
**NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 22 JUNE 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 May 2022.

Report

The approvals for the month of May 2022 brings the total approved Development Applications for the financial year to 78, with a total value of \$19,898,936.00.

| DA No. | Location | LOT/DP | Description | Value | Assessment Time/Days |
|---------|--|-----------|--------------------------|----------|----------------------|
| 2022/20 | 329 River Dr, Narromine | 4/261903 | Swimming Pool | \$56,535 | 0* |
| 2022/22 | 699 Trangie Dandaloo Rd, Trangie | 52/755126 | Swimming Pool | \$40,600 | 0* |
| 2022/27 | 123 Third Ave, Narromine | 4/7833 | Domestic Storage Shed | \$45,000 | 0* |

* Lodged and assessed on the same day

There are currently 10 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

1. DEVELOPMENT APPROVALS (Cont'd)

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. DEVELOPMENT OF COMMUNITY RADIO STATION IN NARROMINE

| | |
|--------------------------------|---|
| Author | Director Community and Economic Development |
| Responsible Officer | Director Community and Economic Development |
| Link to Strategic Plans | CSP – 2.1.2 – Form partnerships and alliances to market the Shire to new residents and businesses CSP – 2.3.2 – Support the growth and development of new and existing business and industry |

Executive Summary

This report provides information to Council in regard to the potential development of a community radio station for Narromine.

Report

Over the past 18 months Council staff have been in discussion regarding the potential development of a community radio station for Narromine. The discussion has included both the notion of rebroadcasting an existing station based in Dubbo and also the establishment of a standalone broadcast based in Narromine.

Advocates for community broadcasting highlight that a local station is the best way to ensure local content with current stations providing a mix of local/ regional content and national content that may not be of great interest to the local community.

Signal strength is mixed across the Narromine Shire but generally at least two commercial stations and the ABC can be picked up across much of the Shire area.

Over the past five years of the existing community strategic plan there has been no community discussion about the need to bring additional broadcasts to the area and local residents have not raised the idea of developing a local community radio station. Such a development would require a local premise, local broadcast equipment, a studio, licensing, a governance framework, transmission equipment and a commitment to raise ongoing operational funds to ensure the station was financially sustainable.

2. DEVELOPMENT OF COMMUNITY RADIO STATION IN NARROMINE (Cont'd)

Broadcast equipment would cost in the order of \$65,000 for the initial set up and the initial management structure would need to ensure the initial marketing and training for volunteer announcers.

In regard to the rebroadcast this would involve hosting the rebroadcast equipment at a Council site and paying any ongoing operational and repair cost. While this would broadcast a local community radio station it would not be specifically the Narromine Shire. It would also mean that a separate governance and financial structure was not required. A rebroadcast would cost in the order of \$5-\$8,000 to achieve.

Given the cost of establishing a standalone community radio station and given that there are no local advocates at this stage I would recommend that we continue to seek opportunities to rebroadcast an existing radio station.

It is recommended that Council seek grant funding opportunities to establish this rebroadcast.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2000
Australian Communications and Media Authority Guidelines
Community Radio Broadcasting Codes of Practice
Radio Communications Act 1992
Broadcast Services Act 1992

Risk Management Issues

There is a risk to Council in establishing a community radio station at this time when the level of local support is unknown.

Internal/ external Consultation

Staff from DC-FM

Attachments

Nil

RECOMMENDATION

That Council continue to seek grant funding to enable the rebroadcast of a Community Radio station.

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3. PROPOSED DISPOSAL OF LAND BURRIL STREET, TOMINGLEY

| | |
|--------------------------------|--|
| Author | Director Community and Economic Development |
| Responsible Officer | Director Community and Economic Development |
| Link to Strategic Plans | CSP – 4.3.4 Ensure Council's property assets are monitored and well managed 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 Burril Street, Tomingley. The property is classified as operational land.

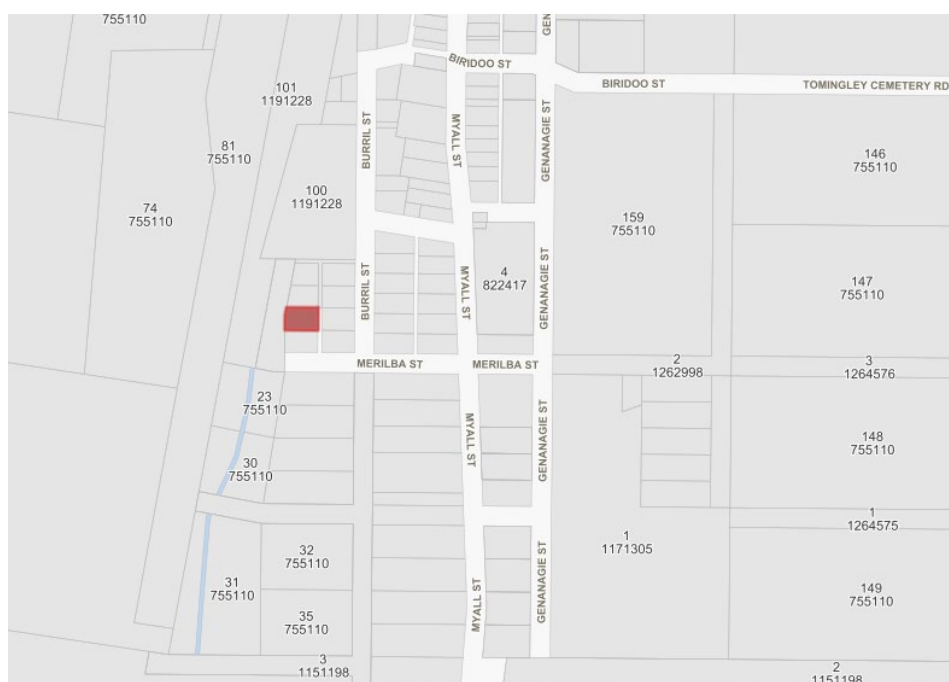
Report

The land at 23B Burril St in Tomingley was purchased by Narromine Shire Council in August 2019 for unpaid rates. The land was offered for sale under section 713 of the Local Government Act 1993 with Narromine Shire Council the successful bidder.

At the Council meeting held on 8 May 2019 Council resolved:

'that Council purchase, at auction 23B Burril Street, Tomingley for future use to the maximum value as per the report to Council and upon successful acquisition that the land be classified as operational'. (2019/115).

The property is unserviced and is on the edge of Tomingley in the RU1 zone. The property does not have a dwelling entitlement and no entitlement is likely. The location of the property is seen below.



3. PROPOSED DISPOSAL OF LAND BURRIL STREET, TOMINGLEY (Cont'd)

There is no formed road to the property and at this stage Narromine Shire Council has no plans to develop this road.

Council staff have been approached verbally by a member of the Tomingley community enquiring if the land is for sale.

Property disposal report

A property disposal report has been considered by the Executive Leadership Team and confirms that there are no services delivered by Council from the property.

The property disposal report further outlines that the value of the property is not increasing and with no strategic reason for owning the property the property could be considered for disposal.

The property was purchased by Council in 2019 for \$6,900. The Valuer General provides a valuation of \$7,210. In March 2022 a market appraisal supplied by Hartin Schute Bell gives an appraisal value of approximately \$10,000. The valuation provided by the Valuer General and Hartin Schute Bell gives a reasonable idea of the value of the block.

The property is rated as a commercial allotment with the rates approximately \$985 per year.

The property disposal report considers a number of risks in regards to the decision to either sell or retain the property. Given the low dollar value of the property the risks associated with the transaction are largely reputational and associated with Council's continued ownership of a property that it has little use for that could be returned to private ownership.

The property is recommended for disposal via expressions of interest to be received by the General Manager and be considered at a future Council meeting.

Legal and Regulatory Compliance

Narromine Shire Council Property Strategy 2022
Narromine Shire Council Procurement Policy 2019

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

3. PROPOSED DISPOSAL OF LAND BURRIL STREET, TOMINGLEY (Cont'd)

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 sale.
- There is a reputational to risk to Council if Council continues to own this site although it has no future use outlined.

On balance while these risks exist an expression of interest for the sale 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- Property disposal report.

Attachments

Nil

RECOMMENDATION

1. That Council seek expressions of interest regarding the sale of 23B Burril Street, Lot 4 Section 20 DP 758983.
2. That a further report be made to Council once any expressions of interest have been received regarding the disposal of the property.

4. SUBDIVISION AND DEVELOPMENT OF DERRIBONG STREET PROPERTY

| | |
|--------------------------------|--|
| Author | Director Community and Economic Development |
| Responsible Officer | Director Community and Economic Development |
| Link to Strategic Plans | CSP – 4.3.4 Ensure Council's property assets are monitored and well managed DP – 3.1.6.1 - Ensure compliance with relevant building codes and regulations |

Executive Summary

This report provides further information to Council in regard to the proposed disposal of land in Derribong Street, Trangie for the purposes of residential development.

Report

At the Council meeting held on 13 April 2022 a report was presented to Council outlining an expression of interest process for anyone that may have interest in purchasing and developing land in Derribong Street, Trangie. The report made the following recommendations which were resolved by Council:

4. SUBDIVISION AND DEVELOPMENT OF DERRIBONG STREET PROPERTY (Cont'd)

That Council seek expressions of interest regarding the sale and development of Lot 112 DP 755126 and Lot 152 DP 82458.

That all expressions of interest received for the potential sale and development of the above lots be presented to Council for consideration. (2022/069).

Following the resolution, expressions of interest were advertised from the 21st of April 2022 through to the 2nd of June 2022. The advertisement appeared on Council's web pages, in the Narromine Star and was sent directly to local parties.

While several enquiries were made there were no expressions received to purchase the land parcel for development. A letter was received from a local resident interested in purchasing a single residential block if the land was developed.

While no expressions of interest were received the assumption is still that there is demand in Trangie for residential lots and overall the Trangie community would benefit from having additional residential land available.

During the expression of interest period, Council staff have formulated an alternative plan for development should the expression of interest process not provide further options. The alternative to be considered is for Council to subdivide the land into seven (7) residential parcels to closely match the residential land size on the northern side of Derribong Street and to add the services to the newly created lots before offering them for sale.

The work to be undertaken would include:

- Survey of land
- Development application and approvals
- Confirmation of subdivision layout
- Installation of water and sewer services and connection points
- Works to the sewer man hole on the corner of Derribong and Belgrove Street
- Ensuring electrical supply and telecommunications extension
- Providing kerb and guttering along Derribong Street
- Provision of fill if required
- Registration with the land titles office

It is expected that allotments will be in the order of 850m² to 1000m² with this to be determined by the initial survey (the site overall is approx. 6,500m²).

The cost of these works has been estimated to be \$290,000. (GST ex). This amount includes a contingency of 10% and includes Council undertaking much of the work in house.

It is estimated that the blocks would sell for approximately \$50,000 each. This pricing is based on recent sales, listings and the advice of a local agent. If the blocks were sold at this price, then Council will cover its costs including a 10% contingency margin.

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4. SUBDIVISION AND DEVELOPMENT OF DERRIBONG STREET PROPERTY (Cont'd)

Holding costs are not factored into the cost of selling the block as these costs already exist. The land is owned by Council. No value has been attributed to the initial purchase price of the land. A valuation recently undertaken places a value of \$100,000 on the land.

There are sufficient funds in the land reserves fund to cover any shortfall given the sale of blocks at Skypark and Wentworth Parklands.

Demand for the potential sale of land is difficult to confirm although discussions with the local agent suggest that there are genuine enquiries for available land. These enquiries come from Trangie locals looking to build new, enquiries from local landholders who are looking to move to town or have family members who would like to move to town and some queries from those looking to move to the area.

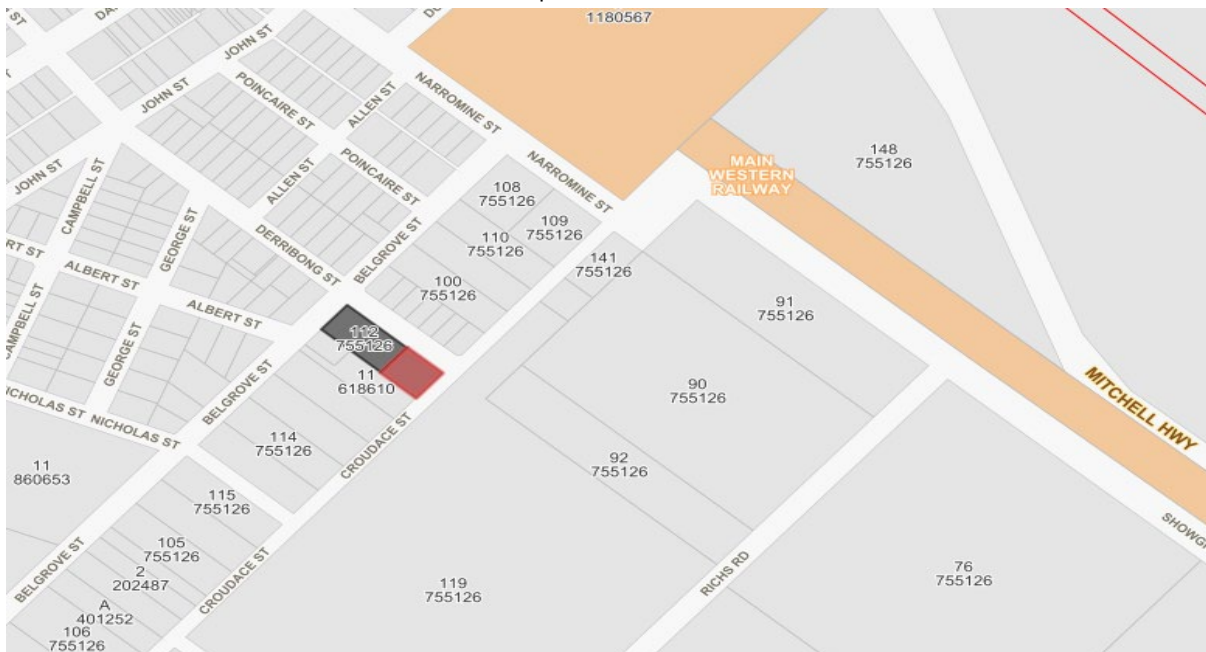
We do know that there are many developments going through planning stages at the moment and Council staff are future planning with positive population growth a fundamental assumption.

There is a risk to Council that the development is undertaken and the demand for the blocks is lower than anticipated. This however is mitigated through Council maintaining ownership of the asset with an increased value.

Should the blocks be fully developed there is an opportunity to provide housing accommodation for a further seven families to live in Trangie, spending over \$2.5M (based on housing construction of \$400,000 per allotment) in the local economy to build their homes and contributing positively to the local community.

Once the blocks were sold a further development application would be required to further develop each block and developer contributions (\$7.12) would be payable along with development application and construction certificate charges.

The location of the land to be developed is shown below.



4. SUBDIVISION AND DEVELOPMENT OF DERRIBONG STREET PROPERTY (Cont'd)

The undeveloped land is shown in an image below.



On balance it is recommended that Council proceed with the opportunity to develop these blocks which will provide a further indication of the demand for additional residential opportunities in Trangie.

Legal and Regulatory Compliance

Narromine Shire Council Property Strategy 2022
Narromine Shire Council Procurement Policy 2019

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 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.
- There is a financial risk to Council if it goes ahead and develops the land and demand/ sales of the land are lower than expected. This is mitigated by Council continuing to own the asset and funds being available in the land reserve.
- There is a financial risk to Council if it goes ahead and develops the land and costs are greater than estimated. This can be mitigated through planning in the initial stages and setting a sale price once costs are fully known.

4. SUBDIVISION AND DEVELOPMENT OF DERRIBONG STREET PROPERTY (Cont'd)

Internal/ external Consultation

Executive Leadership Team- Property disposal report.

Attachments

Nil

RECOMMENDATION

1. That Council undertakes the development of the land of Lot 112 DP 755126 and Lot 152 DP 82458 as outlined in the report.
2. That the works be funded from land reserves.
3. That a further report be provided to Council outlining the recommended sale price of each of the newly created lots.

5. PLANNING PROPOSAL - GENERAL LEP AMENDMENT

| | |
|--------------------------------|---|
| Author | Manager Planning |
| Responsible Officer | Director Community and Economic Development |
| Link to Strategic Plans | LSPS – Priority 2 - Vibrant Communities LSPS – Priority 6 – Sustain and grow our local population. |

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 14 April 2021 (2021/065) resolved to prepare a planning proposal to progress a General Amendment to the Narromine Local Environmental Plan 2011 to rectify minor mapping and descriptive errors identified.

The Planning Proposal – NARROMINE LOCAL ENVIRONMENTAL PLAN 2011 GENERAL AMENDMENT JUNE 2022 – 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 revisions to the LEP that will include changes to mapping and written provisions to address errors and mis-descriptions identified in the 'LEP Health Check 2020' process and public submissions.

5. PLANNING PROPOSAL - GENERAL LEP AMENDMENT (Cont'd)

In summary, the Intended outcomes of the General Amendment include:

- To amend heritage item listings in Schedule 5 to reference correct address and title details for local heritage items and similarly update mapping to refer to the current title.
- To amend mapping to reflect recent dedication of land for recreation purposes at Skypark.
- To amend mapping to reflect boundaries of recent subdivisions to avoid unintentional split zoned parcels.
- To update wording of relevant clauses to reflect recent zone description amendments for Conservation zones.

The objective of the amendment is to ensure the LEP is accurate and reliable. This Planning Proposal aims to rectify mapping errors and miscellaneous errors and misdescriptions in provisions and schedules, without altering the intention of any provisions.

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 and considered 'basic' under the DPE guidelines, 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.

Council should be advised to proceed with DPE to assess the Proposal and ascertain whether consideration under *section 3.22 Expedited amendments of environmental planning instruments* is relevant in this instance.

Legal and Regulatory Compliance

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

Risk Management Issues

Avoids expense for various site-specific planning proposals in the future.
Manages expectation and demand and supports growth in the Shire by clarifying development standards and aligns provisions with existing development.

5. PLANNING PROPOSAL - GENERAL LEP AMENDMENT (Cont'd)

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: NARROMINE LOCAL ENVIRONMENTAL PLAN 2011 GENERAL AMENDMENT JUNE 2022 (**Attachment No. 1**)

As this is a planning decision made in the exercise of a function of a Council under the Environmental Planning and Assessment Act 1979, 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. Proceed with the advice of DPE, to make amendments pursuant to section 3.22 Expedited amendments of environmental planning instruments where possible.
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.

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687)

| | |
|--------------------------------|---|
| Author | Manager Planning |
| Responsible Officer | Director Community and Economic Development |
| Link to Strategic Plans | LSPS – Priority 2 - Vibrant Communities LSPS – Priority 6 – Sustain and grow our local population. |

Executive Summary

The development is for a proposed 'primitive campground'. This is to establish a second land use on the property, with an existing intensive agricultural enterprise approved and established (avocado crop and single pivot for irrigated wheat and lucerne crop). The application also seeks to modify the location of the dwelling site approved as part of DA2005/17, being the prior approval for Intensive Agriculture (also establishing an associated dwelling entitlement). The application has satisfactorily demonstrated that both activities are able to be retained on the land, with potential for land use conflict to be managed with on-site supervision. If the applicant acts upon this application, the previous DA2005/17 will be modified with the appropriate notification under the Regulations. Both approvals will continue to operate for the land.

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6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

Several objections were received during the exhibition period. Issues raised were addressed by the applicant. Of significant note, the number of campers sought was reduced in the application to a maximum of 100 campers in the two nominated campground areas.

Report

1. INTRODUCTION

1.1 Background

A chronology of the development application is outlined below including the key stages of correspondence between the applicant and Council with regard to the application:

Table 1: Chronology of the DA

| Date | Event |
|---------------------------------|---|
| 8 July 2021 | Development application and s68 applications submitted via NSW Planning Portal. |
| 19 July 2021 | Development Application lodged DA2021/55 (PAN-118239) S68 Application lodged to operate a caravan park or camping ground (S68-2021-4961). |
| 23 July to 6 August 2021 | Public Exhibition period (neighbours were notified and application made available via the NSW Planning Portal). 15 Submissions of objection were received. |
| 6 September 2021 | Request for further information - key items: <ol style="list-style-type: none"> 1. Summary of submission and issues raised provided to the applicant to address. 2. Address provisions of the LEP and DCP. 3. Detail was requested that demonstrates the dwelling, intensive agriculture and camping use can all be sustained on the land. |
| 24 September 2021 | Additional information was provided by applicant: <ol style="list-style-type: none"> 1. Clarified that a modification to the DA for Intensive Plant Agriculture (DA05/17) was sought- The proposed modification is to change the location of the proposed house building block on the subject land from the approved location to an area which better serves both the proposed primitive camping ground and the existing approved intensive agriculture. |

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| Date | Event |
|--------------------------|---|
| 24 September 2021 | <p>Additional information was provided by applicant and response to issues raised in submissions:</p> <ol style="list-style-type: none"> 1. Bushfire risk 2. Environmental Impact on the Riparian Zone 3. Impact on Farming Activities 4. Security Concerns 5. Management Plan 6. Lack of amenities/facilities for size of campground 7. Concern for camper safety 8. Potential land degradation 9. Unleashed dogs 10. Loss of amenity for existing rural residents 11. Development in a flood zone 12. Road access to the land 13. Lack of benefit to the community 14. Air pollution 15. Aboriginal heritage 16. Additional details under DCP provisions for intensive Agriculture |
| 18 October 2021 | <p>Request for further information - key items:</p> <ol style="list-style-type: none"> 1. Clarify the applicant's intentions regarding the development of a dwelling. 2. Application has not adequately demonstrated how the dwelling, intensive agriculture and camping use can be sustained on the land or timing for approvals proposed to be lodged/acted upon. 3. Confirm number of camp sites proposed in the application. 4. Provide a complete list of proposed management documents. 5. It was noted that driveway works have been commenced without a s138 approval pursuant to the Roads Act. No further works are permitted in the road reserve without such approval. 6. How water is to be physically and legally provided? The further details indicate that water is to be supplied from a bore on site. Clarify the legal arrangements for this water supply and location of the bore. The details also refer to direct pumping from the river. Confirmation from Water NSW is to be provided that a licence and approval for domestic and stock use is suitable for the commercial land use |

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| Date | Event |
|-------------------------|--|
| 28 October 2021 | <p>Additional information was provided:</p> <ol style="list-style-type: none"> 1. Clarify proposed change to Administrative condition A2 only – location of dwelling site on approved plan. 2. Changed application to also include a temporary accommodation onsite until such time as a permanent residence is completed. 3. The applicant did not want the conditions of campsite to include operations after the completion of a suitable dwelling. 4. Confirmed number of camp sites is 36 (max 100 campers) at any one time. 5. Proposed management plans are to include: General Campground Management Plan; an Emergency Evacuation Plan; and Biosecurity Management Plan. 6. Road access to the land (noting approx. 75 traffic movements per day are expected). 7. Water supply – WAL37128 for river water supply for the agriculture, and proposed future bore and river supply for the campground. |
| 01 November 2021 | <p>Request for further information - key items:</p> <ol style="list-style-type: none"> 1. Clarification surrounding temporary accommodation and how onsite management of the campground was to be delivered. 2. Taking water for a commercial purpose without appropriate approval is to be avoided. Applicant requested to clarify the legal and practical arrangements and suggested that the application may need to be amended to be 'integrated development' for approvals for water supply be sought. |
| 17 November 2021 | <p>Additional information was provided:</p> <ol style="list-style-type: none"> 1. Withdraw the notion of having temporary accommodation onsite for a caretaker. 2. Response re: the timing for approvals. 3. Management plan -dwelling on site to be occupied prior to camping operations commencing to ensure caretaker present. 4. Water supply – requested DA be made Integrated Development – Water Management Act – to allow water supply as part of conditions. |
| 29 November 2021 | <p>Additional information was provided:</p> |

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| Date | Event |
|-------------------------|---|
| 30 November 2021 | NSC created referral to Water NSW |
| 2 December 2021 | Applicant made payment to Water NSW for Integrated Development approval. Water NSW requested additional information. |
| 14 December 2021 | Additional information was provided: A new bore is proposed as part of the application for the primitive camping ground. Details of the bore can be found below. <ul style="list-style-type: none"> • The proposed bore will be 6 inch and powered by a solar pump. • The proposed bore is only for commercial purposes, where it will supply amenities on the camping ground. Proposed extraction amounts are unlikely to exceed 1-2 ML per year. • The location of the proposed bore will be approximately halfway between the river and the Warren Road, alongside the existing access. A plan has been attached showing the approximate location of the bore. • The proposed bore will pump into a header tank. The water will then be gravity fed via piping to the amenity blocks. |
| 21 March 2022 | Water NSW reviewed additional information after receiving advice the applicant intended to proceed. Water NSW requested additional information. |
| 26 April 2022 | Applicant advised that they had pursued works approval (80WA726552) for a Basic Land Rights Bore and had been granted approval outside of the integrated development assessment process. |
| 6 May 2022 | Formal response from Water NSW received. No General Terms of Approval required based on the integrated development referral under the Water Management Act 2000. The applicant is to ensure the water supplied is fit for purpose as per conditions of the work approval. |
| 9 May 2022 | Applicant submitted a final proposed site plan with bore and proposed house site nominated. |

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

2. THE SITE AND LOCALITY

The locality is characterised by its proximity to Narromine township, the River in the landscape and mixed agricultural enterprises with rural/residential associations. The land is Lot 351 DP1214687, known as 568 Warren Road Narromine and has frontage to the Macquarie River. The property has an area of 86.14ha with frontage to Warren Road of approx. 998m with one existing access driveway proposed to be utilised. The land parcel was created by the Council approved subdivision no 02/16. The use of the land for intensive plant agriculture was approved (DA05/17) 21 September 2016 and included wheat, 10ha of irrigated Lucerne (pivot irrigation system), and avocado orchard. The approval nominated a proposed house building site, with the erection of a dwelling to be subject to a separate development application.

No known easements occur on the subject land. The land is located approx. 1.3km to the north of the Crown TSR 34250 and TSR 64170, also between the Warren Road and the Macquarie River.

3. THE PROPOSAL

The development application is for a proposed 'primitive' camp ground. The proposal is a local scale development and is permitted with development consent and requires a s68 Part F approval to operate a camping ground pursuant to the *Local Government Act 1993*.

The Narromine Local Environmental Plan 2011 defines a 'camping ground':

***"camping ground** means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park".*

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 specifies requirements for a 'primitive camping ground'.

The details of the application were amended pursuant to s37 Amendment of development application Environmental Planning and Assessment Regulation 2021 after the exhibition of the development application. The DA was not re-notified as the scale of the proposal was reduced and details refined in response to submissions.

The proposal does not seek to replace the intensive plant agricultural activities. The DA has been proposed to provide buffer distances between the land uses: dwelling, intensive plant agriculture and camping with continuation of all aspects within the site.

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

The proposal includes the following key aspects:

- **Camp sites –**

The camping ground area is proposed in two (2) locations; to be limited to maximum of total of 36 camp sites (with a maximum of 100 campers) on site. Amenities: showers are not provided as a 'primitive campground', and two (2) toilet facilities are proposed one in each camp area.

- **Hours of Operation –**

The camping ground is proposed to be operational 24hrs per day, 7 days per week.

- **Management –** Permanent on-site manager to occupy a main dwelling (future dwelling subject to separate application).

- General Campground Management Plan;
- Emergency Evacuation Plan; and
- Biosecurity Management Plan.

- **Water Supply -**

Availability of water for the intensive agriculture:

- WAL 37128; Water Supply Works and Water Use approval (80CA725412) for irrigation purposes.

Availability of water for the primitive campground:

- Works approval (80WA726552) for a Basic Land Rights Bore.

4. STATUTORY CONSIDERATIONS

Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act') outlines the matters which the consent authority must take into consideration in determining a development application. These matters as are of relevance to the development application include the following:

- (a) the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- (c) the suitability of the site for the development,
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

These matters are further considered below. It is noted that the proposal is **not** considered to be:

- Designated Development (s4.10)
- Requiring concurrence/referral (s4.13) or
- Crown DA (s4.32).

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

The development was amended to be considered Integrated Development (s4.46), however the applicant carried out an application for a water bore outside of the DA process and hence the final GTAs from Water NSW were not issued.

A separate approval pursuant to s68 Local Government Act 1993 is required for the operation of a campground.

4.1 Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

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

State Environmental Planning Policies

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

- **State Environmental Planning Policy (Transport and Infrastructure) 2021**

Section 2.48 Determination of development applications—other development

(1) This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—

(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,

(b) development carried out—

(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or

(ii) immediately adjacent to an electricity substation, or

(iii) within 5m of an exposed overhead electricity power line,

(c) installation of a swimming pool any part of which is—

(i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or

(ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,

(d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.

(2) Before determining a development application (or an application for modification of a consent) for development to which this section applies, the consent authority must—

(a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and

(b) take into consideration any response to the notice that is received within 21 days after the notice is given.

COMMENT:

Section 2.48 has been considered and no electricity transmission line is in vicinity to the proposed development. Referral to Essential Energy was not required in this instance.

- **State Environmental Planning Policy (Biodiversity and Conservation) 2021**

COMMENT:

No clearing of native vegetation is sought that requires approval pursuant to the SEPP. A Biodiversity Offset Scheme (BOS) Entry Threshold Map and BOSET report was been completed and included in the SEE accompanying the DA.

6. DEVELOPMENT APPLICATION – DA 2021 /55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

- **State Environmental Planning Policy (Resilience and Hazards) 2021**

Section 4.6 Contamination and remediation to be considered in determining development application

(1) A consent authority must not consent to the carrying out of any development on land unless—

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is—

(a) land that is within an investigation area,

(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,

(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land—

(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and

(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

COMMENT:

The land use category is not changing with ongoing intensive plant agriculture. The land does not have any recorded contamination history associated with planning attributes recorded. The land use for camping is not hindered for potential for site contamination.

- **State Environmental Planning Policy (Exempt & Complying Development) 2008**

COMMENT:

The primitive campground is not considered to be exempt development and the lodgement of a Development Application was required.

- **State Environmental Planning Policy (Primary Production) 2021**

COMMENT:

- The development does not affect State Significant Agricultural land.

The following SEPP's are not considered applicable to the development, and not discussed in detail:

- **SEPP (Planning Systems) 2021**
- **SEPP (Industry and Employment) 2021**
- **SEPP (Resources and Energy) 2021**
- **SEPP Housing 2021**
- **SEPP (Building Sustainability Index: BASIX) 2004**

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

Local Environmental Plans

The Narromine Local Environmental Plan 2011 applies to all land within the Narromine Local Government Area. The Land Use Table for the RU1 zone includes camping grounds as development permitted with consent.

Clause 2.3(2) of Narromine Local Environmental Plan 2011 provides that the Council shall have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The objectives of the RU1 zone are:

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

The development is in support of the objectives overall and proposes diversity of income for the residents without reducing the land available for approved intensive plant agriculture.

Relevant clauses of the LEP

The following provisions of the LEP are of particular relevance to the development:

4.2B Erection of dwelling houses on land in certain rural and environmental protection zones

- (1) The objectives of this clause are as follows—
- (a) to minimise unplanned rural residential development,
 - (b) to enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones.
- (2) This clause applies to land in the following zones—
- (a) Zone RU1 Primary Production,
 - (b) Zone E3 Environmental Management.
- (3) Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies, and on which no dwelling house has been erected, unless the land is—
- (a) a lot that is at least the minimum lot size specified for that land by the [Lot Size Map](#), or
 - (b) a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or
 - (c) a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.

Note—

A dwelling cannot be erected on a lot created under clause 9 of [State Environmental Planning Policy \(Rural Lands\) 2008](#) or clause 4.2.

- (4) Despite subclause (3), development consent may be granted for the erection of a dwelling house on land to which this clause applies if—
- (a) there is a lawfully erected dwelling house on the land and the dwelling house to be erected is intended only to replace the existing dwelling house, or
 - (b) the land would have been a lot referred to in subclause (3) had it not been affected by—
 - (i) a minor realignment of its boundaries that did not create an additional lot, or
 - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose.

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

COMMENT:

The development includes a proposed permanent on-site manager to occupy a main dwelling. The land does not meet the minimum lot size for a dwelling as per clause 4.2B and the land was created pursuant to clause 4.2E, and does not satisfy clause 4.2B(3)(b).

The dwelling entitlement for the land was established with DA2005/17, being the prior approval for Intensive Agriculture. The dwelling was to be ancillary to the intensive plant agricultural approved; with conditions applied:

"B4. A Development Application for the erection of the dwelling is to be obtained separately from this consent.

B5. Prior to the issuing of Development Consent for a dwelling associated with the use of the land for intensive plant agriculture, the following work must be undertaken:

- a) Evidence that at least 50% of the crop is established.*
- b) Earthworks being crop development and irrigation works for half of the overall development are to be in place.*
- c) Written proof of lawful and physical access to water in the correct usage category." (Excerpt DA2005/17 Conditions of Consent).*

Hence the commencement of the DA2005/17 is acknowledged in the application and the suitability of the nominated dwelling site revisited in light of the additional use of land proposed (i.e. primitive camp ground use).

The proposed new dwelling site is acceptable should this development proceed. The conditions are to reflect that the dwelling is to remain ancillary to the approved 'intensive agriculture' and satisfying conditions of DA05/17 are also prerequisites to establishing a residence for a Manager to the primitive camp ground.

5.21 Flood planning

- (1) The objectives of this clause are as follows—*
 - (a) to minimise the flood risk to life and property associated with the use of land,*
 - (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
 - (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
 - (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*
- (2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—*
 - (a) is compatible with the flood function and behaviour on the land, and*
 - (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
 - (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
 - (d) incorporates appropriate measures to manage risk to life in the event of a flood, and*
 - (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*
- (3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—*
 - (a) the impact of the development on projected changes to flood behaviour as a result of climate change,*
 - (b) the intended design and scale of buildings resulting from the development,*
 - (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*
 - (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*

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6. DEVELOPMENT APPLICATION – DA 2021 /55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

(4) A word or expression used in this clause has the same meaning as it has in the *Considering Flooding in Land Use Planning Guideline* unless it is otherwise defined in this clause.

(5) In this clause—

Considering Flooding in Land Use Planning Guideline means the *Considering Flooding in Land Use Planning Guideline* published on the Department's website on 14 July 2021.

flood planning area has the same meaning as it has in the *Floodplain Development Manual*.

Floodplain Development Manual means the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

COMMENT:

The Statement of Environmental Effects submitted with the DA addressed the risk of flooding. The previous repealed clause 6.6 Flood Planning was specifically considered. The land use was considered to be compatible based on: no permanent structures, emergency evacuation plan for the camp ground and the future managers residence would be subject to further controls.

6.1 Earthworks

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

(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,

(b) to allow earthworks of a minor nature without requiring a separate development consent.

(2) Development consent is required for earthworks unless—

(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or

(b) the earthworks are ancillary to other development for which development consent has been given.

(3) Before granting development consent for earthworks, the consent authority must consider the following matters—

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,

(b) the effect of the development on the likely future use or redevelopment of the land,

(c) the quality of the fill or the soil to be excavated, or both,

(d) the effect of the development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material and the destination of any excavated material,

(f) the likelihood of disturbing relics,

(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

(h) any measures proposed to minimise or mitigate the impacts referred to in paragraph (g).

COMMENT:

The primitive camp ground does not propose to carry out any land levelling or creation of any levee bank/dams etc. The earthworks are limited to new internal access driveways to the sites. Works to be conditioned to be carried out with consideration to potential for erosion and sedimentation and impact to unknown artefacts. Any new driveway works at the Warren Road access, are to be subject to a s138 Approval pursuant to the Roads Act.

6.8 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required—

(a) the supply of water,

(b) the supply of electricity,

(c) the disposal and management of sewage,

(d) stormwater drainage or on-site conservation,

(e) suitable road access.

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COMMENT:

The matter of provision of a viable and legal water supply was subject to request for further information as noted in the Chronology of the DA. The primitive camp ground will be provided with a legal water supply via a new bore. The road access is proposed to be upgraded to improve safety for vehicular access off Warren Road. Management of sewage onsite for the camp ground (and future dwelling will be subject to separate s68 approvals for on-site sewage management systems).

Approval was also sought pursuant to **Section 68 of the Local Government Act 1993 Part F (2) Operate a caravan park or camping ground.**

Before Council can issue the approval consideration of the Regulations is to be made.

• Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

131 Primitive camping grounds

- (1) The maximum number of designated camp sites in a primitive camping ground must not exceed an average of 2 for each hectare in the camping ground.
- (2) If the approval to operate a primitive camping ground does not designate camp sites, a council may impose a condition on the approval that the installation of tents, caravans, campervans and annexes is not permitted in specified areas of the primitive camping ground—
 - (a) for the health and safety of occupiers of the camping ground, or
 - (b) to ensure consistency with the principles of ecologically sustainable development, or
- (c) for another purpose.
- (3) The following conditions apply to a primitive camping ground—
 - (a) if at least 1 camp site is designated—camping is not permitted within the primitive camping ground other than on the designated camp site or sites,
 - (b) if no camp sites are designated—the maximum number of caravans, campervans and tents permitted to use the camping ground at the same time must not exceed an average of 2 for each hectare in the camping ground,
 - (c) a caravan, annexe or campervan must not be permitted to be installed within 6 metres of another caravan, annexe, campervan or tent,
 - (d) a tent must not be permitted to be installed within 6 metres of a caravan, campervan or an annexe or within 3 metres of another tent,
 - (e) the camping ground must be provided with a water supply, toilet and refuse disposal facilities as specified in the approval for the camping ground,
 - (f) unoccupied caravans, campervans and tents are not permitted to remain in the camping ground for more than 24 hours,
 - (g) if a fee is charged for camping—a register must—
 - (i) be kept in accordance with section 121, and
 - (ii) must specify the size of the group accompanying the registered person,
 - (h) fire fighting facilities required by the approval must be provided at the primitive camping ground.
- (4) Subdivisions 1–8 do not apply to a primitive camping ground.
- (5) The general manager of the council for the area in which a primitive camping ground is located may modify the conditions applying to the camping ground if the general manager is reasonably satisfied that it is necessary to accommodate displaced persons.
- (6) In subsection (3)(b), 2 or more tents occupied by no more than 12 persons camping together must be counted as 1 tent.
- (7) In this section—

average means the average calculated over the total area of the primitive camping ground.

COMMENT:

The proposed primitive campground is in two areas designated for camping. The maximum number of campers(persons) is to be limited to 100 (maximum) at any one time in the available 2 camp sites (of approx. 18ha).

6. DEVELOPMENT APPLICATION – DA 2021 /55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

121 Register of occupiers

- (1) A register of occupiers must be kept for a caravan park or camping ground.
- (2) At least 1 person who occupies a dwelling site or camp site must be registered.
- (3) The register must include the following particulars for the registration of a person—
 - (a) the person's full name and address,
 - (b) the person's dates of arrival and departure,
 - (c) the site identification of the site occupied by the person,
 - (d) if the person occupies a caravan or campervan—the registration number, if any, of the moveable dwelling,
 - (e) for a relocatable home—details of the compliance plate.
- (4) The register must be available for inspection by an authorised person, free of charge, during normal working hours.

COMMENT:

Conditions to require the keeping of a register to be kept in accordance with s121.

4.2 Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are proposed instruments which have been the subject of public consultation under the EP&A Act, and which may be relevant to the proposal, including the following:

The NSW Government is proposing amendments to the NSW planning system to streamline the approval of agritourism development and small-scale agricultural development. Changes are expected to commence in July 2022, this involves a change to the definition of 'farm stay accommodation'. Several changes are proposed to the existing definition to give more flexibility to farmers. These are to expand the definition to include camping. Currently, even a small number of tents requires approval as a camping ground. This was seen as unnecessarily restrictive as a small number of people camping is a low-impact activity.

This development proposal would not qualify as fitting within the definition of 'farm stay accommodation' with a proposed max 100 campers.

The draft Standard Instrument (Local Environmental Plans) Amendment (Agritourism) Order 2021 includes consideration of:

- (4) Development consent must not be granted to development for the purposes of farm stay accommodation on land unless the consent authority has considered—
 - (a) whether the development will result in noise or pollution that will have significant adverse impact on the following on or near the land—
 - (i) residential accommodation,
 - (ii) primary production operations,
 - (iii) other land uses, and
 - (b) whether the development will have significant adverse impact on the following on or near the land—
 - (i) the visual amenity, heritage or scenic values,
 - (ii) native or significant flora or fauna,
 - (iii) water quality,
 - (iv) traffic,
 - (v) the safety of persons, and
 - (c) whether the development is on bush fire prone land or flood prone land, and
 - (d) the suitability of the land for the proposed development, and
 - (e) the compatibility of the development with nearby land uses.

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

4.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

- The *Narromine Development Control Plan 2011* is relevant to this application: Primitive Camp grounds are not specifically addressed. Chapter 5C Rural Development provides guidance on setbacks and buffer zones for dwellings and rural activities. The camp ground does not seek any departures from the DCP.

4.4 Section 4.15(1)(a)(iiia) – Planning agreements under Section 7.4 of the EP&A Act

There have been no planning agreements entered into and there are no draft planning agreements being proposed for the site.

- *Narromine Shire Council Section 7.12 Development Contributions Plan 2019.*

This Contributions Plan has been considered and due to the value of the development is not applicable (nominated value of \$30,000).

4.5 Section 4.15(1)(a)(iv) - Provisions of Regulations

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

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

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

Comment: - Not applicable. No demolition works proposed.

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

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

Comment: - N/A – not change of use

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

- **Clause 76 - Deferred Commencement** – The applicant in correspondence dated 17 November 2021, to clarify that the intention of the developer will be to obtain an occupation certificate for a dwelling prior to the commencement of the campground. This will ensure there is an on-site manager and is reflected in the conditions.

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

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

- **Clause 67 - Modification or surrender of development consent or existing use** - not relevant to the proposal.
- **Clause 75 - Fulfilment of BASIX commitments** – N/A to the proposal.

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

- Land Use Conflict – Potential conflict exists between agriculture, rural residential occupation, campers and the natural environment. The capacity of the land to support approved and commenced intensive agriculture is very important as the future 'managers residence' is reliant upon this association to establish a dwelling entitlement (established by DA2005/17). Conditions of consent are required to address some matters for potential conflict.
- Access and Traffic - No adverse impact identified. S138 required for driveway works. Applied with this DA.
- Heritage – Conditions to be applied to ensure any unknown artefacts are protected.
- Bushfire – Proposed management of the site and firefighting measures were addressed in the SEE and supplementary information.
- Surface Water and Groundwater –S68 approval conditions to be included with DA approval. Effluent disposal is to be subject to separate approval and conditions.
- Soils – no issues raised.
- Air and Microclimate - No adverse impact identified.
- Noise and Vibration – Potential impacts identified can be managed.
- Flora and Fauna - No adverse impact identified.
- Waste – Conditions for management plans to address on site issues such as waste disposal procedures.

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

The site has the capacity to support the proposal without creating adverse impacts on the site and adjoining land. The future dwelling (subject to separate assessment) will be wholly located on the subject allotment outside of buffer areas required to continue intensive agriculture and outside of camp zones. Overall the distance to the urban area of Narromine and services supports the suitability of the land for development.

4.8 Section 4.15(1)(d) - Public Submissions

17 Submissions were received with 16 in the form of objection or concern for the development details. The following summarises the issues raised in submissions.

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6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

Issue: Bushfire Risk

Concern is raised regarding use of camp fires and the flammable vegetation surrounding the site (wider setting) and river bank. Consider the camp sites a source of greater fire risk. Emergency actions to be considered upfront.

Request an appropriate Bushfire Risk Assessment Report be obtained to assess the level of risk at the site. Concern for fire to ignite at this location and spread to neighbouring dwellings /property.

Consultation with the NSW RFS was not noted in the application. This should be required. Include strategies to respond to bushfire and fires ignited at the campsite.

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| Issue: Bushfire Risk | Raised in submissions - 12 |
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Issue: Environmental Impact on the Riparian zone

Camping use will potentially detrimentally impact the riparian zone through: human interactions (collecting wood for fires, tracks, vehicle access, rubbish, dogs off leash). Toilets/amenities in flood zone not appropriate. Other waste disposal, similarly, needs to address flood and riparian protection.

Nearby 3 Mile Reserve that has been used for camping upstream of the site has experience of undesirable activities that lead to environmentally damaging activities such as 4 wheel drive access, driving after rain, land degradation and erosion.

Biodiversity issues have not been addressed in the DA submission sufficiently.

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| Issue: Environmental Impact on the Riparian zone | Raised in submissions - 10 |
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Issue: Impact on Farming Activities

The land is zoned RU1 Primary Production and supporting this zone and associated employment, is in line with the Narromine Shire Local Strategic Planning Statement. Will campers (tourism land use) appreciate that farming is a 24/7 operation? Irrigation pivots, river pumps, scare guns, machinery, crop spraying are sources of potential land use conflict. Farm activities should not have to be reduced to accommodate the camp ground.

Will high value crops be affected? The Applicant should demonstrate production of (citrus, horticulture and seed crops etc) will not be affected on that property and neighbouring.

Within 2km of the site there are approx. 6 irrigation pumps. Noise from these pumps that can run 24hrs 7 days a week in peak times – it is imperative irrigation pumps are not hindered in anyway due to the proposal.

Crop spraying and buffers are not addressed. Proximity for campers and the dwelling, safe spraying practices should be addressed.

Use of scare guns, this may be a conflict with the campers use.

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| Issue: Impact on Farming Activities | Raised in submissions - 13 |
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Issue: Security Concerns

Rural crime and managing farm security is an ongoing issue for local farmers. How and who will monitor the campers? Concern for vandalism or access to river pumps etc.

Will Firearms be permitted onto the property? Hunting from campsites is a concern. Potential for crossing of the River occurring? How will this be managed?

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| Issue: Security Concerns | Raised in submissions - 7 |
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Issue: Management Plan

Lack of detail on how the Primitive Campground will operate on a day to day basis. Concern regarding rules of operation and ensuring amenity is not affected. (Security, alcohol consumptions, noise, waste management, caretaker employment). How will complaints be managed?

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| Issue: Site Management | Raised in submissions - 5 |
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Issue: Lack of amenities/facilities for size of camp ground.

There does not seem to be adequate amenities with only 2 female and 2 male toilets and 2 garbage bins for potentially over 400 campers at any one time. No strategies outlined for waste minimisation and management of waste (including sewage).

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| Issue: Lack of amenities/facilities | Raised in submissions - 6 |
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Issue: Concern for camper safety

A thorough risk assessment of the site should be carried out and consider suitability issues, such as: no mobile phone service (how will emergency services be contacted?); induction of campers to other safety issues (such as falling limbs from gum trees); in the event of a bushfire how will evacuation be managed and evacuation carried out? Safe evacuation procedures.

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| Issue: Camper Safety | Raised in submissions - 3 |
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Issue: Potential land degradation

Potential environmental impacts have not been thoroughly assessed. How will environmental impact be monitored and controlled? Rubbish entering the waterway and creating stability issues for access to watercourse not addressed. Pathways that may be formed and compaction due to vehicles, how will stormwater be managed?

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| Issue: Land degradation | Raised in submissions - 4 |
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Issue: Unleashed Dogs

Risk of unleashed dogs and loss of livestock (dog attacks may happen at night); how will this be managed?

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| Issue: Land degradation | Raised in submissions - 3 |
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Issue: Loss of Amenity for existing rural residents

The development to potentially allow 400 campers will introduce noise and loss of visual amenity. Alcohol and noisy behaviour.

| | |
|------------------------|---------------------------|
| Issue: Loss of Amenity | Raised in submissions - 2 |
|------------------------|---------------------------|

Development in a Flood zone

The site is within a flood plain and management of this issue is not addressed (esp. in terms of waste that may enter the River, including from amenities).

| | |
|-----------------|---------------------------|
| Issue: Flooding | Raised in submissions - 3 |
|-----------------|---------------------------|

**NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 22 JUNE 2022
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

Road Access to the land

The land is accessed off Warren Road, which will experience an increase in traffic likely due to this proposed camp sites (36 sites at full capacity could mean 432 campers). Driveway upgrade and Road maintenance to be considered.

| | |
|--------------------|---------------------------|
| Issue: Road Access | Raised in submissions - 3 |
|--------------------|---------------------------|

Lack of Benefit to Community

The application indicates that the application will provide benefit to the community. This is disputed as the economic impact will be minimal and in fact would be to detriment of other camping grounds and caravan parks.

| | |
|----------------------|---------------------------|
| Issue: Wider benefit | Raised in submissions - 3 |
|----------------------|---------------------------|

Submission is not sufficiently detailed

The application lacks detail to understand the potential impacts of the development:

- Will generators be permitted? How will noise be managed?
- Lighting of fires – how many? Designated areas only? How many fire sites per camp site?
- Will the camp ground be operational prior to the construction of a future residence? How will the site be managed and supervised? Lack of supervision will change operational statements.
- Access to the River – details of this have not been clarified? Will vehicle tracks be formed within 40m of the top bank? Has the relevant authority been consulted?
- Camp facilities – The composting toilets are not described adequately. Section 3.3 of the SEE states that the site will have no permanent structures. This needs clarification.
- Water – will this water be potable? Any showers? Water from a 'tap' does not clarify the source of water.
- Refuse collection – no detail on how frequent the waste receptacles will be emptied, design of bins important so wind-blown rubbish not created.
- Road traffic – Will there be a turning lane into the site off Warren Road?
- Aboriginal Heritage – no details on assessment.

| | |
|---------------------------------------|---------------------------|
| Issue: SEE requires additional detail | Raised in submissions - 1 |
|---------------------------------------|---------------------------|

Air pollution

Fires will cause nuisance and pollution.

| | |
|---------------------------------|---------------------------|
| Issue: Amenity issue from smoke | Raised in submissions - 1 |
|---------------------------------|---------------------------|

Aboriginal Heritage

Aboriginal Heritage not considered sufficiently, due to the vicinity to the River likelihood for artefacts is high. Has the LALC been contacted for comments?

| | |
|----------------------------|---------------------------|
| Issue: Aboriginal Heritage | Raised in submissions - 1 |
|----------------------------|---------------------------|

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

It is noted:

The applicant responded to the submissions and refined and reduced the scale of the development. The conditions of consent also address concerns raised in the submissions. Council can be satisfied that the issues raised have been resolved satisfactorily.

4.9 Section 4.15(1)(e) - Public interest

An approval of this development will support the objectives of the zone and diversification of income for the land holders.

5. REFERRALS AND SUBMISSIONS

5.1 Agency Referrals and Concurrence

The development application was referred to external agencies for comment/concurrence as required by the EP&A Act. Water NSW were referred the application as integrated development, however the applicant proceeded to obtain an approval for a bore under Basic Land Rights. This water can be used in the future for the permanent dwelling and for the primitive camp ground water supply.

5.2 Council referrals (internal)

The development application was referred to Council's engineering and health and building staff. Conditions applied.

5.3 Community Consultation

The proposal was notified in accordance with the NSC Community Participation Plan between 23 July 2021 and 6 August 2021. Submissions received were noted above.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2021

Local Government Act 1993 and

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

Risk Management Issues

The development conditions reflect the permissibility and long-term management of the site. A deferred commencement condition provides some risk management and assurance the camp ground will be managed with least impact to neighbouring lands.

Manages expectation and demand and supports growth in the Shire by clarifying development standards and aligns provisions with existing development.

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

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.

Attachment

Copy of Site Plan recommended for approval prepared by Doherty Smith and Associates Dated 19/05/2021 (**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 a development application under that Act, a division is required to be called.

RECOMMENDATION

That Council:

1. Receive the report by the Manager Planning and Director Community and Economic Development on the DA 2021/55 for Proposed Primitive Camp Ground at 568 Warren Rad Narromine (Lot 351 DP1214687) and the subsequent Modification to DA05/17 for Intensive Plant Agriculture pursuant to clause 67 of the Environmental Planning & Assessment Regulation 2021.
2. Approve DA2021/55 for Proposed Primitive Camp Ground at 568 Warren Road Narromine (Lot 357 DP1214687) subject to a deferred commencement, with the following conditions and statement of reasons:

Conditions of Consent

PART A - DEFERRED COMMENCEMENT CONDITIONS

The following conditions are required to be satisfied prior to the consent operating:

A1 – Council is to be satisfied that a dwelling associated with intensive agriculture on the land has been established and able to be legally occupied for the ancillary purpose as a Manager's Residence to the primitive campground. The following evidence is required to satisfy this condition:

- a) The development approval for the erection of a dwelling is to be obtained separately, without reducing the capacity for previously approved/commenced intensive agriculture, and located to manage the campground.
- b) The Occupation Certificate has been issued for the dwelling, subject to such approval.
- c) Evidence the conditions of DA2005/17 for the land use for 'intensive agriculture' are upheld for the dwelling, not limited to:
 - i. Evidence that at least 50% of the crop is established.
 - ii. Earthworks being crop development and irrigation works for half of the overall development are to be in place.
 - iii. Written proof of lawful and physical access to water in the correct usage category.

**NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 22 JUNE 2022
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

A2 - Water supply is to be made available via Work Approval (80WA726552) for a Basic Land Rights Bore.

- a) The bore for the supply of water is to be installed and operational to provide a readily available supply of water.

Reason: To ensure the management measures proposed for the camp site can be fulfilled with the establishment of a legal permanent residence and essential services are available.

Note: These are deferred commencement conditions pursuant to s4.16(3) of the Environmental Planning & Assessment Act 1979.

CONDITIONS

PART B - ADMINISTRATIVE CONDITIONS

General

1. This consent relates to the **Primitive Campground** as illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, as modified by the following conditions. The development shall be carried out in accordance with this consent.

| Dwg | Title | Dated/Revision |
|--------------------------------------|--|---------------------------------------|
| Proposed Site Plan Dwg 21020-DA02 | Proposed Primitive Campground 568 Warren Road Narromine, prepared by Doherty Smith and Associates Consulting Surveyors for Mr Paul McAuliffe | REV D Dated 19/05/2021 |

NOTES: Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to modify the consent under s4.55 of the Act, or a fresh development application. No works, **other than those approved under this consent**, shall be carried out without the prior approval of Council.

Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

PART C - REQUIREMENTS PRIOR TO OPERATION OF THE CAMPGROUND

Section 68 Approvals

2. The operator is to obtain and maintain approval pursuant to section 68 of the *Local Government Act 1993* for the Operation of a Primitive Campground. Prior to the issue of the s68 approval the following management plans are to be approved by Council:
 - a) General Campground Management Plan, incorporating site rules;
 - b) Emergency Evacuation Plan; and
 - c) Biosecurity Management Plan.

Reason: Statutory requirement for the operation of a campground; and to ensure the proposed measures for management are adopted.

3. Under Section 68 of the *Local Government Act 1993*, separate Approval will need to be obtained from Council for the operation of the campground amenities facilities. In this regard, the applicant is to make a formal application to Council. The Section 68 application is to be submitted to, and approved by Council prior to operation.

Reason: Statutory requirement for the operation of an onsite sewage management system.

Note: The application may be made via the NSW Planning Portal.

Section 138 Roads Act

4. The driveway access into the property from Warren Road is to be upgraded to Council's standard, in consultation with Council's engineering department. Under Section 138 of the *Roads Act 1993*, should any work on the verge, footpath, or public road reserve be required, a separate Section 138 Roads Act Approval will need to be obtained from Council. In this regard, the applicant is to make a formal application to Council. The Section 138 application is to be submitted to, and approved by Council prior to works commencing in the road reserve.

Reason: Such application is to ensure the safety of road users.

Note: The application may be made via the NSW Planning Portal.

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

PART D – REQUIREMENTS DURING OPERATION AND SITE PREPARATION

Uncovering relics or Aboriginal objects

5. While excavation and internal driveway construction work is being carried out, or at any time, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment. Works are not to recommence until such time as any required licenses or approvals are obtained.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:
 - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of State or local heritage significance; and
- “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason: To ensure the protection of objects of potential significance during works.

Soil and Water Management

6. All practical measures must be taken to ensure erosion and subsequent sediment movement off-site does not occur.
- In particular, a temporary silt fence or equivalent must be provided downhill from any cut and fill area (or any other disturbed area). The fence must be regularly inspected and cleaned out and/or repaired as necessary and all collected silt must be disposed of to the satisfaction of the Council.
 - Unnecessary disturbance of the site (e.g. excessive vehicular access) must not occur.
 - All cuts and fills or road work drainage must be stabilised or revegetated as soon as possible after the completion of site earthworks.

Reason: To protect the environment from erosion and sedimentation impacts.

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

Operating Requirements

7. The number of campers is limited to a maximum of 100 persons in the two nominated camp ground areas. No permanent campground occupants or relocatable homes are permitted.

Reason: Compliance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

8. A register is to be maintained in accordance with Section 121 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*. At least 1 person who occupies a camp site must be registered. The register must include the following particulars for the registration of a person—

- a) the person's full name and address,
- b) the person's dates of arrival and departure,
- c) the site identification of the site occupied by the person,
- d) if the person occupies a caravan or campervan—the registration number, if any, of the moveable dwelling,
- e) the register must also specify the size of the group accompanying the registered person.

Reason: Compliance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

9. The primitive campground is to be carried out:

- a) In accordance with the approved and adopted Management Plans; and
- b) So as to not interfere with the ongoing operations of intensive agriculture; and
- c) Without any new vehicular tracks or clearing of the riparian corridor; and
- d) So as to not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise.

Reason: To protect the amenity of the rural neighbourhood and natural environment.

Fire Fighting and Emergency Access provisions

10. The primitive campground is to be provided with adequate access and fire-fighting provisions at all times.

- a) A dedicated volume of water is to be maintained for the campground for fire-fighting and emergency purposes. A bushfire trailer is to be maintained as available at all times the campground is open (min. 1000L mobile tank).
- b) The vehicular access must be provided with clear road numbering at the gate access from the public road system (Warren Road) and must allow forward movement to both campgrounds, being an all-weather surface of min 6m width clear of any trees and over-hanging branches.

6. DEVELOPMENT APPLICATION – DA 2021/55 FOR PROPOSED PRIMITIVE CAMP GROUND AT 568 WARREN ROAD NARROMINE (LOT 351 DP1214687) (Cont'd)

Reason: To ensure adequate provisions are available for fires and emergencies. A Statutory requirement of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. To ensure the development does not increase the risk of bushfire or risk of spread of fire to another property. To ensure emergency fire brigade access to assist with evacuation, and fight fire as well as other emergency services to access the campgrounds.

Waste Management

11. A suitable number of garbage receptacles must be provided at the campgrounds and must be maintained for the life of the development. The garbage receptacle must have a tight-fitting lid and be suitable for the reception of food scraps and papers.

Reason: To ensure waste is contained on-site.

Signage

12. One non-illuminated identification sign at the entrance is permitted. This should include a contact phone number for contact in emergencies.

Ongoing Requirements

13. All of the foregoing conditions are to be at the full cost of the developer and to be completed prior to the issuing of an S68 Operation of Primitive Campground Approval, unless stated otherwise. Renewal of the s68 approval is required at the end of the relevant period and Management Plans are to be reviewed.

Reason:

To ensure that the development is completed as per this consent and the approved plans, and relevant approvals are maintained for the life of the development.

**Phil Johnston
Director Community and Economic Development**



Planning Proposal

Narromine Local Environmental Plan 2011 General Amendment

JUNE 2022

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PLANNING PROPOSAL:

NARROMINE LOCAL ENVIRONMENTAL PLAN 2011 GENERAL AMENDMENT

EXECUTIVE SUMMARY

This planning proposal intends to amend the Narromine Local Environmental Plan 2011 to address errors and mis-descriptions identified in the 'Health Check' process and public submissions. The items to be amended are mapping or wording-based discrepancies that do not change the intention of any provisions.

Intended outcomes

- To amend heritage item listings in Schedule 5 to reference correct address and title details for local heritage items and similarly update mapping to refer to the current title.
 - To amend mapping to reflect recent dedication of land for recreation purposes.
 - To amend mapping to reflect boundaries of recent subdivisions to avoid unintentional split zoned parcels.
 - To update wording of relevant clauses to reflect recent zone description amendments for Conservation zones.
-

REPORT

PLANNING PROPOSAL – General Amendment 2022

| | |
|--------------------------------|--|
| 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 rectify mapping errors and miscellaneous errors and misdescriptions in provisions and schedules to ensure the LEP is accurate and reliable.

Part 2 – Explanation of Provisions

The proposal includes the amendment of the Narromine Local Environmental Plan 2011 written instrument and maps.

Item 1 - Written amendment – Schedule 5 Environmental Heritage

Part 1 Heritage item listings in Schedule 5 to reference correct address and title details for local heritage items and similarly update mapping to refer to the same items/current title.

Schedule 5 is proposed to be updated/amended as noted in red text.

| Locality | Item Name | Address | Property Description | Significance | Item No |
|-----------|------------------------------------|------------------------|--|--------------|---------|
| Narromine | Imperial Hotel | 11 Burraway Street | Lot 3, DP 330265 | Local | 11 |
| Narromine | Butchers shop | 15 Burraway Street | Lot A, DP 418646 | Local | 12 |
| Narromine | Shops | 17–21 Burraway Street | Lots B, C and D, DP 418646 | Local | 13 |
| Narromine | Courthouse Hotel | 23–29 Burraway Street | Lot 16, DP 186682 Lot 1 DP104854 | Local | 14 |
| Narromine | Courthouse (former) | 35 Burraway Street | Lot 6, Section 17, DP 758759 | Local | 15 |
| Narromine | Mungeribar Homestead and wool shed | 1315 Ceres Siding Road | Lot 111, DP 800130 | Local | 16 |

| Locality | Item Name | Address | Property Description | Significance | Item No |
|-----------|---------------------------------|---|---|--------------|---------|
| Narromine | Median strip garden | Dandaloo Street | Between Meringo Street and Burroway Burraway Street | Local | 17 |
| Narromine | The Abbey | 24 Dandaloo Street | Lot 99, DP 739688 | Local | 18 |
| Narromine | CBC Bank | 65 Dandaloo Street 72 Dandaloo Street | Lot A, DP 337986 Lot 1 DP945987 | Local | 19 |
| Narromine | Hotel Narromine | 116 Dandaloo Street | Lot 13, DP 519453 | Local | 110 |
| Narromine | Narromine Railway Station | Derribong Avenue | Lot 4, DP 1012153 | Local | 111 |
| Narromine | Eurombedah Homestead | 524 Eurombedah Road | Lot 16, DP 752572 | Local | 112 |
| Narromine | Buddah Station | Mitchell Highway | Lot 57, DP 755092 | Local | 113 |
| Narromine | Narromine Aerodrome | Mitchell Highway | Lot 33, DP 1100630 Lot 23 DP1278134 | Local | 114 |
| Narromine | House | 12 Nymagee Street | Lot 4, DP 224808 | Local | 116 |
| Narromine | House and bakery | 32 Nymagee Street | Lot E, DP 25400 | Local | 117 |
| Narromine | The Masonic Lodge | 52 Nymagee Street | Lot 4, Section 17, DP 758759 | Local | 118 |
| Narromine | Waterloo shearing shed | Strathallyn Lane Waterloo Road | Lot 32, DP 755129 | Local | 119 |
| Narromine | Cemetery | Tomingley Road | Lot 7301, DP 1147859; Lot 13, DP 114146; Lot 1, DP 591325; Lot 21, DP 614993 | Local | 120 |
| Tomingley | Pioneer Cemetery | Biridoo Street 46 Tomingley Cemetery Road | Lot 1, DP 1137823 Lot 184 DP1112718 | Local | 121 |
| Tomingley | Teamsters Hotel and grave sites | Newell Highway | Lot 1, DP 755110 | Local | 115 |
| Tomingley | Tantitha Homestead | Tantitha Road | Lot 37, DP 42130 | Local | 122 |
| Trangie | Soldiers Memorial Hall | 66-68 Dandaloo Street | Lots 3-5, Section 2, DP 3903 | Local | 123 |
| Trangie | Cemetery | Trangie Cemetery Road | Lot 7010, DP 1024967; Lot 1, DP 667963; Lot 1, DP 1111120; Lot 2, DP 1111118, Lot 7300 DP1143224 | Local | 124 |

Item 2 - Mapping amendment –Environmental Heritage

Amendment to Heritage Map - Sheet HER_004A required to:

1. Identify correct parcel for item I9 (see Figure 1).
2. Include mapping of Lot 1 DP104854 also associated with item I4 (see Figure 1).

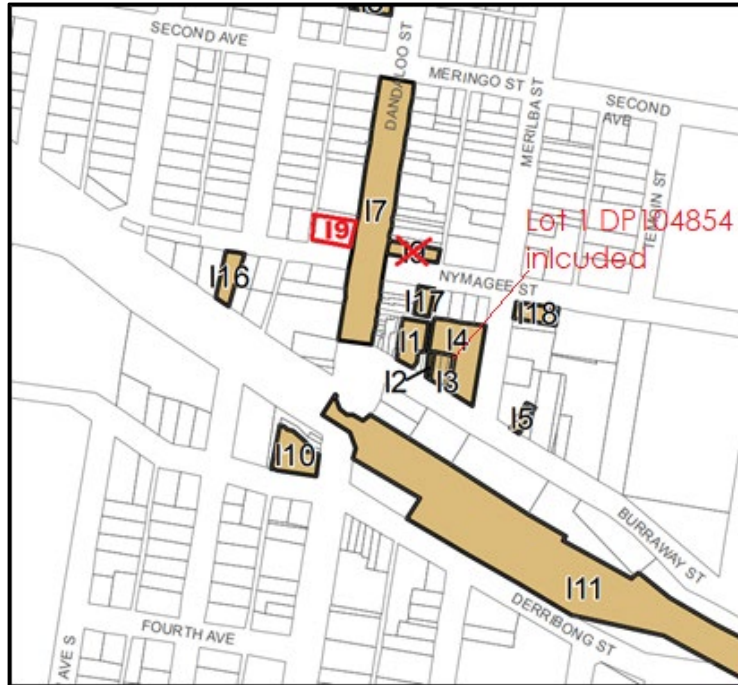


Figure 1: Excerpt Heritage Map - Sheet HER_004A (Narromine Town)

3. Update mapped land associated with Item 14 Narromine Aerodrome to reflect recent subdivisions.
 - o Amend Heritage curtilage to reflect the recommended area "Narromine Aerodrome Conservation Management Plan" Report prepared for Narromine Shire Council May 2018 by GML Heritage (see Figure 2), and
 - o Remove identification of heritage item for multiple lots in recent residential development in Nancy Bird-Walton Dr and Kingsford Smith Pl (see Figure 3), and
 - o Remove identification of heritage item for multiple lots in recent aviation business park development in Powell Pl and Hayden Ct (see Figure 3).

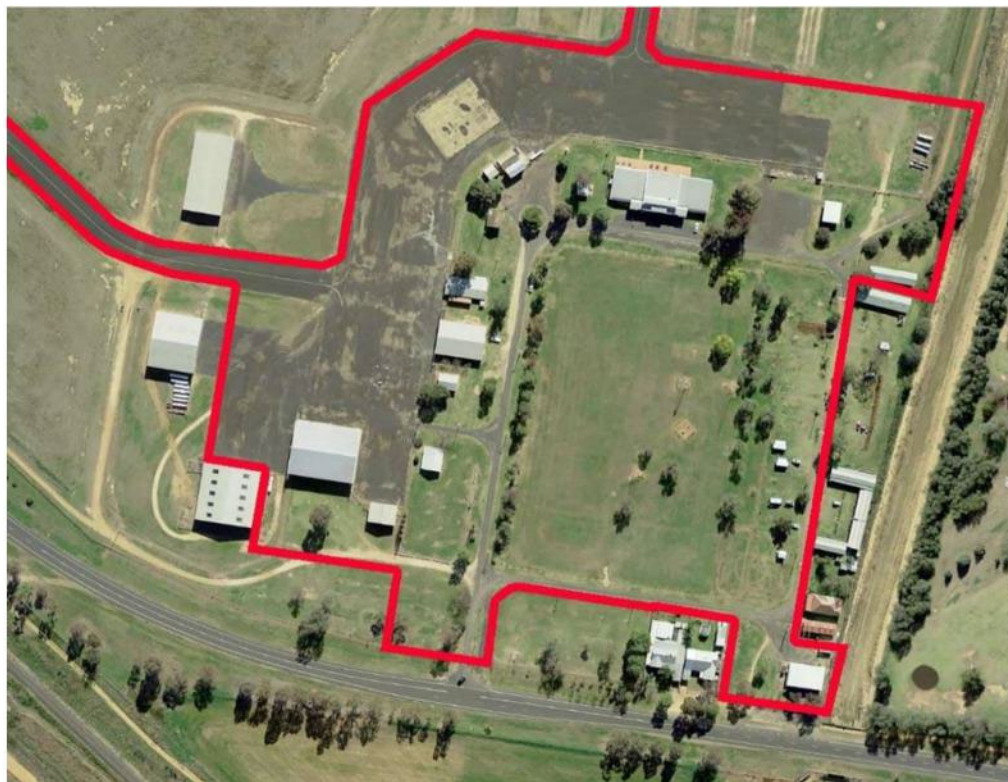


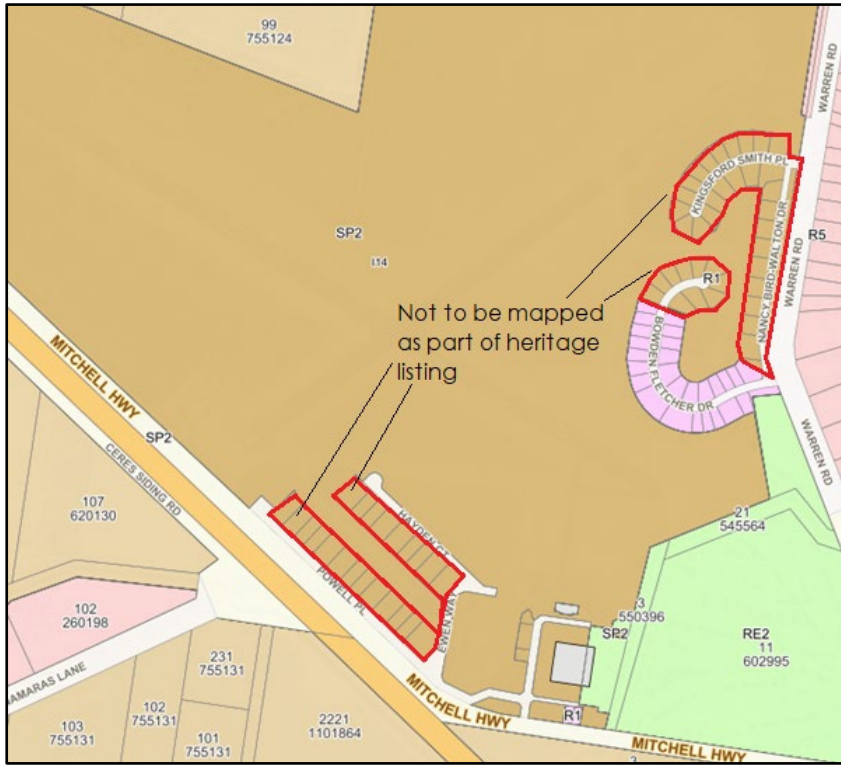
Figure 6.2 Recommended reduced curtilage shown by the red boundary. The curtilage extends to the airfield and runways not shown here. (Source: SIX Maps with GML overlay 2018) (excerpt Narromine Aerodrome Conservation Management Plan, May 2018)



**Figure 2: Excerpt
Heritage
Conservation
Management Plan
May 2018**

(To be updated with
current Lot
boundaries)

Figure 6.3 Recommended heritage item based on minimum curtilage and current lot boundaries. (Source: SIX Maps with GML overlay 2018)



**Figure 3: Excerpt
Heritage Map -
Sheet HER_004A
(Narromine
Aerodrome)**

Item 3 - Mapping amendment – Zone changes

Amendment to Land Zoning Map - Sheet LZN_004A required to:

1. Amend map for Lot 53 and Lot 71 in DP1271467 and pt Lot 34 in DP 1209533 to change from current R1 General Residential zone to be zoned RE1 Public Recreation to reflect the dedication of land for this purpose at the registration of the deposited plans.

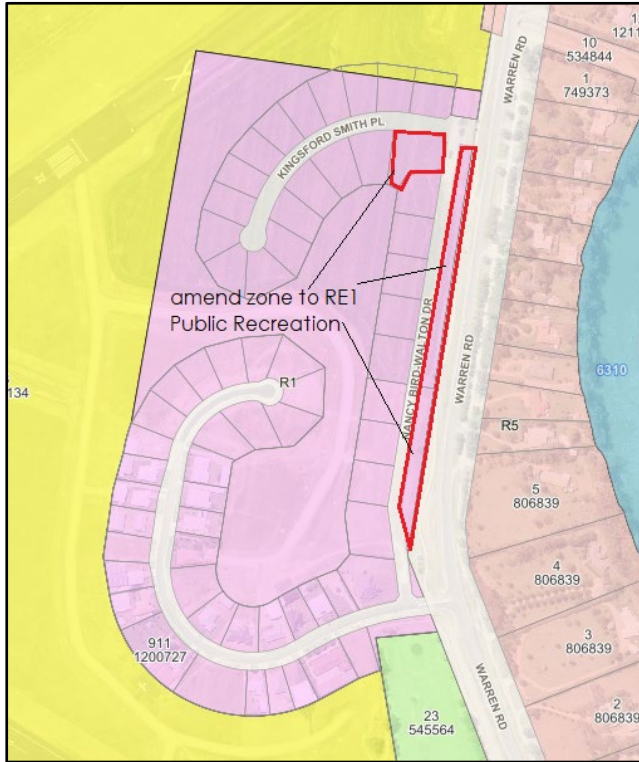
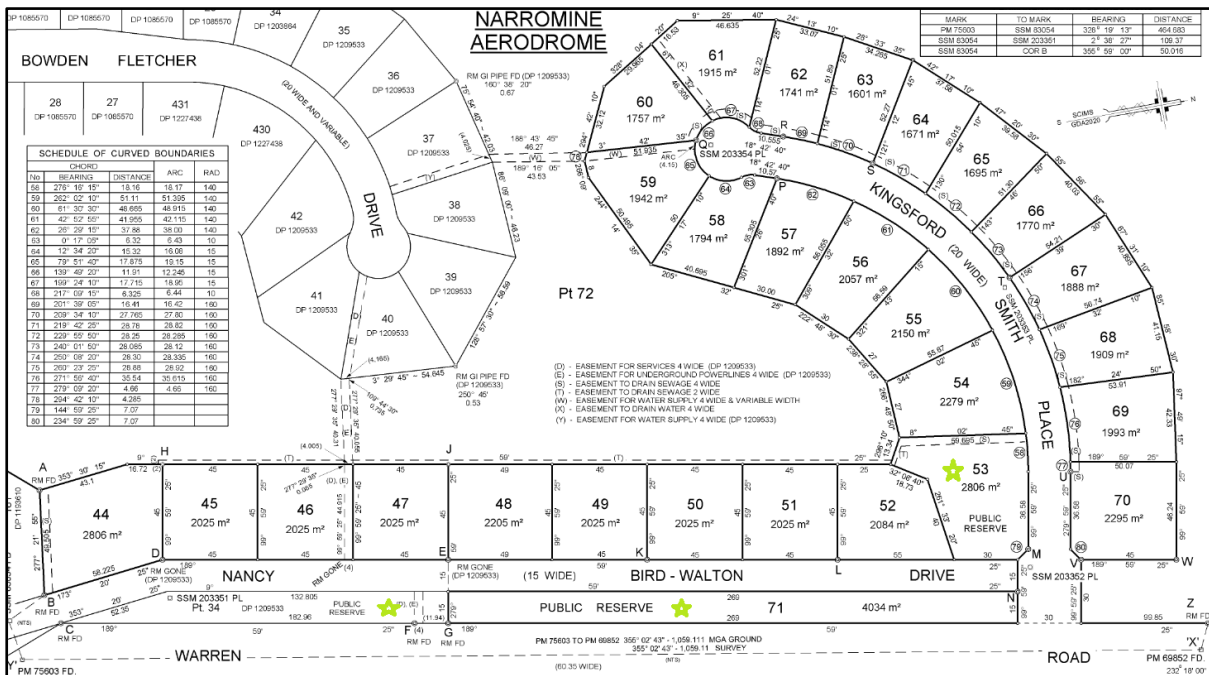


Figure 5: Excerpt Land Zoning Map - Sheet LZN_004A (Narromine SkyPark Residential development)

Figure 4: Excerpt DP1271467



Item 4 - Mapping amendment – Rectify split zoned parcels

Amendment to Land Zoning Map - Sheet LZN_004A required to align the zoning extent with lot boundaries as created to remove the creation of split zoned parcels:

1. In the location of the Narromine Aerodrome and the adjoining caravan park and camping ground (Lot 434 DP1264368) it is proposed to change from current split zoned SP1 Special Activities (Aviation) and SP2 Infrastructure (Air Transport Facilities) and RE2 Private Recreation to only being zoned RE2 Private Recreation (see Figure 6).

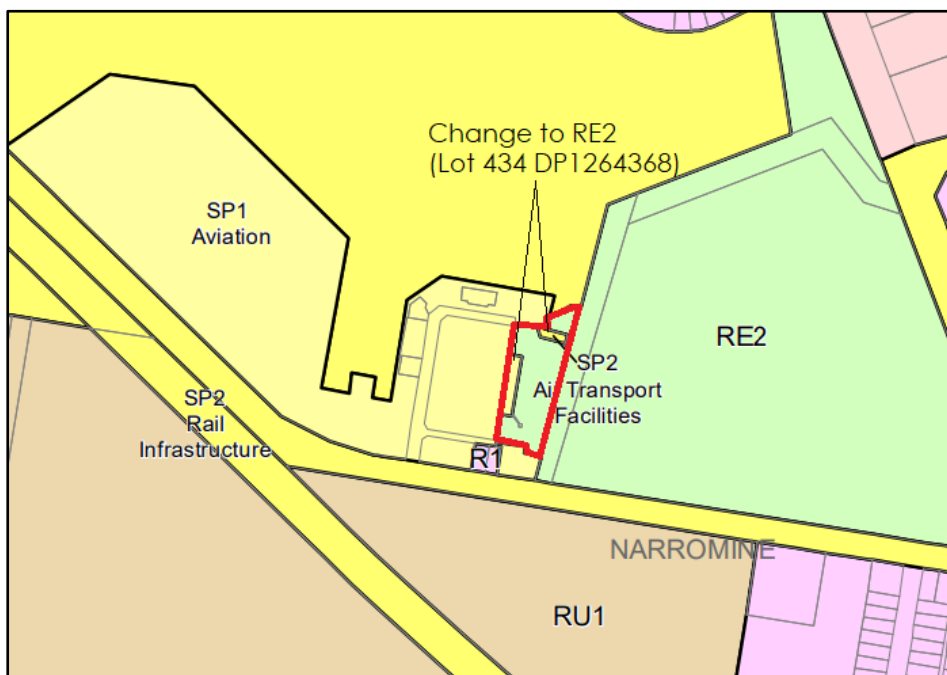


Figure 6: Excerpt Land Zoning Map - Sheet LZN_004A (Narromine Aerodrome/Caravan Park)

The affected zones, i.e. SP1 Special Activities; SP2 Infrastructure and RE2 Private Recreation in the location do not have a minimum lot size. This proposed amendment does not also require a change to the Lot Size Map - Sheet LSZ_004A.

2. In the location of the Narromine Aerodrome and the Sky Park residential estate it is proposed to align the zone boundary to the lot boundaries and remove split zoned parcels. This will ensure taxiway land is zoned SP1 and residential lots are zoned R1. (Refer to Figure 8 and Figure 7).

This proposed amendment will also require a change to the Lot Size Map - Sheet LSZ_004A (refer to Figure 9).

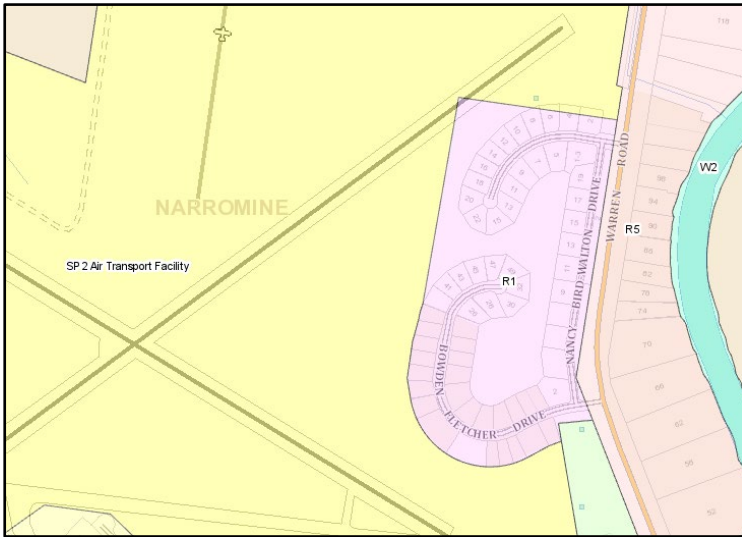


Figure 8: Snip from eplanning spatial viewer - Sheet LZN_004A (SkyPark residential estate)

Figure 7: SkyPark residential estate Lot 67, 68,69, 70 in DP 1271467 and Lot 23 DP1278134 affected by split zoning

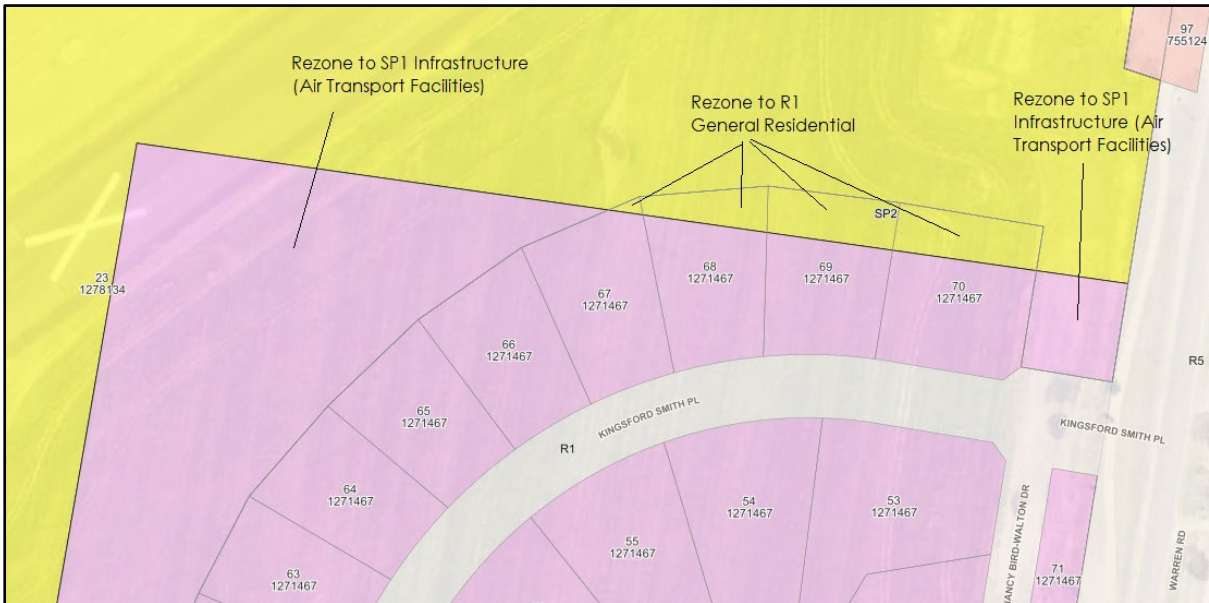
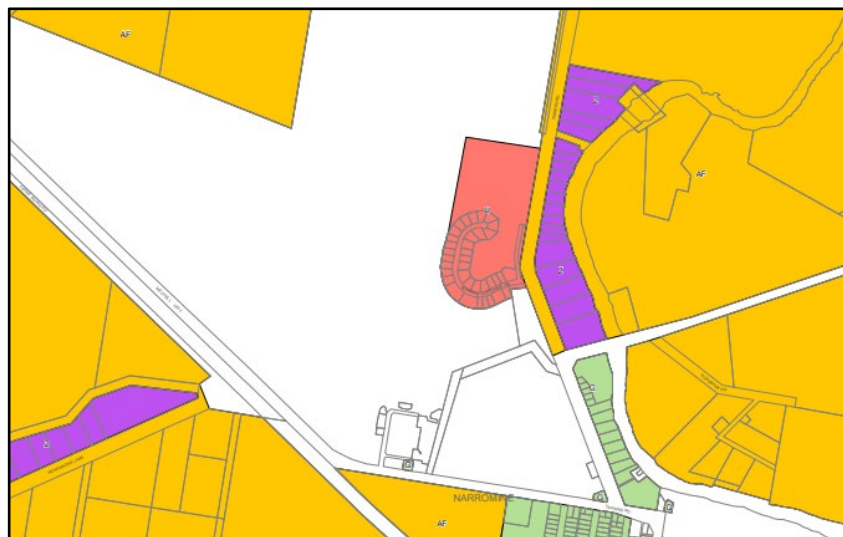


Figure 9: Excerpt - Sheet Lot Size Map - Sheet LSZ_004A to be updated to match new zone boundaries



Item 5 - Written amendment – Update references to Conservation zones

The NSW Government renamed the Environment Zones. They are now referred to as Conservation Zones under s2.1 Land use zones within the Standard Instrument (Local Environmental Plans) Order 2006 (the Order). Changes occurred across all standardised local environmental plans that are in place across New South Wales, including the Narromine LEP 2011.

The land use table and zone label were changed to C3 Environmental Management; however, several clauses reference the previous zone label E3. The proposed changes are to update the zone references.

Amend the following provisions:

| | |
|--|---|
| 4.1AA Minimum subdivision lot size for community title schemes | |
| <p>(1) The objectives of this clause are as follows—</p> <p>(a) to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.</p> <p>(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 2021 of land in any of the following zones—</p> <p>(a) RU1 Primary Production,</p> <p>(b) E3 Environmental Management,</p> <p>but does not apply to a subdivision by the registration of a strata plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 2021) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(4) This clause applies despite clause 4.1.</p> | <p>1 instance to change to C3</p> |
| 4.1C Exceptions to minimum subdivision lot sizes for certain split zones | |
| <p>(1) The objectives of this clause are as follows—</p> <p>(a) to provide for the subdivision of lots that are within more than one zone but cannot be subdivided under clause 4.1,</p> <p>(b) to ensure that the subdivision occurs in a manner that promotes suitable land use and development.</p> <p>(2) This clause applies to each lot (an original lot) that contains—</p> <p>(a) land in a residential, business or industrial zone, and</p> <p>(b) land in Zone RU1 Primary Production, Zone RU5 Village, Zone E2 Environmental Conservation or Zone E3 Environmental Management.</p> <p>(3) Despite clause 4.1, development consent may be granted to subdivide an original lot to create other lots (the resulting lots) if—</p> <p>(a) one of the resulting lots will contain—</p> <p>(i) land in a residential, business or industrial zone that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land, and</p> <p>(ii) all of the land in Zone RU1 Primary Production, Zone RU5 Village, Zone E2 Environmental Conservation or Zone E3 Environmental Management that was in the original lot, and</p> <p>(b) all other resulting lots will contain land that has an area that is not less than the minimum size shown on the Lot Size Map in relation to that land.</p> | <p>2 instances to change to C3</p> <p>2 instances to change to C2</p> |

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| 4.2A Strata title subdivisions in certain rural and environmental protection zones | |
| <p>(1) The objective of this clause is to ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements.</p> <p>(2) This clause applies to land in the following zones that is used, or proposed to be used, for residential accommodation or tourist and visitor accommodation—</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone E3 Environmental Management</p> <p>(3) Development consent must not be granted for the subdivision of a lot to which this clause applies for a strata plan that would create lots below the minimum lot size shown on the Lot Size Map for that lot.</p> | 1 instance to change to C3 |
| 4.2B Erection of dwelling houses on land in certain rural and environmental protection zones | |
| <p>(1) The objectives of this clause are as follows—</p> <p>(a) to minimise unplanned rural residential development,</p> <p>(b) to enable the replacement of lawfully erected dwelling houses in rural and environmental protection zones.</p> <p>(2) This clause applies to land in the following zones—</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone E3 Environmental Management.</p> <p>(3) Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies, and on which no dwelling house has been erected, unless the land is—</p> <p>(a) a lot that is at least the minimum lot size specified for that land by the Lot Size Map, or</p> <p>(b) a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or</p> <p>(c) a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.</p> <p>....</p> | 1 instance to change to C3 |
| 4.2E Boundary adjustments in certain rural and environmental protection zones | |
| <p>(1) The objective of this clause is to facilitate boundary adjustments between lots where one or more resultant lots do not meet the minimum lot size but the objectives of the relevant zone can be achieved.</p> <p>(2) This clause applies to land in the following zones—</p> <p>(a) Zone RU1 Primary Production,</p> <p>(b) Zone RU3 Forestry,</p> <p>(c) Zone E2 Environmental Conservation,</p> <p>(d) Zone E3 Environmental Management.</p> <p>(3) Despite clause 4.1 (3), development consent may be granted to subdivide land by way of a boundary adjustment between adjoining lots where one or more resultant lots do not meet the minimum lot size shown on the Lot Size Map in relation to that land if the consent authority is satisfied that—</p> <p>(a) the subdivision will not create additional lots or the opportunity for additional dwellings, and</p> <p>(b) the number of dwellings or opportunities for dwellings on each lot after subdivision will remain the same as before the subdivision, and</p> <p>(c) the potential for land use conflict will not be increased as a result of the subdivision, and</p> | 2 instances to change to C3 2 instances to change to C2 |

- | | |
|---|--|
| <p>(d) if the land is in Zone RU1 Primary Production or Zone RU3 Forestry—the subdivision will not have a significant adverse effect on the agricultural viability of the land, and</p> <p>(e) if the land is in Zone E2 Environmental Conservation or Zone E3 Environmental Management—the subdivision will result in the continued protection and long-term maintenance of the land.</p> <p>(4) Before determining a development application for the subdivision of land under this clause, the consent authority must consider the following—</p> <p>(a) the existing uses and approved uses of other land in the vicinity of the subdivision,</p> <p>(b) whether or not the subdivision is likely to have a significant impact on land uses that are likely to be preferred and the predominant land uses in the vicinity of the development,</p> <p>(c) whether or not the subdivision is likely to be incompatible with a land use on any adjoining land,</p> <p>(d) whether or not the subdivision is appropriate having regard to the natural and physical constraints affecting the land,</p> <p>(e) whether or not the subdivision is likely to have a significant adverse impact on the environmental values of the land.</p> <p>(5) This clause does not apply—</p> <p>(a) in relation to the subdivision of individual lots in a strata plan or community title scheme, or</p> <p>(b) if the subdivision would create a lot that could itself be subdivided in accordance with clause 4.1.</p> | |
|---|--|

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 majority of amendments identified in this planning proposal are minor 'Housekeeping' matters.

At the Ordinary meeting of Council 14 April 2021 Council:

“RESOLVED Crs Lambert/Munro that Council: -

- 1. Receive the report by the Manager Planning on the LEP Health Check; and*
- 2. Endorse the LEP Health Check and send to the Department of Planning Industry and Environment for consideration.*
- 3. Prepare a Planning Proposal for a General Amendment to the LEP to rectify minor mapping and descriptive errors identified.*

2021/065

Cr Davies called for a division on the planning matter. The vote was unanimous.”

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

Yes. The planning proposal is the most effective method of ensuring that Narromine LEP 2011 is an up to date planning instrument that is accurate and reliable.

Some changes may be appropriately addressed under section 3.22 *Expedited amendments of environmental planning instruments.*

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 actions of the **Central West and Orana Regional Plan 2036** and vision of the **Draft Central West and Orana Regional Plan 2041**. The Plans, support actions that amend planning controls to deliver greater certainty of land use. Having an accurate LEP will support the challenges and opportunities identified in the Plans.

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 –

The planning proposal is consistent and gives effect to the actions within the Narromine Community Strategic Plan and the Narromine Local Strategic Planning Statement.

In particular, Narromine Shire Local Strategic Planning Statement (LSPS) 2020, Priority 2 of Vibrant Communities - Support the Narromine Aerodrome and Narromine Aerodrome Hangar Development Precinct for development as an aviation hub for gliding and other pursuits. The specific updates to zoning and heritage listing amendments will serve to uphold this priority.

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 | Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP. |
| SEPP (Exempt & Complying Development Codes) 2008 | Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP. |
| SEPP (Housing) 2021 | Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP. |
| 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 Title | Planning Proposal Consistency |
|---|---|
| SEPP (Planning Systems) 2021 | <p>State significant development would not be impacted by the local provisions proposed to be amended.</p> <p>Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.</p> |
| 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 | <p>Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.</p> |
| SEPP (Precincts – Western Parkland City) 2021 | N/A to the Planning Proposal. |
| SEPP (Primary Production) 2021 | <p>Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.</p> |
| SEPP (Resilience and Hazards) 2021 | <p>Contamination and remediation to be considered in determining development applications.</p> <p>Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.</p> |
| SEPP (Resources and Energy) 2021 | <p>Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.</p> |
| SEPP (Transport and Infrastructure) 2021 | <p>Yes - The Planning Proposal will not deter from the ongoing implementation of the provisions of the SEPP.</p> |

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 update reference to zone names and not change zone objectives or land use provisions. |
| 3.2 Heritage Conservation | Consistent. The Proposal is enabling site-specific identification of heritage items, which will assist land to be identified through relevant mapping, current title details and addressing, leading to better protection. |
| 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 – no changes proposed. |
| 4.2 Coastal Management | N/A |
| 4.3 Planning for Bushfire Protection | N/A – the affected areas are not mapped as bushfire prone land. |

| Direction | Planning Proposal Consistency |
|--|---|
| 4.4 Remediation of Contaminated Land | N/A. |
| 4.5 Acid Sulfate Soils | N/A. |
| 4.6 Mine Subsidence and Unstable Land | N/A. |
| Focus area 5: Transport and Infrastructure | |
| 5.1 Integrating Land Use and Transport | N/A. |
| 5.2 Reserving Land for Public Purposes | N/A |
| 5.3 Development Near Regulated Airports and Defence Airfields | Consistent – no changes to permissible uses proposed and changes to Narromine Aerodrome zoning boundary reflects approved/existing development. |
| 5.4 Shooting Ranges | N/A. |
| Focus area 6: Housing | |
| 6.1 Residential Zones | Consistent – No changes to provisions of R1 zone. |
| 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 | |
| 8.1 Mining, Petroleum Production and Extractive Industries | N/A. |
| Focus area 9: Primary Production | |
| 9.1 Rural Zones | Consistent – no rezoning of Rural land is proposed. |

| Direction | Planning Proposal Consistency |
|--|---|
| 9.2 Rural Lands | Consistent – no change to minimum lot size is proposed. |
| 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 minor housekeeping changes and will not alter the ability of future development to include assessment of the likelihood of any such environmental impact.

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 amend discrepancies with the LEP written document and mapping to provide a more accurate Plan. This will ensure that future development can be best avoid unnecessary confusion regarding relevant provisions and assessment of environmental impacts.

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

It is envisaged that the amendments proposed as part of this planning proposal will have a positive impact on the overall social and economic wellbeing of the Narromine Shire by ensuring that the Narromine LEP 2011 is an up to date plan that is consistent with State planning policies and Councils strategic planning framework.

Section D – State and Commonwealth Interests

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

The planning proposal does not require any public infrastructure.

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

Mapping changes are detailed in PART 2 of this Planning Proposal.

Part 5 – Community Consultation

Formal community consultation has not been carried out pre-lodgement of this Planning Proposal.

Narromine Shire Council carried out a review of the Narromine LEP 2011 ('Health Check 2020') which identified the need for this general amendment proposal. This process included public advertising of the process. Submissions from the public had been received regarding LEP review issues prior to the LEP Health Check, during the exhibition, and subsequently. The issues raised are contained in this Proposal or addressed in the separate Planning Proposal implementing the Residential & Large Lot Residential Strategy 2018.

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

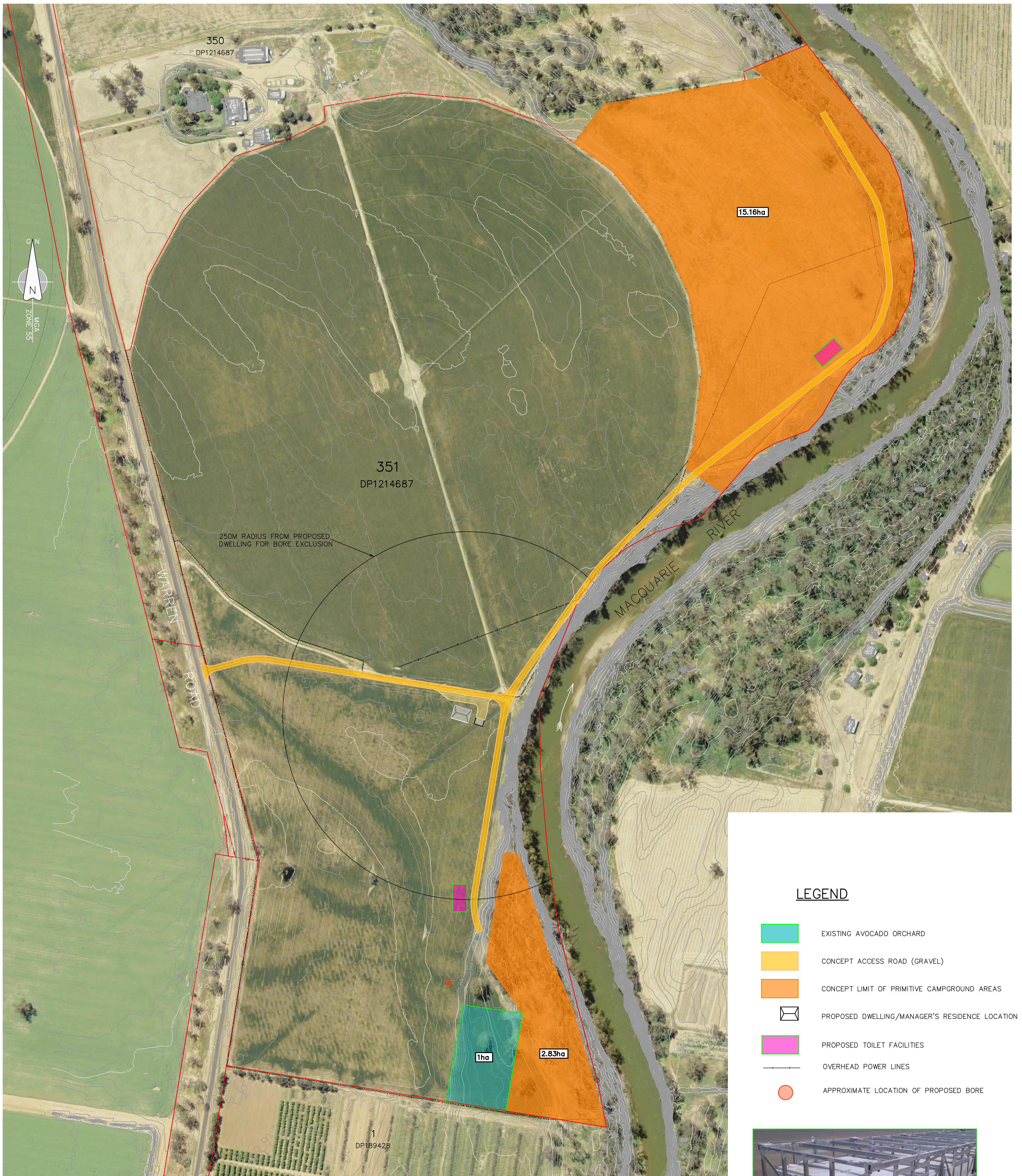
The Table 3 below gives an indicative project timeline and detail for expected milestones for the planning proposal.

Table 3: Indicative project timeline

| Stage | Timeframe &/or Date |
|--|---------------------|
| Prepare Proposal – Consideration by Narromine Shire Council | Second quarter 2022 |
| Council Decision | June 2022 |
| Gateway Determination | Aug 2022 |
| Exhibition | Aug 2022 |
| Consideration of Submissions Post exhibition Review | Sept 2022 |
| Council Decision | Sept 2022 |
| Submission to the Department for Finalisation | Oct 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'.



LEGEND

- EXISTING AVOCADO ORCHARD
- CONCEPT ACCESS ROAD (GRAVEL)
- CONCEPT LIMIT OF PRIMITIVE CAMPGROUND AREAS
- PROPOSED DWELLING/MANAGER'S RESIDENCE LOCATION
- PROPOSED TOILET FACILITIES
- OVERHEAD POWER LINES
- APPROXIMATE LOCATION OF PROPOSED BORE



PROPOSED SELF CONTAINED WASTE HOLDING TANK FOR TOILET FACILITIES

Notes:
 This plan was prepared for Paul and Shannon McAuliffe and Shannon Webb as a proposed development to accompany a development application to Narramine Shire Council and should not be used for any other purpose. The dimensions, areas and proposed features shown hereon are subject to field survey and also to the requirements of council and to any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

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 CONSULTING SURVEYORS

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| Rev | Date | Description | Approved |
|-----|----------|------------------------------|----------|
| D | 11/04/24 | REVISED BORE SITE | PEH |
| C | 23/09/21 | REVISED HOUSE SITE | PEH |
| B | 19/05/21 | ADJUSTED WITH FIELDWORK DATA | EKS |
| A | 18/03/21 | PRELIMINARY | EKS |

| | |
|--------------|--------|
| Approved by | |
| Height Datum | AHD |
| Datum Source | SCIMS |
| Plan Scale | 1:2500 |
| Designed by | EKS |
| Checked by | EKS |

| | |
|------------|---|
| Plan Title | PROPOSED SITE PLAN LOT 351 DP1214687 568 WARREN ROAD, NARROMINE |
| Client | MR PAUL MCAULIFFE |
| Project | PROPOSED PRIMITIVE CAMPGROUND 568 WARREN ROAD NARROMINE |

| | |
|-------------|------------|
| Drawing No. | 21020-DAO2 |
| Revision | D |
| Sheet | 2 OF 2 |
| Job No. | 21020 |
| Date | 19/05/2021 |
| Drawn by | EKS/RJH |

A1