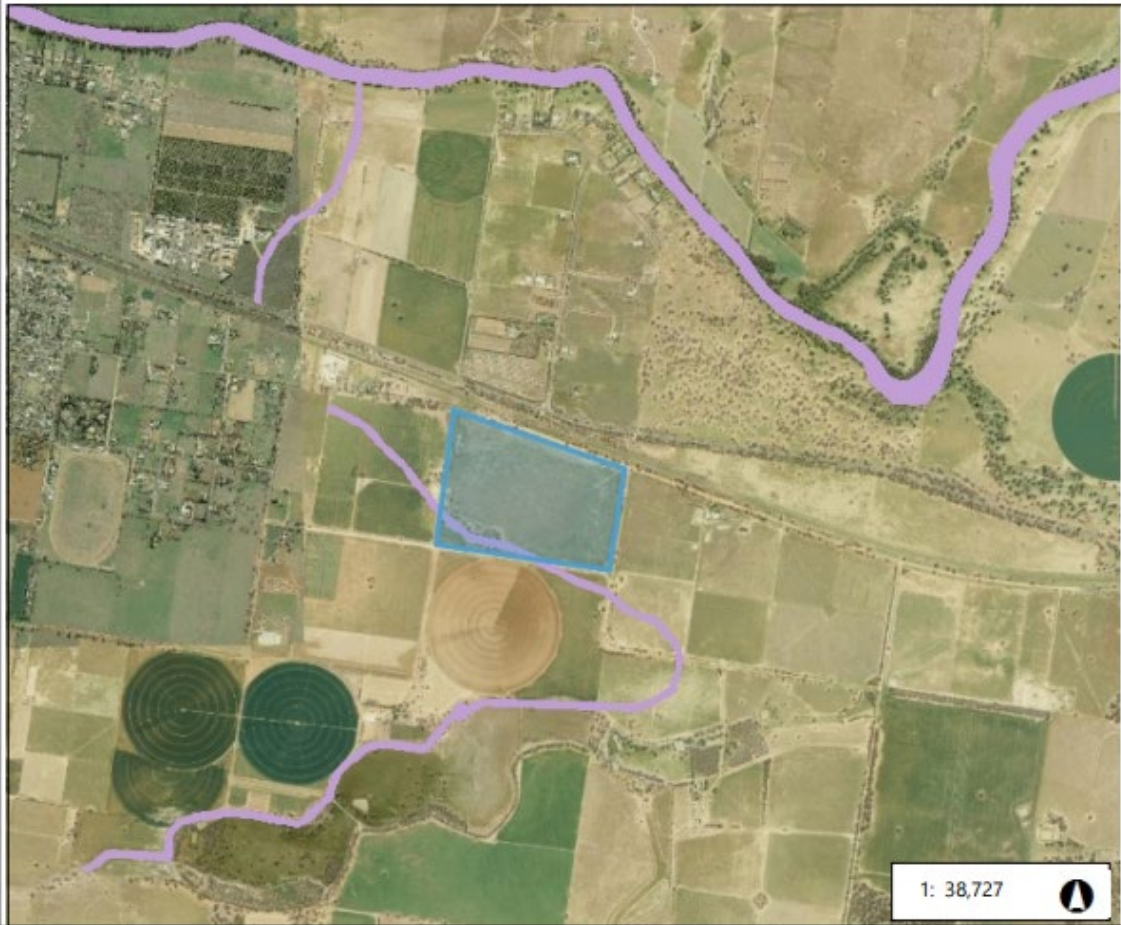
Notes

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Narromine East Area B



Biodiversity Offset Scheme (BOS) Entry Threshold Map



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days

Notes

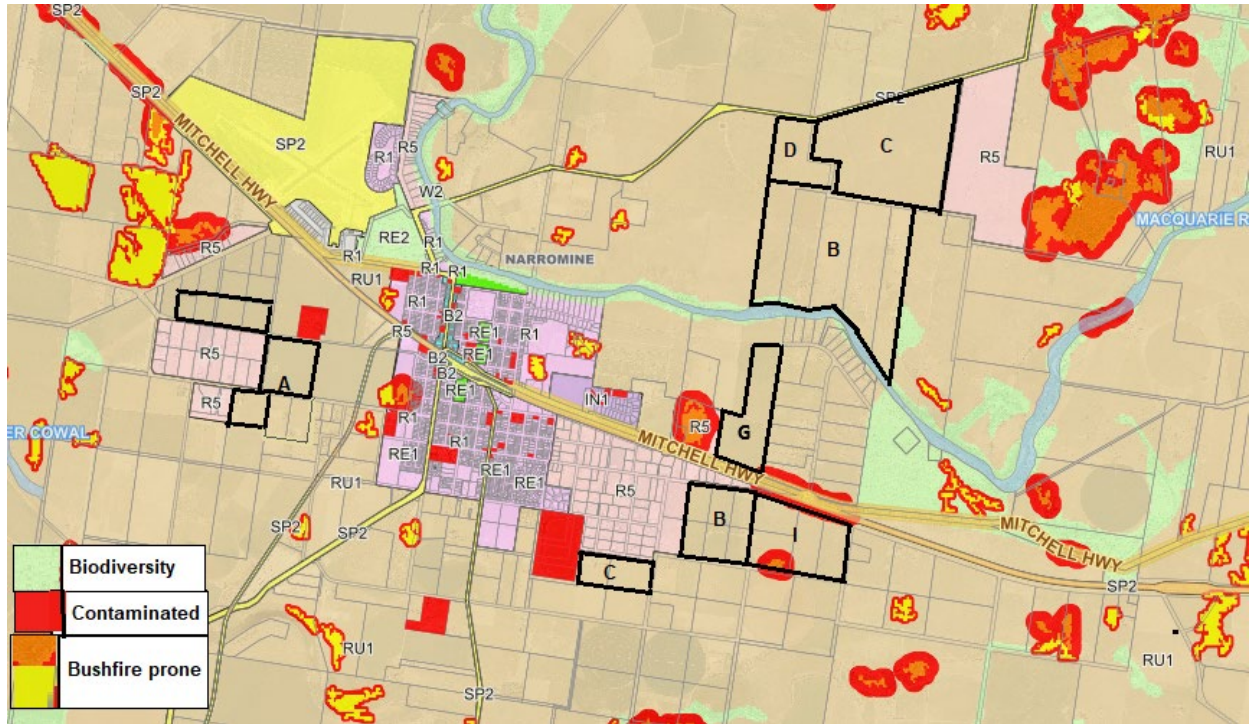
© Office of Environment and Heritage | NSW Environment & Heritage

Narromine East Area I

Both Area B and I require a BDAR with any development proposal put forward.

APPENDIX 4

BIODIVERSITY, CONTAMINATED AND BUSHFIRE PRONE LANDS IN RELATION TO PROPOSED SITES



Source: Intramaps © Land and Property Information and Narromine Shire Council

APPENDIX 5

CHECKLIST FOR GOVERNMENT & AGENCY PRE-LODGE MENT ADVICE

The following table provides evidence for when a Planning Proposal is to be referred to Agencies for advice prior to lodging a Planning Proposal. The criteria has been taken from the DPIE Local Plan Making Guideline – Attachment B.

Where Agencies are best consulted post-gateway determination, this is explained/justified. Note, irrelevant Agencies for this proposal have been omitted.

Agency	Criteria Requiring Pre-lodgement engagement
2 Transport for NSW (Regions)	<ol style="list-style-type: none"> 1. The proposal results in a net increase in travel demand of more than 250-person peak hour trips 2. The proposal facilitates development for a purpose, size and capacity as set out in Column 2 of the Table in Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 3. The proposal facilitates development that has direct vehicular or pedestrian access to a State classified road for a purpose, size and capacity as set out in Column 3 of the Table in Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 4. The planning proposal relates to land that has been identified or is under investigation for a future transport corridor that is located within or in proximity to the site 5. The proposal is likely to require a future evacuation strategy for hazards such as flooding or bushfire, and a multi-agency approach is required in relation to modelling / managing traffic congestion 6. The proposal responds to a change in circumstance which relies on new transport infrastructure (bus, passenger rail, freight, road, light rail) 7. The proposal is silent on or assumes State Government will fund all or part of any required Regional or State transport infrastructure upgrade 8. The proposal states that it will be accompanied by an offer to enter into a VPA with the State Government to deliver transport infrastructure

Comment: The sites included in this Planning Proposal do not require pre-lodgement engagement with TfNSW for the following reasons (see above numbering):

1. None of the sites will result in a net increase in travel demand of more than 250-person peak hour trips;
2. The Proposal does not trigger consultation requires in Schedule 3 of SEPP (Infrastructure) 2007;
3. None of the sites include direct access to a classified road;
4. None of the sites are identified as future transport corridors with TfNSW;
5. When rezoned the sites will not require a future evacuation strategy or additional assistance in the event of a flood or bushfire;
6. N/A
7. No upgrades to state transport infrastructure envisaged at this stage; and
8. No VPAs are proposed or intended with the sites in this Proposal.

Agency	Criteria Requiring Pre-lodgement engagement
4 Rural Fire Service (RFS)	<ol style="list-style-type: none"> 1. The proposal relates to land that is mapped as bushfire prone land, and: <ul style="list-style-type: none"> o involves a change of use to another use which may increase the risk to health and the environment from a bushfire and evacuation perspective o involves a significant intensification of an existing uses / development on the land o the land currently has inadequate emergency or water supply access 2. The planning proposal relates to land that is not mapped as bushfire prone but the proposal may result in a potential bushfire hazard. This involves planning proposals that result in large tracts of vegetated land / or the rehabilitation of existing vegetated land 3. The proposal is likely to require a future evacuation strategy and a multi-agency approach is required in relation to modelling / managing traffic congestion <p>Note: A land use that may increase the risk to health and the environment from a bushfire and evacuation perspectives includes residential accommodation, seniors housing, and / or tourist and visitor accommodation.</p> <p>Note: The above criteria does not preclude consultation with the RFS in accordance with Local Planning Direction 4.4 - Planning for Bushfire Protection.</p>

Comment: The sites included in this Planning Proposal do not require pre-lodgement engagement with NSW RFS for the following reasons (see above numbering):

1. The only site captured as bushfire prone is Narromine East Area I (see Appendix 4 above). This site is proposed to increase density of lots from 4 to 10, which is not significant. The site is close to town and could be serviced by either the town brigade or nearby Rural Fire Services. Any issues for this site can be addressed at DA stage.
2. No lands contain a potential bushfire hazard.
3. Lands will not require additional evacuation strategies for bushfire.

Agency	Criteria Requiring Pre-lodgement engagement
12 NSW Department of Primary Industries	<ol style="list-style-type: none"> 1. The proposal seeks to rezone rural land mapped as State Significant Agricultural Land, or in the absence of such mapping, land and soil capability classes 1-3, irrigated land or land mapped as State or regionally significant farmland on the North Coast, to an urban zone 2. The proposal seeks to permit land uses in a rural zone which may be incompatible with agricultural resources or enterprises <p>State Significant Agricultural Land map can be found here: Social Pinpoint SSAL (mysocialpinpoint.com)</p> <p>Land and Soil capability class mapping can be found here: Geocortex Viewer for HTML5 (nsw.gov.au)</p> <p>The North Coast mapping can be found here: North Coast Region resources and maps - (nsw.gov.au)</p> <p>Note: The above criteria does not preclude consultation with the NSW Department of Primary Industries as required in accordance with Ministerial Direction 1.3 - Mining, Petroleum Production and Extractive Industries and Ministerial Direction 1.4 - Oyster Aquaculture or any State Environmental Planning Policy.</p>

Comment: The sites included in this Planning Proposal do not require pre-lodgement engagement with NSW DPI for the following reasons (see above numbering):

1. Although some of the sites included in this Planning Proposal are mapped as SSAL – this mapping is still in Draft form. Additionally, the sites included in this Basic proposal have already been consulted with NSW DPI as they have all been taken from an adopted and endorsed Strategy.

TRANGIE SPORTING PRECINCT - CONCEPT PLAN

MASTER PLAN OPTION A

- priority 1
- priority 2
- priority 3
- priority 4
- priority 5



- LEGEND**
- 1 New multi-use court
 - 2 New netball courts with optional multi-purpose tennis set-up
 - 3 Bench seating
 - 4 BBQ area with picnic tables and planting. Retain existing BBQ or upgrade
 - 5 BBQ area with one standard and one accessible BBQ, picnic tables, seating walls, bubbler station, garbage bins and shade trees
 - 6 Existing skate park to be retained
 - 7 Playground targeting toddlers to children ~6 years, Equipment to be accessible with shade sail over
 - 8 Playground targeting children 6+ years, Equipment to be accessible with shade sail over
 - 9 New 1.8m high fence surrounding oval
 - 10 Existing pump house to be retained
 - 11 Re-vegetation zone with informal paths and educational signage
 - 12 Primary circulation path 2.5m wide, exposed aggregate or coloured concrete
 - 13 Secondary access path, 2m wide, coloured concrete or similar
 - 14 New sports lighting
 - 15 Indicative running track line markings
 - 16 Exercise stations on primary circulation path
 - 17 Emergency vehicle access
 - 18 Upgraded soccer field with numerous field set-up arrangements
 - 19 New or relocated lighting to soccer field
 - 20 Low level fencing to road side only of soccer, multi use and netball courts
 - 21 Upgraded long jump pit with run up
 - 22 Relocated shot-put and discus rings
 - 23 Seating hub, Various seating types and arrangements with lighting and shade trees
 - 24 Central club house including public toilets, function space, amenities, change rooms, storage, canteen and bar
 - 25 Covered walkway linking new club house to existing tennis club building
 - 26 Parking bays
 - 27 Disabled parking
 - 28 Bus drop off zone
 - 29 Minibus turning area
 - 30 Existing tennis club building restored
 - 31 Existing tennis courts upgraded
 - 32 Existing lighting upgraded
 - 33 Mass planting, refer to planting palette
 - 34 Shade awning over bench seating
 - 35 Crushed gravel
 - 36 Covered two tiered seating with accessible areas
 - 37 Refurbished tennis practice wall
 - 38 Fencing to tennis courts
 - 39 Bubbler station
 - 40 Pole top / solar lighting
 - 41 Mixed use / event space

