
NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 8 AUGUST 2018
REPORTS TO COUNCIL – GENERAL MANAGER

1. DELIVERY PROGRAM 1 JULY 2017 TO 30 JUNE 2018

Author Executive Manager Corporate Governance
Responsible Officer General Manager
Link to Strategic Plans CSP – 4.3 A financially sound Council that is responsible and sustainable

Executive Summary

This report provides Council with a report on the Delivery Program actions from 1 July 2017 to 30 June 2018. Council has achieved 96 % of its goals for the 2017/2018 financial year.

Report

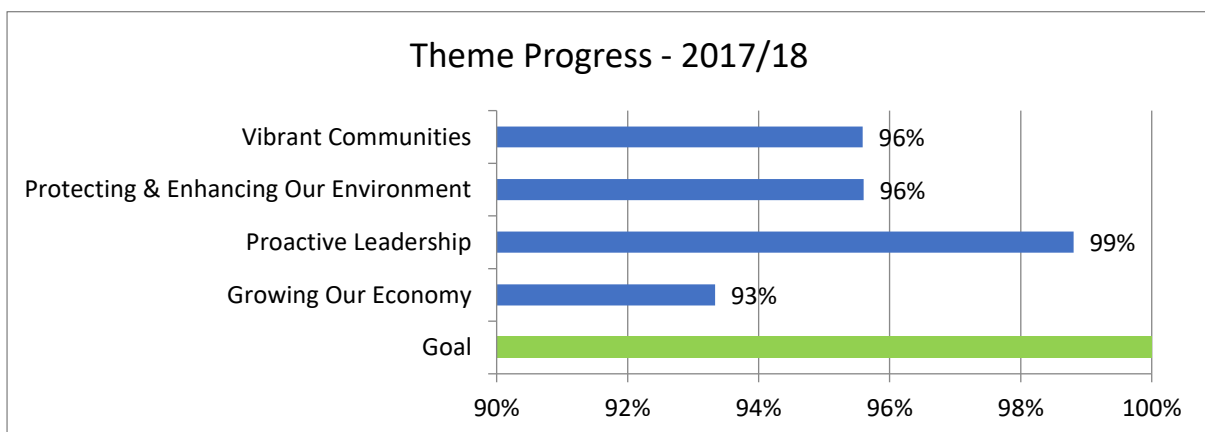
The General Manager must ensure that progress reports are provided to Council, with respect to the principal activities detailed in the Delivery Program, at least every six months.

Council's half yearly progress report to 31 December 2017 was presented to Council at its Ordinary Meeting held 14 February 2018.

In addition, a Delivery Program third quarter progress report was presented to Council at its Ordinary Meeting held 11 April 2018.

This report (**see Attachment No 1**) presents the progress report on Council's achievements in implementing the 2017/2021 Delivery Program and the 2017/2018 Operational Plan to 30 June 2018. Each item in the Delivery Program is referenced to one of the key priorities in the Community Strategic Plan – *Vibrant Communities; Growing Our Economy; Protecting and Enhancing our Environment; Proactive Leadership*.

Council's performance against each key priority is reflected in the graph below:-



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1. DELIVERY PROGRAM 1 JULY 2017 TO 30 JUNE 2018 (Cont'd)

Notable achievements in the 2017/2018 year include:-

- Trangie Heavy Vehicle Safety Productivity Program
- Medical Centre Upgrades
- Installation of Digital LED Board in Dundas Park
- Completion of roundabout in Meryula/Nymagee Street, Narromine
- Finalisation of the Economic Development Strategy
- New Residents Welcome Evening
- Signing and launch of the Aboriginal Memorandum of Understanding
- Receipt of Stronger Country Communities Funding (Round One) - \$783,000
- Eumungerie Road rehabilitation, road widening and heavy patching
- Replacement of cardio equipment at the Narromine Sports Centre and upgrade to stadium flooring
- Council Chambers Upgrade
- Installation of outdoor equipment at Swift Park, Trangie and Rotary Park, Narromine
- New visitor website and guide
- Support of Girls Academy Program
- Learn Innovate and Grow Workshop Series

Financial Implications

Operational Plan and Budget 2017/2018

Legal and Regulatory Compliance

Local Government Act 1993 – Section 404(5)

Risk Management Issues

Council's Delivery Program must include a method of assessment to determine the effectiveness of each principal activity detailed in the Delivery Program in implementing the strategies and achieving the strategic objectives at which the principal activity is based.

Internal/External Consultation

Council's Delivery Program was placed on public exhibition prior to its adoption by Council.

Attachments

Delivery Program Progress Report – 1 July 2017 to 30 June 2018

RECOMMENDATION

That the Delivery Program Report from 1 July 2017 to 30 June 2018 be noted.

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2. LEASE FEE – 35 BURRAWAY STREET, NARROMINE

Author	Executive Manager Corporate Governance
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 4.3.4 – Ensure Council's property assets are monitored and well managed

Executive Summary

Council will need to set a lease fee for the renewal of the existing lease of 35 Burraway Street, Narromine.

Report

Council has leased the building at 35 Burraway Street, Narromine (otherwise known as the Historical Museum Building) since 2013 for the purposes of a museum, visitors centre, meeting venue, sale of goods, visiting podiatrist, dietician/diabetic educator.

The existing lease agreement expires 30 September 2018 and will need to be renewed for a further 12 month period. Council has not used the building for many years and does not require the use of the building for its own purposes in the short term. Having the building leased and looked after helps to reduce its deterioration. This building was the former courthouse and was constructed in 1898. Being one of the oldest buildings in the Shire, it is important to maintain it for future generations as part of Narromine's history.

Current rental charged is \$23.66 per week (GST inclusive) which equates to \$1230.32 per annum. The lessee is responsible for all electricity charges as well as for water and sewer usage charges. It is proposed that the rental be increased by the annual CPI to \$24.11 per week (GST inclusive).

Financial Implications

Current rental charged is \$23.66 per week (GST inclusive). It is proposed that the rental be increased by the annual CPI rate.

Legal and Regulatory Compliance

The existing lease expires 30 September 2018. Council will need to determine the new lease fee should it wish to continue leasing the building.

Risk Management Issues

The lessee is responsible for taking out appropriate public liability coverage in respect of the area leased from Council.

2. LEASE FEE – 35 BURRAWAY STREET, NARROMINE (Cont'd)

Internal/External Consultation

The existing lessee has advised they wish to renew the lease for a further 12 month period.

Attachments

Nil

RECOMMENDATION

1. That the rental for the lease of 35 Burraway Street, Narromine be \$24.11 per week (inclusive of GST) for the 12 month period commencing 1 October 2018.
2. That should the existing lessee wish to renew the lease for a further 12 month period, the rental be increased by the annual CPI.

3. INTERACTION BETWEEN COUNCILLORS AND STAFF POLICY

Author	Executive Manager Corporate Governance
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 4.2.8 Implement best practice governance standards, transparent decision making and a strong ethical culture

Executive Summary

Council's Interaction Between Councillors and Staff Policy is attached for consideration and endorsement.

Report

The Interaction Between Councillors and Staff Policy, adopted by Council in February 2014 and revised in March 2016, has now been reviewed and is attached for consideration (**see Attachment No 2**). This policy has been completely revised, and now only includes information which does not form part of Council's Code of Conduct.

Good governance is dependent on a good relationship between elected members and the organisation, and an understanding of the roles and responsibilities of both groups.

Councillors and staff should strive for a work-life balance between their work commitments and their personal, community and cultural responsibilities and obligations.

3. INTERACTION BETWEEN COUNCILLORS AND STAFF POLICY (Cont'd)

The objectives of this policy are to:-

- Ensure Councillors receive advice to assist them in the performance of their official functions.
- Ensure Councillors have adequate access to information to exercise their official functions.
- Ensure Councillors have clarity on which staff they can communicate with and the process for contacting staff.
- Ensure staff understand their obligations in providing information to Councillors.
- Ensure transparent decision making and governance processes.

The policy should be read in conjunction with Council's Code of Conduct.

It should be noted that whilst the Interaction Between Councillors and Staff Policy and Council's Code of Conduct govern the interactions between Councillors and staff, it does not prevent Councillors and staff from communicating generally. From time to time, Councillors and staff may be present at social and community events. In such situations, both parties must refrain from discussing matters relating to Council business.

Financial Implications

Nil

Legal and Regulatory Compliance

Local Government Act 1993 – Section 440

Council's Code of Conduct – Section 6.2 (c)

“Councillors must not contact a member of the staff of the council on council related business unless in accordance with the policy and procedures governing the interaction of councillors and council staff that have been authorised by the council and the general manager”.

Risk Management Issues

Good governance and effective service delivery are dependent upon a good working relationship between the elected Council and the organisation. This policy aims to provide an understanding of the roles and responsibilities of both Councillors and staff.

Internal/External Consultation

There is no requirement for this policy to be placed on public exhibition.

Attachments

- Interaction Between Councillors and Staff Policy

3. INTERACTION BETWEEN COUNCILLORS AND STAFF POLICY (Cont'd)

RECOMMENDATION

That the revised Interaction Between Councillors and Staff Policy be adopted.

4. LEASE FEE – LOT 123 DERRIBONG STREET, NARROMINE

Author	Executive Manager Corporate Governance
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 4.3.4 – Ensure Council's property assets are monitored and well managed

Executive Summary

Council will need to set a lease fee for the renewal of the existing lease of Lot 123 Derribong Street, Narromine.

Report

Council has leased vacant land known as Lot 123 Derribong Street, Narromine for a number of years for the purpose of storage and display of goods.

The existing lease agreement expires 9 September 2018 and will need to be renewed for a further 2 year period. Council has not used the vacant block for many years and does not require the use of the block for its own purposes in the short term.

Current rental charged is \$219.29 per month (GST inclusive) which equates to \$2,631.48 per annum.

Financial Implications

Current rental charged is \$219.29 per month (GST inclusive). It is proposed that the rental be increased by the annual CPI rate.

Legal and Regulatory Compliance

The existing lease expires 9 September 2018. Council will need to determine the new lease fee should it wish to continue leasing the vacant block.

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4. LEASE FEE – LOT 123 DERRIBONG STREET, NARROMINE (Cont'd)

Risk Management Issues

The lessee is responsible for taking out appropriate public liability coverage in respect of the area leased from Council.

Internal/External Consultation

The existing lessee has advised they wish to renew the lease for a further 2 year period.

Attachments

Nil

RECOMMENDATION

That the rental for the lease of Lot 123 Derribong Street, Narromine be \$223.46 per month (inclusive of GST) commencing 10 September 2018 with the annual CPI to be applied after the first 12 month period.

5. LEASE FEE – RESERVE NO R91346

Author	Executive Manager Corporate Governance
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 4.3.4 – Ensure Council's property assets are monitored and well managed

Executive Summary

Council will need to set a lease fee for the renewal of the existing lease of Reserve No R91346 at Narromine.

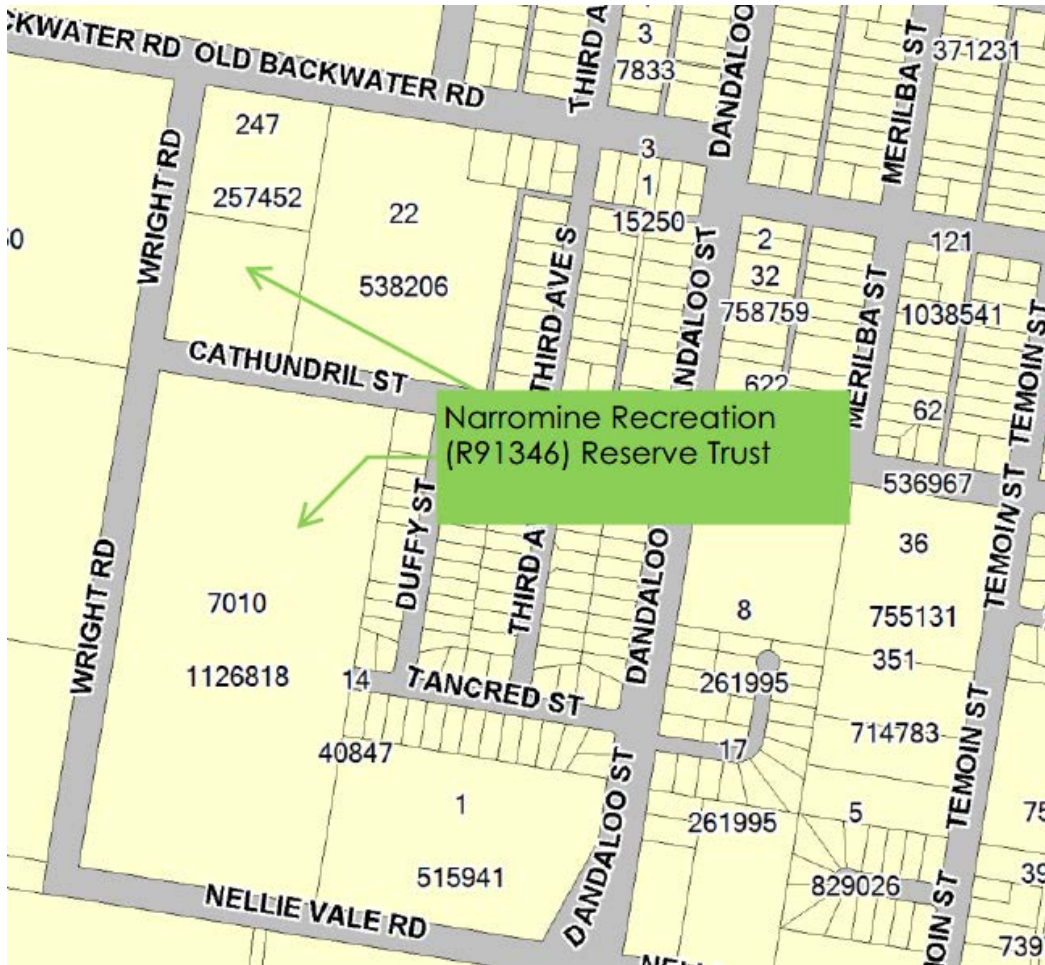
Report

Council has leased 12.02 hectares of Crown Land known as Reserve R91346 for a number of years for grazing purposes (see map below). Council is the appointed trustee for the Narromine Recreation (R91346) Reserve Trust.

The existing lease agreement expires 31 August 2018 and will need to be renewed for a further 1 year period.

Current rental charged is \$775.38 per annum (GST inclusive).

5. LEASE FEE – RESERVE NO R91346 (Cont'd)



Financial Implications

Current rental charged is \$775.38 per annum (GST inclusive). It is proposed that the rental be increased by the annual CPI rate.

The minimum base rent under the Crown Land Management Regulation 2018 as at 31 January 2018 is \$490 per annum (excluding GST). Annual rental cannot be less than the minimum rental.

Legal and Regulatory Compliance

The existing lease expires 9 September 2018. Council will need to determine the new lease fee should it wish to continue leasing the reserve.

Crown Land of which Council is the appointed Trustee is now subject to the Crown Land Management Act 2016 and Crown Land Management Regulation 2018.

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5. LEASE FEE – RESERVE NO R91346 (Cont'd)

Risk Management Issues

The lessee is responsible for taking out appropriate public liability coverage in respect of the area leased from Council.

Internal/External Consultation

The existing lessee has advised they wish to renew the lease for a further 12 month period. The lessee has been advised that they will only be able to graze horses on the land.

Attachments

Nil

RECOMMENDATION

1. That the rental for the lease of Reserve No R91346 be set at \$790.11 per annum (inclusive of GST), commencing 10 September 2018.

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6. DEVELOPMENT APPROVALS

Author Executive Manager Planning
Responsible Officer General Manager
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 the month of July 2018.

Report

The approvals for the month of July 2018 bring the total approved Development Applications for the current financial year to 7 with a total value of \$99,588.00.

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2018/06 CDC	A'Beckett Street Narromine	4/1150785	Pool	\$41,988	2 days
2018/41	Bimble Box Lane Trangie	1/838223	Shed	\$20,000	12 days
2018/44	Commodore Crescent Narromine	7/261995	Pergola	\$11,600	11 days
2018/46	Third Avenue Narromine	1C/354887	Demolition	\$26,000	1 days
2016/56 (2)	Meringo Street Narromine	5A/382752	Modification of Development Consent	N/A	8 days
2017/85 (2)	Waterford Circuit Narromine	103/1120161	Modification of Development Consent	N/A	1 day
2017/86 (2)	Waterford Circuit Narromine	102/1120161	Modification of Development Consent	N/A	1 day

6. DEVELOPMENT APPROVALS (Cont'd)

Financial Implications

There have been 7 development approvals with a total value of \$99,588.00 for the financial year.

Legal and Regulatory Compliance

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

Risk Management Issues

Nil

Internal/External Consultation

Nil

Attachment

Nil

RECOMMENDATION

That the report be noted.

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7. RESIDENTIAL & LARGE LOT RESIDENTIAL (LAND USE) STRATEGY

Author	Executive Manager Planning
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 2.1.5 New plans and strategies are developed in line with the community's needs and encourages economic growth DP - 2.1.5.1 Review Land Use Strategies in line with results of Economic Development Strategy to ensure planned new land releases to stimulate economy

Executive Summary

This report is presented to Council to finalise and adopt the Narromine Residential and Large Lot Residential (Land Use) Strategy following the July 2018 Workshop Presentation to Council. Adoption of the Strategy by Council will enable the document to be forwarded to the Department of Planning and Environment for final endorsement.

Report

Background

In accordance with Council resolution 2018/155 from the 11 July 2018 meeting, a workshop with Councillors was held on Tuesday 24 July at 5pm allowing discussion on the Strategy to take place.

Discussion

Following full public exhibition and consideration of submissions received on the Strategy from both landowners and government agencies, the Final Draft Strategy is provided to Council for endorsement. This includes deferment of the western precinct (excluding the land identified in 2009 under the GHD Strategy) from further consideration until such time as the levee is finalised. Attachments 3 to 10 will also be included in the final referral of the Strategy to the Department of Planning and is included at the end of this report.

Financial Implications

Nil

Legal and Regulatory Compliance

Environmental Planning & Assessment Act 1979

Risk Management Issues

Nil

7. RESIDENTIAL & LARGE LOT RESIDENTIAL (LAND USE) STRATEGY (Cont'd)

Internal/External Consultation

Consultation occurred in accordance with the requirements of the draft strategy. No further consultation is required.

Attachments

Attachment 3 – Final Draft: Narromine Residential & Large Lot Residential (Land Use) Strategy & associated maps

Attachment 4 - Summary of Community Feedback (Preliminary Response)

Attachment 5 – Public Submissions received during Exhibition

Attachment 6 - Office of Environment & Heritage formal response

Attachment 7 - Department of Industries - Water formal response

Attachment 8 - Department of Planning & Environment formal response

Attachment 9 – Response to Department of Planning & Environment Comments March 2018

Attachment 10 – Department of Planning & Environments formal comments on the Western Precinct and Flooding July 2018

RECOMMENDATION

That Council:

1. Adopt the draft Narromine Residential & Large Lot Residential (Land Use) Strategy dated July 2018, and
2. Formally respond to the submissions in accordance with the Summary of Community Feedback (Preliminary Response), and
3. Refer the Strategy to seek final endorsement from the Department of Planning & Environment.

8. POLICY REVIEW – ENFORCEMENT POLICY

Author	Executive Manager Health Building and Environmental Services
Responsible Officer	General Manager
Link to Strategic Plans	CSP - 4.2.8 Implement best practice governance standards, transparent decision making and a strong ethical culture. DP - 4.2.8.2 Maintain a framework of relevant policies and procedures.

Executive Summary

A review of the existing Enforcement policy was undertaken in consideration of the Ombudsman's NSW Enforcement Guidelines and Model Enforcement Policy.

As a result of the review, a new Compliance & Enforcement Policy has been created.

Report

Council is required to review all policies in accordance with the review requirements stipulated within each policy and to determine the relevance of the policy particularly in regard to other legislative requirements.

A review of the Enforcement Policy identified that current policy has not been reviewed since 2014 and does not take into consideration the Ombudsman NSW Enforcement Guidelines and Model Enforcement Policy that was released in December 2015.

A complete review of the policy was subsequently undertaken resulting in the need to create a new Compliance & Enforcement Policy in accordance with the Ombudsman's guide (**see Attachment No 11**).

The new policy provides information for all internal and external stakeholders and interested parties about Council's position on compliance and enforcement matters in the local government area.

The purpose of the new policy is to provide structure for consistency and transparency in decision making, and to facilitate a proportional approach to compliance and enforcement. It is also intended to assist Council staff to act promptly, effectively and consistently in response to allegations of unlawful activity.

Financial Implications

Nil

8. POLICY REVIEW – ENFORCEMENT POLICY (Cont'd)

Legal and Regulatory Compliance

NSW Ombudsman Enforcement Guidelines and Model Enforcement Policy

Risk Management Issues

Nil

Internal/External Consultation

Draft Policy will need to be placed on public exhibition for not less than 28 days.

Attachment

- Draft Compliance & Enforcement Policy

RECOMMENDATION

1. That Council place the draft Compliance & Enforcement Policy on public exhibition for a period of twenty eight (28) days.
2. That Council adopt the draft policy under the delegation of the General Manager, subject to there being no objections that cannot be resolved by minor amendments and that appropriate public notice is given and revoke the existing Enforcement Policy.

9. POLICY REVIEW – COMPANION ANIMAL ENFORCEMENT AND NOXIOUS WEEDS

Author	Executive Manager Health Building and Environmental Services
Responsible Officer	General Manager
Link to Strategic Plans	CSP - 4.2.8 Implement best practice governance standards, transparent decision making and a strong ethical culture. DP - 4.2.8.2 Maintain a framework of relevant policies and procedures.

Executive Summary

Review of both Companion Animals Enforcement and Noxious Weeds policy (**see Attachment No. 12**) identify that the policies are no longer warranted and are proposed to be made obsolete.

**9. POLICY REVIEW – COMPANION ANIMAL ENFORCEMENT AND NOXIOUS WEEDS
(Cont'd)**

Report

Council is required to review all policies in accordance with the review requirements stipulated within each policy and to determine the relevance of the policy particularly in regard to other legislative requirements.

A review of the Companion Animals Enforcement policy identified that the requirements within this policy are covered in Council's existing Enforcement Policy and subsequent new Compliance & Enforcement Policy.

In consideration that the Noxious Weeds Act has been repealed and replaced with the Biosecurity Act 2015, Council's Noxious Weeds policy is no longer considered relevant.

Financial Implications

Nil

Legal and Regulatory Compliance

Companion Animals Act
Biosecurity Act 2015

Risk Management Issues

Nil

Internal/External Consultation

Nil

Attachments

- Companion Animals Enforcement Policy
- Noxious Weeds Policy

RECOMMENDATION

That the Companion Animals Enforcement Policy and the Noxious Weeds Policy be made obsolete.

Jane Redden
General Manager



Delivery Program Report
July 2017 – June 2018

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Narrromine Shire Vision

The Narrromine Shire is a friendly place to live with a strong sense of community that values our services, facilities and our natural rural environment.

We are a community that values the diversity of people, ideas, perspectives and experiences.

We work together to strive towards a vibrant, safe and engaged community that provides opportunities for all its members.

Our Council is a leader for our community, sharing the responsibility for growth, development and provision of services.



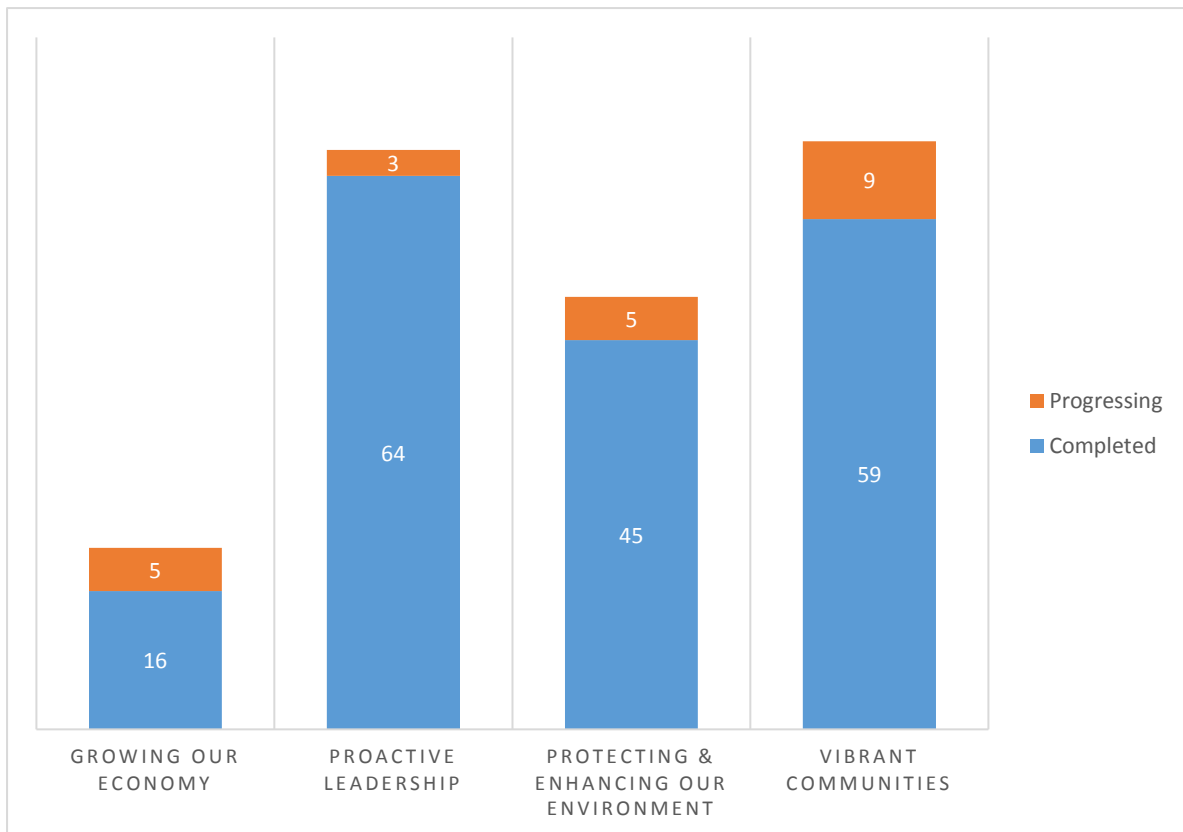
Delivery Program

This is the plan where the community's strategic goals are translated into actions. These are the principal activities to be undertaken by Council to implement the objectives established by the Community Strategic Plan within the resources available under the Resourcing Strategy.

The Delivery Program is a statement of commitment to the community from each newly elected Council. It is designed as the single point of reference for all principle activities undertaken by Council during its term. All plans, projects, activities and funding allocations must be directly linked to this Program.

As Local Government is a division of State Government, it is appropriate that Council's goals are linked to the 32 goals developed by the State Government in their 2021 plan. These are referenced as 'SP number' for each Delivery Program goal.

Below is the summary of Council's overall performance for July 2017 – June 2018.



Vibrant Communities

Our Goal:

We want to create a safe, healthy and connected region that encourages participating and creates a strong sense of pride in our community and each other's well-being.

Financial Snapshot	2017/18	2018/19	2019/20	2020/21
Community & Cultural Services	\$450,900	477,568	487,092	484,200
Recreational Facilities	\$1,693,824	1,816,262	1,737,136	1,782,328



A SAFE, ACTIVE AND HEALTHY COMMUNITY – SP Nos. 16, 23, 27

Action Code	Action	Performance Measure	Action Progress	Comment
1.1.1.01	Liaise with Police and other community groups.	Meet Quarterly with police	100%	Quarterly meetings with local police continue. A local Rural and Town Crime meeting was held in June 2018 and was attended by local community members, The Hon. Troy Grant and Representatives from NSW Police Service. These assist in promoting programs that will minimise crime and assist in crime protection for our community.
1.1.1.02	Review Alcohol Free Zones within the Shire.	Adoption of alcohol free zones by Council every three years	100%	New Alcohol Free Zones were adopted by 1 November 2017. All Alcohol Free Zones signage has been updated.
1.1.02.01	Investigate installing CCTV cameras in CBD and appropriate avenues of grant funding.	Submit application for funding of CCTV by 31 March 2018.	100%	Scope of works for the development of cameras completed. Successful application for the installation of cameras received.
1.1.02.02	Coordinate annual inspection of Council streetlights to ensure adequate operation.	Audit conducted annually.	50%	Active media campaign around reporting of street lights. Essential Energy approached to undertake program.
1.1.03.01	Participate in Interagency Meetings and provide Council assistance where appropriate.	90% attendance at Interagency meetings.	100%	GM or Delegate has attended monthly Interagency meetings where possible and continue to provide support to activities as required that focus on positive parenting and aim to minimise risk factors for children and young people.
1.1.04.01	Develop and publicise a brochure on the facilities available in the Shire.	Brochure developed and published by 30 June 2018.	100%	New Visitors brochure promoting services and facilities in Narromine Shire completed in May 2018. The brochure will have an 18 month shelf life.
		Update brochure annually.		
1.1.04.02	Promote recreational opportunities for all ages through website, social media and other available networks.	Update information on a monthly basis.	100%	Information updated on a monthly basis.
1.1.04.04	Develop a plan for provision of cycleway routes.	Plan finalised by 30 June 2018.	100%	Cycleway plan developed and on public exhibition.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
1.1.05.01	Upgrade recreational services booking system and streamline allocation process for all recreational facilities.	Upgrade booking system by 31 December 2017.	100%	Booking system was upgraded by 31 December 2017. The Streamlining process of booking recreational facilities was completed by 30 June 2018.
		Streamline process of booking recreational facilities by 30 June 2018.		
1.1.05.02	Install automatic irrigation at Payten Oval Outer.	Install automatic irrigation by 30 June 2018.	50%	Design complete, Installation of automatic irrigation at Payten Oval will be completed by end of August 2018.
1.1.05.03	Install Bollards on Payten Oval Outer.	Install Bollards by 30 June 2018.	50%	Design complete, Installation of Bollards at Payten Oval will be finalised by end of August 2018.
1.1.05.04	Create a Sports and Recreational Services Master Plan to promote efficient use of Council's facilities.	Finalise Master Plan by 30 June 2018.	100%	Master Plan finalised and on exhibition by 30 June 2018.
1.1.06.01	Collaborate with government and other health service providers to ensure high quality health care facilities and services are available to Shire residents.	Meet quarterly with State and Federal Local Members ensuring the provision of Shire health facilities a key agenda item.	100%	Regular meetings with Western NSW LHD and local Health Care providers attended to enable advocacy for appropriate and accessible health services in the area. Continually assessing demand for visiting Allied Health Professionals.
1.1.07.01	Maintain services provided by the Council owned Medical Centre and Trangie Doctor's Surgery to meet the needs of the users.	Extend Narromine Medical Centre by 30 June 2018.	100%	Narromine Medical Centre extensions completed by 30 June 2018.
1.1.07.02	Strengthen relationships with key medical agencies within the Shire.	Meet six monthly with Western NSW LHD Narromine and Trangie health care providers.	100%	Meetings with CEO Western NSW Local Health District and Medical Professionals from Narromine and Trangie attended to assist in enhancing local health services including the Narromine and Trangie Hospitals, Trangie Surgery and the Narromine Shire Family Medical Centre.
1.1.08.01	Install mobility chair at Narromine Pool.	Installation complete by 30 September 2017.	50%	Installation of mobility chair at Narromine Pool will be completed by September 2018 prior to opening of pool.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
1.1.08.03	Review operational costs of Narromine and Trangie pools and determine fees and charges annually.	Fees and charges reviewed and adopted by 30 June annually.	100%	Fees and charges have been reviewed and adopted by Council.
1.1.08.04	Construct a water park at Narromine Pool.	Preliminary planning complete by 30 June 2018.	100%	Preliminary planning for construction of a water park at Narromine pool is complete.
1.1.09.01	Provide Outdoor Fitness Equipment in appropriate parks and open spaces.	Installation of Outdoor Fitness Equipment in Narromine by 30 June 2018.	100%	The installation of Outdoor Fitness Equipment in Narromine completed by 30 June 2018.
1.1.10.01	Support programs for the aged in the community with a healthy lifestyle focus.	Consult with Health Services and advertise programs monthly through Council's website and Facebook page.	100%	Consultation with Health Services and advertisement of programs monthly through Council's website and Facebook page.
1.1.10.02	Identify and provide suitable equipment at the Narromine Sports Centre.	Audit gym equipment and purchase suitable equipment by 30 June 2018.	100%	Auditing of gym equipment and the purchase suitable equipment occurred by 30 June 2018.
1.1.10.03	Provide opportunity for reduced gym membership fee on receipt of Seniors Card.	Advertise reduced Seniors' gym membership monthly.	100%	Advertising of reduced Seniors' gym membership happens monthly.
1.1.11.02	Upgrade Women's amenities at Narromine Sports Complex.	Upgrade completed by 30 June 2018.	90%	Works commenced, upgrade to women's amenities at Narromine Sports Complex to be completed by September 2018.
1.1.11.03	Paint exterior and interior of Narromine Sports Centre	Painting completed by 30 June 2018.	90%	Works commenced, painting of Narromine Sports Centre will be finalised by end of July 2018.
1.1.11.04	Rejuvenate floor of main auditorium.	Upgrade completed by 30 June 2018.	100%	Upgrade of floor of main auditorium completed by 30 June 2018.
1.1.11.05	Ensure adequate resources are allocated to the Sports Centre to maintain facilities in accordance with community usage.	Review fees and charges annually by 30 June.	100%	Reviewed fees and charges adopted by 30 June.
1.1.11.06	Upgrade existing disabled toilet to meet Australian Standards.	Upgrade completed by 30 June 2018.	50%	Upgrade existing disabled toilet to meet Australian Standards to be completed by end of September 2018.
1.1.11.07	Install awning over front entrance.	Installation completed by 30 June 2018.	100%	Installation of awning over front entrance completed by 30 June 2018.

Action Code	Action	Performance Measure	Action Progress	Comment
1.1.11.08	Install awning over exterior toilets.	Installation completed by 30 June 2018.	100%	Installation of awning over exterior toilets completed by 30 June 2018.
1.1.11.09	Undertake audit of gym equipment and replace redundant items with items of greater functionality.	Audit gym equipment and procure suitable replacement equipment by 30 June 2018.	100%	Audit of gym equipment and procurement of suitable replacement equipment has occurred by 30 June 2018.
1.1.12.01	Convene and support bi-annual sports user group workshops in winter and summer.	100% meetings held with sports user groups.	100%	Meeting held with sports user groups in October 2017 and February 2018, next meeting scheduled for August 2018.
1.1.12.02	Prepare Leases/Licenses or User Agreements for all Sporting Groups using Council's sporting fields.	Agreements prepared for all user groups.	100%	Licence Agreements prepared for user groups as required

A VIBRANT AND DIVERSE COMMUNITY THAT HAS A STRONG SENSE OF BELONGING AND WELLBEING – SP Nos. 13, 14, 24, 26, 27

Action Code	Action	Performance Measure	Action Progress	Comment
1.2.01.01	Ensure facilities meet accessibility standards.	Review facilities annually to determine and address compliance issues.	100%	Review of facilities annually to determine and address compliance issues.
1.2.01.02	Continue to provide a Library Service in Narromine and Trangie which meets the needs of all age groups by providing resources and inclusion policies.	Audit of Council library equipment and facilities by December 2017.	100%	Audit of Council library equipment and facilities completed by December 2017
1.2.01.03	Negotiate ongoing performance agreement with Macquarie Regional Library.	Agreement signed by 31 December 2017, increase to reflect rate cap.	100%	Council adopted Agreement by 31 December 2017 however further changes made and finally adopted in June 2018. Increase was 4%.
1.2.02.01	In partnership with the community, continue to facilitate events that celebrate community values including all groups within the community and provide financial and in-kind assistance for community and private events, e.g. Ausfly, Oz-Kosh.	Two major events annually.	100%	Support and development of Community events for Narromine, Trangie and Tomingley continues. Events include Australia Day, fundraisers, Race Days, ANZAC Day and many more. Support for AirVenture continues.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
1.2.03.01	Provide grants through the Donations, Sponsorships and Waiver of Fees & Charges Policy process to community groups, with an emphasis on sports, recreation, arts, cultural, leadership and development activities.	Submissions advertised and received by 30 September, and applicants advised by 30 November each year.	100%	Submissions were advertised. All applicants were advised 26-29 September 2017 of the Council resolution.
1.2.03.02	Continue to support the Local History Groups in Narromine and Trangie with a financial contribution to assist with their work.	Donation to both Local History Groups in the Annual Budget.	100%	Donation made annually to both Local History Groups in the budget.
1.2.03.03	Undertake an annual volunteer audit of the number of volunteers available to Council activities and the number of hours volunteered.	Audit to be completed by 31 December each year.	100%	Annual audit completed. More than 60 volunteers have worked together with Narromine Shire Council to date across activities such as AirVenture, Venetian Carnival, Australia Day, fundraising activities and many more. Total minimum of 200 hours contributed by volunteers.
1.2.03.04	Give public recognition of volunteer service.	Hold annual volunteers recognition morning tea.	75%	Narromine Shire Council organised event not held. Participation with other organisations to celebrate volunteers, eg Seniors week and Aviation Museum.
1.2.04.01	Distribute information to all new residents and provide information on Council's website.	Review information six monthly.	100%	Information on Council's website has been updated. New resident's night held in February 2018.
1.2.04.02	Host welcome functions for new residents, community group representatives, business owners and local agency representatives to enable new residents to establish contact with others in the community.	Advertise and promote welcome function to the broader community annually in March.	100%	The Welcome to Narromine for new residents was held in February. Successful event and a good opportunity for new residents to connect with existing residents and services.
1.2.04.03	Host Citizenship ceremonies upon receipt of relevant information from Department Immigration and Border Control.	Citizenship ceremonies held.	100%	Citizenship ceremonies continue as required to welcome and assist newcomers, including people with English as a second language (ESL), to integrate into our community.
1.2.05.01	Liaise with Local Aboriginal Land Councils to enhance the opportunities for the Indigenous community.	Two meetings per year.	100%	At least two meetings per year are held with the Aboriginal community.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
1.2.05.02	Assist with NAIDOC Week, Reconciliation Day and other events of importance to the Aboriginal community.	Involvement at these events on an annual basis.	100%	Council is very involved in organising NAIDOC Week, Reconciliation Day and other events of importance each year.
1.2.05.03	Develop a Memorandum of Understanding with Aboriginal community.	MOU signed by Council and Aboriginal community representatives by 30 June 2018.	100%	MOU signed by Council and Aboriginal community representatives on 13 March 2018.
1.2.07.01	All new applicable applications for development comply with the National Construction Code.	100% compliance with National Construction Code.	100%	All relevant applications are being assessed against the National Construction Code
1.2.07.02	Review the Council's Development Control Plan (DCP) in respect to Disability Inclusion Action Plan (adopted).	Biennially December	100%	Development Control Plan has been reviewed to ensure compliance with Disability Inclusion Action Plan.
1.2.07.03	Conduct a biennial survey of older people to seek ratings and comments on the quality and range of aged services and facilities in the Shire.	Biennial survey of aged services and facilities available within the Shire.	100%	Aged services survey completed and made available on Survey Monkey as well as hard copies to relevant organisations.
1.2.07.04	Develop Prospectus for Aged Care Facilities within our Shire.	Prospectus developed by 30 June 2018.	100%	Ongoing discussions with several developers within the sector. Queries about land, zoning and demand. The level of private discussions would suggest that a prospectus document may not be a priority. Demographic data has recently been updated in line with new census information. This performance measure may need to be reconsidered during future delivery plan discussions.
1.2.08.01	Support youth activities within the Shire.	Partner with other agencies to deliver annual youth week activities.	100%	Progress with youth engagement and activities in the Shire continues to engage the youth in a variety of purposes. Girls Academy Program commenced.

A COMMUNITY THAT CAN ACCESS A RANGE OF FORMAL AND INFORMAL EDUCATION, INFORMATION AND OTHER SERVICES AND OPPORTUNITIES TO ENHANCE THEIR LIVES - SP No. 15

Action Code	Action	Performance Measure	Action Progress	Comment
1.3.01.01	Advocate where possible for the increased provision of educational opportunities for our youth within the shire.	Meet quarterly with State and Federal Local Members ensuring the provision of educational opportunities for youth in our Shire a key agenda item.	100%	Meetings with State and Federal Local Members continue ensuring the provision of educational opportunities for Youth in our Shire. Support of youth programs, both in kind and through the provision of facilities continues.
1.3.02.01	Continue to meet licence and audit standards as set by State and Federal governments.	Full compliance with standards.	100%	Family Day Care service closed December 2017, had fully complied with all requirements
1.3.02.02	Monitor educators at least monthly to ensure they are providing a high quality service.	Monthly visits to educators.	100%	Family Day Care service ceased December 2017 however prior to that monthly visits to educators were made.
1.3.02.03	Actively pursue the recruitment of additional educators in the Macquarie Valley Family Day Care Scheme.	250 children Family Day Care child care places in MVFDC Scheme by December 2017.	100%	Family Day Care Service ceased December 2017.
1.3.02.04	Implement the Quality Improvement Plan for MVFDC to ensure targets are being met.	All targets are met.	100%	Family Day Care service ceased December 2017 prior to that all targets were met.
1.3.03.01	Lobby the government to continue to fund child care services in Narromine Shire.	Affordable provision of child care services within the Shire.	100%	Meetings with government representatives to lobby for funding of child care services in Narromine continue. This ensures a range of childcare facilities, preschools and after hours care is affordable and available to all families.
1.3.04.01	Narromine Library conducts Story Time 0-5 year olds with the elderly at Timbembongie House and Kurrajong Court.	Story time held three times a year.	100%	Narromine Library holds Story Time three times each year.
1.3.04.02	MVFDC take children to Timbembongie House and Kurrajong Court for an annual excursion to interact with the seniors and entertain them with songs.	Annual excursion with educators and children.	100%	Family Day Care service ceased December 2017 prior to that annual excursions were held.

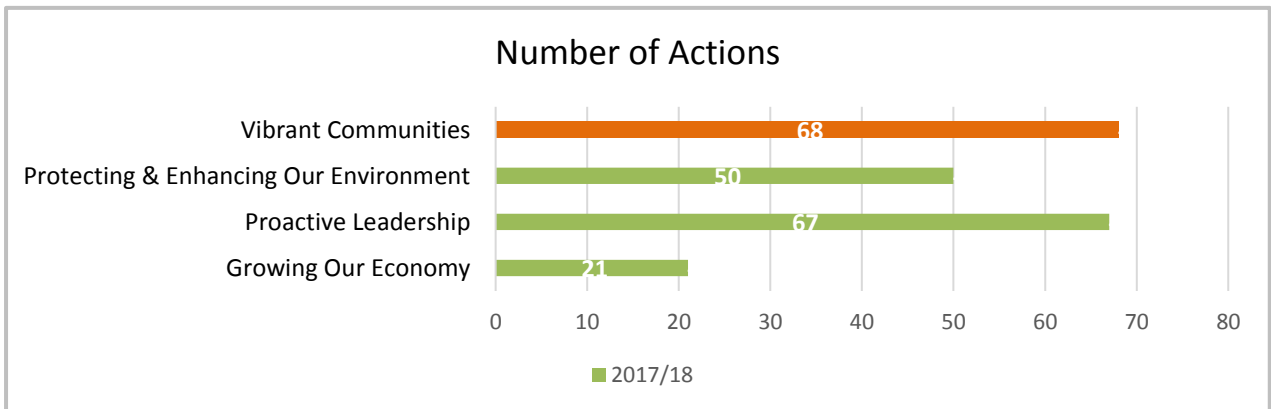
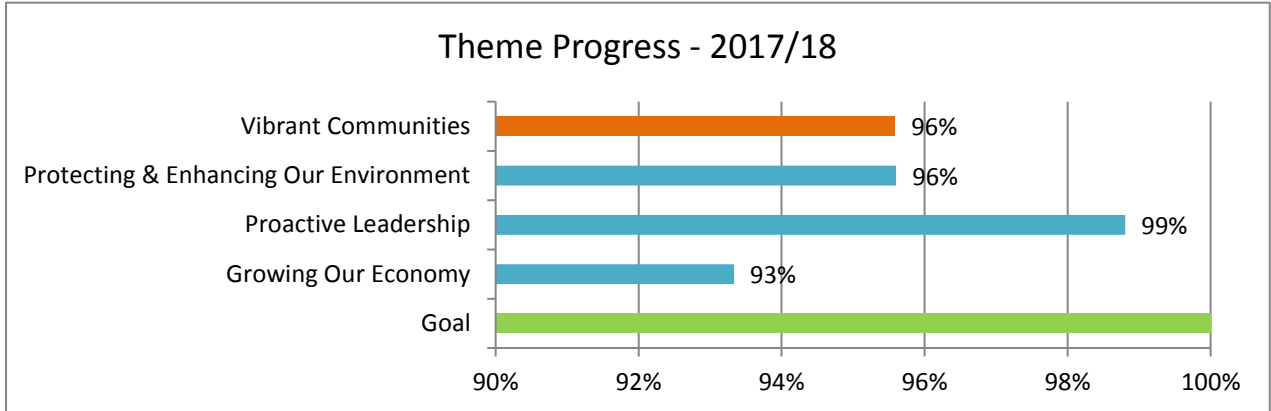
Action Code	Action	Performance Measure	Action Progress	Comment
1.3.04.03	Arrange an annual visit of the children to Narromine Day Care Centre to entertain and interact with the older people.	Annually by December	100%	Family Day Care service ceased December 2017.
1.3.05.01	Continue to lobby Federal and State Local Members and relevant Ministers for service delivery and presence of TAFE within our Shire.	Meet quarterly with State and Federal Local Members ensuring the delivery of TAFE services within the Shire.	100%	Quarterly meetings with state and federal members including advocacy for TAFE presence were held.
1.3.06.01	Assist in providing industry specific reports to vocational sector.	Make representations to vocational sector.	100%	Continuing to work with industry and the local high school to provide traineeships and opportunities for our youth that meet the specific needs of local / regional developments / industries / agencies.
1.3.07.01	Provision of E resources, IT training workshops and advisory services to Libraries.	Free Wi-Fi and microfiche printer facility available for researching.	100%	IT training workshops held at the library targeted for seniors as well as others in the community. Free Wi-Fi, microfiche and public computers are available.
		IT training workshops held.		
		Public computers provided.		

ACCESSIBLE FACILITIES AND SERVICES ARE AVAILABLE FOR PEOPLE WITH LIMITED MOBILITY.

Action Code	Action	Performance Measure	Action Progress	Comment
1.4.01.01	Implement actions identified in Council's Disability Action Improvement Plan (DIAP).	100% DIAP targets met.	100%	Disability Action Improvement Plan targets met.
1.4.01.02	Implement actions identified in Council's Disability Action Improvement Plan (DIAP) in relation to community services.	100% DIAP targets met.	100%	All community Disability Action Improvement Plan targets completed.
1.4.02.02	Undertake accessibility audit on all community / Council facilities.	Review facilities annually by 31 March 2018 to determine compliance issues.	100%	Review of facilities annually occurred by 31 March 2018 to determine compliance issues.
1.4.03.01	Work with Government agencies to lobby for community transport access within the Shire and to Dubbo and on a regular basis.	Access to community transport locally and to Dubbo is maintained.	100%	Bus services currently provided to Dubbo and return a number of times each day, community transport is also provided through the health and NGO sector.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
1.4.04.01	Liaise with Interagency Group to include delegates representing people with disability to join the group.	Interagency Group is extended to include delegate(s) representing disability by December 2017.	100%	Interagency Group has been extended to include delegate(s) representing people with disability.



Growing Our Economy

Our Goal: We have a diverse economy with thriving businesses that offer a range of employment opportunities supported by skill development options.

Financial Snapshot	2017/18	2018/19	2019/20	2020/21
Planning & Development	\$89,960	89,386	91,618	93,912
Economic Development	\$410,549	393,954	401,559	409,346



TO SUSTAIN AND GROW OUR LOCAL POPULATION - SP No. 3

Action Code	Action	Performance Measure	Action Progress	Comment
2.1.01.01	Prepare and implement an Economic Development Strategy.	Economic Development Strategy completed by 31 July 2017.	100%	The Economic Development Strategy was completed in February 2018. Priorities of the strategy have been further developed. Discussion with Economic Development Group ongoing.
		Implementation of Action Plan deliverables.		
2.1.02.01	Establishment of a retailers' network.	Network established and meeting quarterly by July 2018.	100%	Early stages of this being developed through Growing Narromine seminar series. Retailers also participating in Photo News promotion. Informal at this time.
2.1.02.02	Continue association with 'Love the Life we Live' website and marketing campaign through the Economic Development network.	Monitor hits to Narromine component of 'Love the Life we Live' website and referrals.	100%	Numbers seeking information are continuously monitored. Review underway at present on future projects for Love the Life. Will continue to support region wide initiative.
2.1.03.01	Develop a Shire wide Marketing Strategy.	Strategy developed by 30 June 2018.	90%	The Communications Plan has now been completed and is to be used in house to assist deliver more effective communication across Council's Departments.
2.1.03.02	Continue participation with Greater Western Plains Promotions Group.	Number of campaigns undertaken annually.	100%	On going participation in the greater Western Plains Tourism Group. Participation in the new visitors guide.
2.1.04.01	Finalise the peer review for the flood levee investigation and flood studies as per recommendations of the Narromine Floodplain Risk Management Study and Plan 2009 and feasibility study.	Peer review recommendations finalised by 30 June 2018.	100%	Peer Review for the flood levee investigation finalised September, 2017.
2.1.05.01	Review Land Use Strategies in line with results of Economic Development Strategy to ensure planned new land releases to stimulate economy.	Review of Land Use Strategies following adoption of the Economic Development Strategy.	100%	Rural Residential Strategy has been reviewed and new Strategy developed to remain consistent with the communities needs and priorities. Employment Lands Strategy developed with an Industrial Land growth focus to also encourage economic growth for the community.

Action Code	Action	Performance Measure	Action Progress	Comment
2.1.05.02	Develop Employment Lands Strategy.	Strategy completed by 30 June 2018.	80%	Development of the Employment Lands Strategy is well underway in the 2018 financial year. This is expected to be complete early in August 2018.
2.1.06.01	Compare actual and projections as part of demographic analysis to prove projections.	Once per year	100%	This information is analysed in the context of planning and grant applications. Ongoing.
2.1.06.02	Assist community with applications for grant funding by providing statistical data.	Quarterly promotion in newsletter.	100%	Grant information has been updated on the Narromine Shire website. Demographic information available. Assist provide information from REMPLAN on impact of development.

THE ONGOING DEVELOPMENT DIVERSIFICATION AND SUSTAINABILITY OF THE LOCAL BUSINESS AND INDUSTRY BASE - SP No. 4

Action Code	Action	Performance Measure	Action Progress	Comment
2.2.01.01	Hold a biennial industry forum specifically targeting agricultural value add opportunities.	Industry forum held.	100%	The growing Narromine work shop series engaged with some rural enterprises. Working with some in this sector in regards to growth, grant opportunities and new business. The aim of the Economic Development team will be to host such forums annually rather than every two years.
2.2.02.01	Freehold appropriate land at the Aerodrome to encourage further investment.	Freehold status attained by 30 June 2018.	100%	Aerodrome land has been freeholded.
2.2.03.01	Implement strategies contained in Aerodrome Strategic Master Plan.	Targets are met	100%	Targets are met
2.2.03.03	Continue with the hangar light industrial precinct development for aviation related businesses in accordance with the Aerodrome Strategic and Master Plan.	First stage available for sale by 30 June 2018.	50%	Concept plans complete, initial interest has been strong.

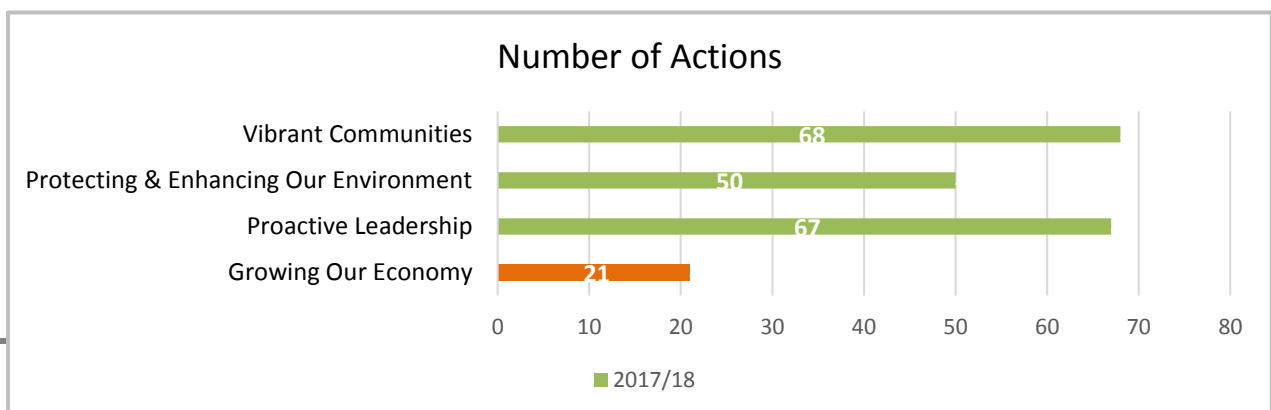
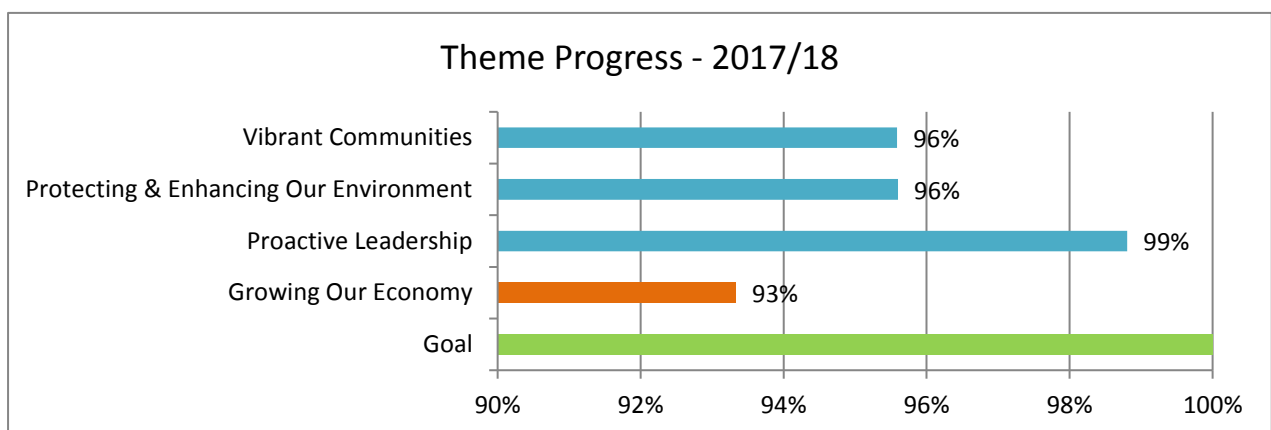
Action Code	Action	Performance Measure	Action Progress	Comment
2.2.04.01	Work with State Government agencies to appropriately identify high value land resources, where Government priorities are identified.	Provide input to new State Legislation within advertised time frames for consultation.	100%	Work with State government agencies has been completed as part of the preparation of the Rural Residential Land Use Strategy and the Employment Land Use Strategy focusing on Industrial Land growth to maximise opportunities for business and industries.
2.2.04.02	Identify appropriate sites, in accordance with Land Use Strategy, for value added agricultural related industries.	Work with Department of Planning & Environment to produce a broad scale value added sites plan by June 2018.	90%	An Employment Land Use Strategy included a chapter on Industrial lands and development / maximising opportunities for existing industries and allowing for further growth. The Strategy is required to be adopted by Council and Inland Rail alignment must be finalised before work with the Department of Planning to produce a site plan on value added sites can be undertaken.
2.2.05.01	Provide improved information services to highlight tourism events and points of interest in the Shire.	Increased online engagement by 10%.	100%	New site for Visitor Information Centre confirmed. New website live. Staff member appointed to improve community consultation, information sharing and Council marketing. To date 60 people have nominated to receive Newsletter online. Overall online enjoyment increased by 67% from 16/17.
2.2.05.02	In conjunction with other OROC councils attend the Country and Regional Living Expo and other marketing opportunities.	Annual attendance.	100%	Love the Life we Live enhancements to replace the Country Week concept. Narromine Shire Council very supportive of region wide initiative. This is being updated early in the 2019 financial year with an emphasis on our closer region.
2.2.07.01	Work with existing tourist operators and community groups to promote Narromine Shire.	Undertake accommodation audit once per year.	100%	Audit complete in order to update Visitor information brochure. Continue to work with existing providers to promote Narromine Shire.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
2.2.08.01	Encourage businesses to work with Council to support a business culture within our shire.	One business forum per year held by Council.	100%	Forum held October 2017 during Growing Narromine series. Continue to work with new business opportunities and with those businesses looking to grow.

TO ENCOURAGE EMPLOYMENT AND SKILLS DEVELOPMENT TO ADDRESS INDUSTRY NEEDS AND GROW THE REGION'S KNOWLEDGE BASE - SP No. 6

Action Code	Action	Performance Measure	Action Progress	Comment
2.3.01.01	Advocate for the maintenance or increase of educational opportunities and training programs within the Shire.	Meet quarterly with State and Federal Local Members ensuring the provision of educational opportunities and training opportunities in our Shire a key agenda item.	100%	Meetings with State and Federal members including educational opportunities a key agenda item to ensure a range of educational opportunities and skills based training programs are available for workers within the Shire. Girls Academy Program commenced and work continues with the Narromine High School for the introduction of Clontarf (Boys Program).
2.3.03.02	Identify potential value-added sites with good inter-modal transport links.	Liaison with all site owners by 30 June 2018.	100%	Narromine Shire Council has liaised with potential site land holders. Continue to develop opportunities.



Protecting & Enhancing our Environment

Our Goal: We value our natural and built environment, our resources for the enjoyment of the community and visitors to our Shire.

Financial Snapshot	2017/18	2018/19	2019/20	2020/21
Public Order & Safety	\$299,509	306,994	314,667	322,533
Environment & Health	\$358,318	349,362	358,490	367,876



MANAGE OUR NATURAL ENVIRONMENTS FOR CURRENT AND FUTURE GENERATIONS - SP No. 22

Action Code	Action	Performance Measure	Action Progress	Comment
3.1.01.01	Finalise plans for the redevelopment of the Narromine wetlands into a natural ecosystem.	Plans finalised by 31 December 2017.	100%	Plans for the redevelopment of Narromine Wetlands were finalised by 31 December 2017.
3.1.02.01	Maintain involvement with the Macquarie and LLS Weeds Group.	Representation and 90% attendance at Macquarie Regional Weeds Advisory Group meetings.	100%	Staff attended 100% of CWRWC & MVWAC meetings throughout the financial year maintaining involvement in the Macquarie and LLS Weeds Group and ensuring enhancement and protections of our river systems and wetlands.
3.1.02.02	Continue the annual fingerling release into the Macquarie River and into Goan Waterhole in conjunction with Macquarie Cotton Growers.	Funding application lodged each year and fingerlings released into River and Goan Waterhole - January annually.	100%	Funding application has been lodged for 2019 fingerling release.
3.1.04.01	Encourage owners of heritage items to contact Council regarding funding available for maintenance of their buildings and sites from State and Local Government.	Quarterly articles in Council's newsletter.	100%	Advertising encouraging owners of heritage items to contact Council regarding funding available for maintenance of their buildings and sites from State and Local Government to ensure preservation and maintenance of the Shire's heritage buildings and places of interested completed.
3.1.04.02	Contact owners of sites where building is not maintained and negotiate action plan of maintenance.	Annual review undertaken and action plan complete.	100%	Heritage grant process advertised and closed for this year. No applicants met the criteria for funding
3.1.04.03	Manage heritage-related enquiries at Council.	Record number of enquiries taken and advice given.	100%	Record kept of enquiries and advice given regarding heritage matters.
3.1.05.01	Undertake commitments within the WAP1520 Weeds Action Plan.	Ensure that 90% of private property inspections are undertaken in accordance with commitments within WAP1520.	50%	30% of Private property inspections as well as all other commitments were undertaken within budget constraints for Year 3 WAP1520 funding and staff allocations.

Action Code	Action	Performance Measure	Action Progress	Comment
3.1.06.01	Ensure compliance with relevant building codes and regulations.	Development applications and construction certificates are accompanied by relevant Basix certificates or Part J relevant reports where required.	100%	All relevant applications are being assessed against the National Construction Code and were accompanied by relevant Basix or Part J report.
3.1.07.01	Review Narromine Shire Waste Management Strategy.	Update Narromine Shire Waste Management Strategy by 30 June 2018.	50%	Preliminary work done on strategy, some areas of efficiency and improvement have been identified and implemented.
3.1.07.03	Investigate and introduce a cost effective approach to organics management to minimise impact on landfill locally and regionally.	Introduce organics management before 30 June 2018.	100%	Introduced organics management before 30 June 2018.
3.1.07.04	Investigate alternative management options for the Narromine Waste Depot.	Determine suitable management options prior to 30 June 2018.	50%	Preliminary work done. Further investigation to continue to determine suitable management options for the Narromine Waste Depot.
3.1.07.05	Continue to be a member council of Net Waste, attending regional forums to address waste management issues at a regional level.	90% attendance at NetWaste meetings.	100%	100% NetWaste meetings (Steering Committee) attended.

WE ARE A SUSTAINABLE, ENVIRONMENTAL COMMUNITY WITH A GREAT APPRECIATION OF OUR NATURAL ASSETS - SP No. 22

Action Code	Action	Performance Measure	Action Progress	Comment
3.2.01.01	Support natural resource initiative of Local Land Services (LLS).	80% attendance Local Government Reference Group meetings.	100%	100% attendance at quarterly Macquarie Valley Weeds Advisory Committee meetings by relevant staff. Environment & Water Alliance meetings have been attended by various staff when relevant.
3.2.01.02	Engage with schools and local community groups to utilise the Narromine Wetlands as a learning resource.	Four school groups per year utilise the Narromine wetlands as a learning resource.	100%	Contacted schools to enable four school groups per year to utilise the Narromine wetlands as a learning resource.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
3.2.01.03	Continue to conduct community education campaigns through Net Waste in accordance with the Waste Education Plan promoting the benefits of recycling and educating the community regarding which items can be recycled.	Carried out by Envirocon annually at each school. At least one community education program conducted annually.	100%	290 Primary School aged students engaged in Recycling Rules, Food for Thought, Being Resourceful, Litter, Litter Everywhere, It's a Wormy World, and Don't Waste Biodiversity program in accordance with Waste Education Plan
3.2.01.04	Continue involvement in the Waste Education Plan.	Education by Envirocon at schools in accordance with the Waste Education Plan.	100%	290 Primary School aged students engaged in Recycling Rules, Food for Thought, Being Resourceful, Litter, Litter Everywhere, It's a Wormy World, and Don't Waste Biodiversity program in accordance with Waste Education Plan
3.2.01.05	Promote environmental awareness.	Quarterly newsletter article.	100%	Promotion of environmental awareness was conducted throughout the year via regular posts on Council Facebook page and Newsletters.
3.2.02.01	Conduct public education campaigns aimed at reducing littering, stray dogs/cats, and promoting the desexing of domestic animals, dog and cat registration, and micro-chipping.	Annual promotion in newsletter.	100%	Promotion achieved through Free Online Responsible Pet Ownership program available on Council's website. Alternate to newsletter, letters were sent to new registered owners which included link to above free online training.
3.2.02.02	Investigate concerns or complaints in relation to overgrown allotments and buildings in a state of disrepair.	90% of complaints to have investigations commenced within 2 working days.	100%	In excess of 90% of investigations occurring within 24hrs of receipt of complaint. Council staff activity identifying overgrown allotments and derelict buildings.
3.2.03.01	Identify local environmental groups within the Narromine Shire.	Contact local environmental groups by June 2018.	100%	Placed public notices with local papers calling for local environmental groups to come forward in July 2017. Liaised with other relevant agencies to help identify groups. Contact made with relevant groups and entered into register by June 2018.
3.2.03.02	Develop and maintain a register of local environmental groups.	Prepared by June 2018.	100%	Register has been created and updated with new Environmental Groups that were identified in the Narromine Shire (November 2017).

Action Code	Action	Performance Measure	Action Progress	Comment
3.2.03.03	Develop a working relationship with identified local environmental groups.	Arrange to meet six monthly.	100%	Contact was made with relevant groups .Council has existing strong relationship with RiverSmart and is working towards developing a relationship with Dubbo Field Nats (Dubbo Field Naturalist and Conservation Society Inc). Follow up contact has yet to be undertaken as no new funding opportunities have been identified
3.2.03.04	Identify any funding sources that can assist both the local environmental groups and/or Council.	Promote relevant grant funding sources throughout the year.	100%	Limited environmental funding opportunities were identified. Promotion of funding not relevant as funding was not suitable for groups.
3.2.04.01	Encourage environmentally sustainable, safe and more economical utilisation of Council's fleet.	Install GPS tracking on larger plant by 30 June 2019.	100%	Continue to install GPS tracking on larger plant by 30 June 2019.
3.2.04.02	Promote and encourage environmental sustainable practices to local business.	Annual promotional material to local businesses.	100%	Promotion of environmentally sustainable practices occurred through Council's social media options and newsletters, when available.
3.2.05.01	Promote initiatives using Smart WaterMark.	Promotion materials sent out with second rates notice.	100%	Promotional material raising awareness of environmentally friendly practices sent with third rate notice. Participation in summer time television campaign through Smart WaterMark completed.
		Participate in summer time television campaign through Smart WaterMark annually.		
3.2.05.02	Maintain membership of Smart WaterMark through the LMWUA.	Renew membership annually.	100%	Annual membership has been renewed.
3.2.05.03	Continue to be a member council of NetWaste, attend regional forums to address waste management issues at a regional level.	90% Regional Forums attended.	100%	100% NetWaste Forums attended.
3.2.05.04	Promote benefits of recycling using NetWaste resources.	Include statistics for recycling in Council's newsletter.	100%	2017/18 statistics were included in newsletter and facebook post when they became available.
3.2.05.05	Promote the benefits of recycling and water conservation.	Publish recycling statistics at least monthly.	100%	Newsletter articles and posts on social media site promoting the benefits of recycling and water conservation were published when statistics became available from May to July 2018.

A COMMUNITY THAT VALUES THE EFFICIENT USE OF UTILITIES, NATURAL RESOURCES AND ENERGY - SP. No. 33

Action Code	Action	Performance Measure	Action Progress	Comment
3.3.01.01	Install rain sensors in parks and sporting fields.	Develop strategy for installation of rain sensors by 30 June 2018.	100%	Strategy developed for installation of rain sensors. Rain sensors have been fitted to Payten and Dundas Ovals.
3.3.02.01	Ensure all development approvals consider existing utilities infrastructure in their determination.	100% of approvals have had adequacy of existing utilities determined.	100%	100% of approvals have had adequacy of existing utilities determined as part of the DA assessment process.
3.3.02.02	Utilities performance audited annually through Triple Bottom Line (TBL) reporting.	Report submitted by 15 September. Achieve 100% compliance with TBL reporting.	100%	TBL submitted on time. Compliance not available at the time of completing this as there have been delays within the Department. Assume 100% as there have been no breaches.
3.3.03.01	Advocate for reliable and affordable access to internet and communications technology.	100% installation of NBN in residential areas of Narromine, Trangie and Tomingley. Increase in the coverage area for mobile technology throughout the Shire.	50%	Meetings with the Federal Communications Minister and NSW Premier continue to allow further advocacy for improved internet coverage and increased mobile coverage throughout the Shire.

ENSURE A RANGE OF HOUSING OPTIONS FOR THE COMMUNITY - SP No. 20

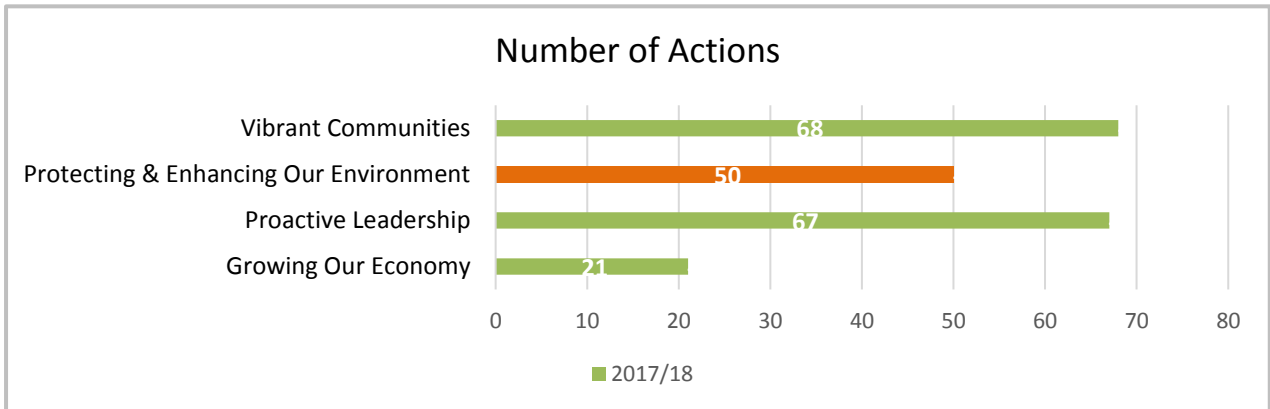
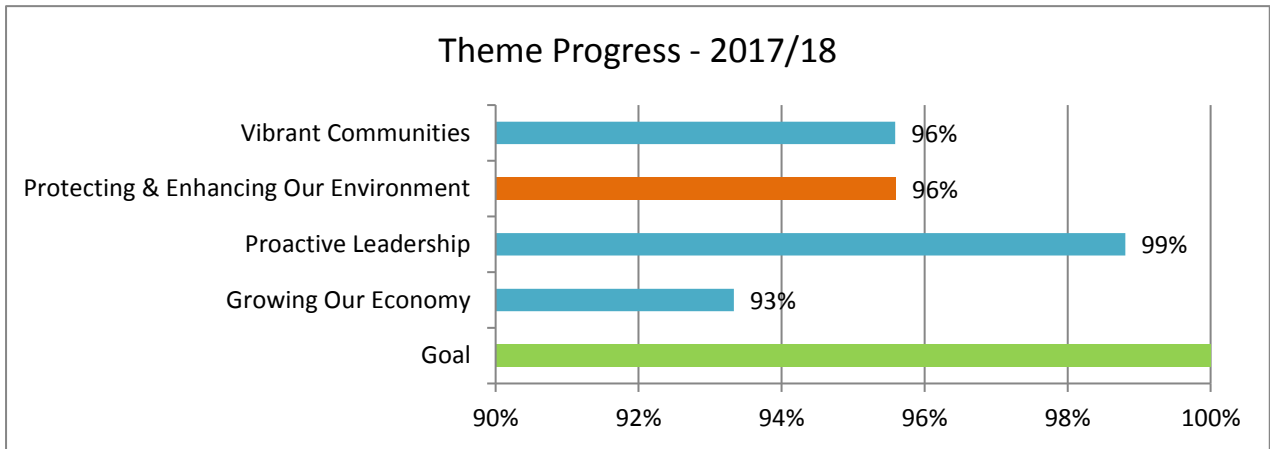
Action Code	Action	Performance Measure	Action Progress	Comment
3.4.01.01	Work with relevant parties to identify aged care accommodation needs.	90% attendance at relevant meetings in an advisory role.	100%	No advisory group has been established however Aged Care survey completed to identify and rate aged care services in the Shire.
3.4.02.01	Monitor take-up of all land use zones vacant land. Identify short falls.	Review supply of vacant land six monthly.	100%	Review of supply of vacant land has been completed
3.4.03.01	Review DCP in accordance with legislative changes.	Review / update biennially.	100%	Review completed in accordance with legislative changes.
3.4.04.01	Liaise with local real estate agents to ascertain changes in rental demand.	Monitor with local real estate agents annually.	100%	Real Estate agents contacted and information obtained from realestate.com website.

OUR COMMUNITY IS WELL CONNECTED THROUGH OUR CYCLEWAYS, FOOTPATHS AND PUBLIC TRANSPORT SYSTEMS - SP No. 9

Action Code	Action	Performance Measure	Action Progress	Comment
3.5.01.01	Liaise with transport providers to ensure that full suite of transport options are available.	Correspond with all providers annually.	100%	Disability survey identifying transport options and gaps in services completed. Correspondence continues with all providers.
3.5.02.01	Provide support as required to the Dubbo Regional Council for the expansion of services at the Dubbo Regional Airport.	100% commitment to support Dubbo Regional Council.	100%	Ongoing support provided to Dubbo Regional Council through representations to State and Federal members for expansion of services at Dubbo Regional Airport.
3.5.03.01	Liaise with rail service providers to ensure rail service is maintained.	Correspond with rail providers annually.	100%	Meetings with State and Federal members continue including support for rail service provision and ensuring the rail service is maintained.
3.5.05.02	Maintain the Narromine Aerodrome facility to meet reasonable user expectations and CASA requirements within the allocated budget.	Complete Obstacle Limitation Surface (OLS) annually by 30 November.	100%	Complete Obstacle Limitation Surface (OLS) completed by 30 November.
3.5.05.03	Undertake inspections on operational areas.	Minimum 52 inspections per year.	100%	Carried out minimum 52 inspections per year.
3.5.05.04	Maintenance of glider grassed runways.	Slashing undertaken minimum 26 times per year.	100%	Slashing undertaken minimum 26 times per year.
3.5.06.01	Ensure priority measures implemented from the PAMP.	Annual inspections of footpaths and cycleways prior to finalising works program.	100%	Annual inspections of footpaths and cycleways prior to finalising works program have been done Annual works program identified by inspections and PAMP priorities, and adopted.
		Annual works program identified by inspections and PAMP priorities, and adopted annually.		

OUR ROAD NETWORK IS SAFE, WELL MAINTAINED AND APPROPRIATELY FUNDED - SP No. 10

Action Code	Action	Performance Measure	Action Progress	Comment
3.6.01.01	Review and implement Council's ten year roads Capital Works Program.	Ten Year Capital Works Program updated annually and adopted by 30 June.	80%	Ten Year Capital Works Program updated annually and adopted by 30 June 2018. Review of expenditure will be undertaken after financials for year finalised. Some delays in Capital Works due to extended grant application processes.
		Works program completed within + / - 5%.		
3.6.01.02	Continue to maintain roadside slashing when grass impedes visibility.	Undertake slashing program annually.	100%	Slashing program completed for year.
3.6.01.03	Apply for hazard reduction funding through Rural Fire Fighting Fund.	Apply for funding prior to 31 March annually.	100%	Funding applied for prior to 31 March.
3.6.02.01	Convene Local Traffic Committee meetings.	Convene 6 meetings per year of the Local Traffic Committee.	100%	Local Traffic Committee meetings held every two (2) months, unless postponed by Chair due to no business.
3.6.03.01	Meet with State and Federal Members and the Roads Minister on rural road funding issues.	Quarterly meeting with State and Federal Members, and annually with Roads Minister.	100%	Meetings with State and Federal Members continue and include discussion for increased funding for the rural road network. Submission of grant applications continue.
3.6.03.02	Proactively engage with the Local Government Grants Commission.	Invite Local Government Grants Commission to present to Council biennially.	100%	Invitation extended to representatives of the Local Government Grants Commission to present to Council.



Proactive Leadership

Our Goal: We are an open and accountable local government that involves our community in the decision making process, effectively manages our public resources through sound financial management and well informed strategic planning for our Shire's future.

Financial Snapshot	2017/18	2018/19	2019/20	2020/21
Organisational Services	\$-9,919,855	-10,026,497	-10,169,787	-10,267,216
Infrastructure	\$6,228,951	6,168,836	6,387,281	6,379,324
Loans/Financing	\$387,844	404,135	1,156,001	,141,796



PROVISION OF AN ACCOUNTABLE AND TRANSPARENT LEADERSHIP – SP Nos. 30, 31, 32

Action Code	Action	Performance Measure	Action Progress	Comment
4.1.01.01	Continue to gather feedback regarding community engagement strategies	Annual review of community engagement strategy to Council by 30 November each year	100%	Community Engagement strategy reviewed and updated.
4.1.01.02	Produce a newsletter promoting the positive aspects of Narromine Shire Council.	12 newsletters distributed annually.	100%	Newsletter is distributed to ratepayers on a quarterly basis. This continues to enhance open and interactive communication between Council and the community.
4.1.01.03	Prepare council columns and media releases for local media.	Weekly column provided to print media. A minimum of 12 media releases per annum.	100%	Weekly column in local media and regular media releases prepared to continue to enhance open and interactive communication between Council and the community. Exceeds 12 per annum.
4.1.01.04	Information available on Council's website.	Website updated as required.	100%	Website updated as required
4.1.01.05	Prepare a Communications Strategy.	Strategy prepared by June 2018.	100%	The Communications Strategy is completed.
4.1.02.01	Councillors maintain strategic community focus.	Positive media around Council's strategic approach.	100%	Councillors continue to focus on delivering the outcomes in Narromine Shire Council Community Strategic Plan. Councillors are representative of the community and continue to provide strong and visionary leadership.
4.1.03.02	Provide an opportunity for the public to address Council on relevant issues through the Public Forum Policy at Council Meetings.	Advise the public of the availability of the public forum in the column and newsletter at least quarterly.	100%	Public forum provided at Ordinary Council Meetings. Promoted quarterly throughout the year on a variety of media platforms (including Facebook, Council Column and Council newsletter).
4.1.03.03	Continue to facilitate S355 Advisory Committees.	Annual review of Section 355 Committee Charters and annual appointment of delegates (September).	100%	Delegates appointed to section 355 Committees and Committee Charters reviewed September 2017.
4.1.04.01	Respond to requests for access to public information as per legislative requirements.	100% compliance with GIPA Act 2009. Annual review of Council's Information Guide.	100%	Formal applications for public information under the Government Information (Public Access) Act 2009 dealt with as received. Council's Information Guide reviewed 8 January 2018 as per legislative requirements.

Action Code	Action	Performance Measure	Action Progress	Comment
4.1.05.01	Present a positive image of Council to the community.	One "Good News" media release per month.	100%	"Good News" stories continue to be provided to various media outlets for publication to allow presentation of a positive image of Council to the community, this exceeds target.
4.1.05.02	Mayor to undertake media training.	Training program complete.	100%	Mayor completed media training program in October 2017.

EFFECTIVE COUNCIL ORGANISATIONAL CAPABILITY AND CAPACITY - SP No. 30

Action Code	Action	Performance Measure	Action Progress	Comment
4.2.01.01	Encourage and reward innovative practices within Council's workforce.	One innovation introduced per directorate each year.	100%	Staff continue to be recognised in the Reward and Recognition Program this ensures innovation, continuous improvement and creativity in the workplace.
4.2.01.02	Foster a culture of continuous improvement.	Cultural change program progressively implemented across the organisation. Organisational values and behaviours developed and implemented.	100%	Values and Behaviours developed by staff continued to be displayed by Narromine Shire Council Staff allowing cultural change across the organisation. Staff strive to be part of the Reward and Recognition Program recognising those who display the values and behaviours of Narromine Shire Council.
4.2.01.03	Develop Employee Reward & Recognition Program.	Program developed by 30 June 2018.	100%	An employee reward and recognition program has been created and implemented throughout the 2017/2018 year with the employee of the year and team of the year to be recognised at the annual award dinner in August. The Values and Behaviors that were created have been promoted through the employee newsletters and performance assessment system and assist with Managers and employees striving for business excellence.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
4.2.02.01	Provide policies, programs and initiatives that support employee work/life balance.	Create, update and implement policies for a flexible workplace on an ongoing basis.	100%	Employee work/life balance has been promoted through various policies and programs to promote flexible working arrangements including the health and well being policy, committee and charter, flextime policy amendments and employee health initiatives such as half priced gym/pool memberships.
4.2.02.02	Provide access to innovative leadership training programs.	Research and identify appropriate leadership training for Managers annually.	100%	Various relevant training completed for staff to meet their training plans and statutory and legislative requirements. Training completed included Bachelor Degree in Engineering, traffic control, chainsaw, customer service, manual handling, conflict resolution, first aid, pool maintenance and water industry training
4.2.02.03	Promote and maintain coaching and mentoring programs across the organisation to support leadership growth.	Programs used to assist staff with leadership growth.	100%	Council has supported the ongoing skills development of staff through many training programs including university degrees, traffic control, chainsaw, customer service, manual handling, conflict resolution, first aid, pool maintenance and water industry training
4.2.02.05	Implementation of Councillor Training Program.	95% attendance by Councillors at scheduled training events.	100%	Training requests and training opportunities provided throughout the year to Councillors in accordance with Council's adopted budget. Councillor self-assessments based on the OLG Draft Councillor Training and Professional Development Guide completed for determination of 2018/2019 and beyond training requirements. 95% attendance by Councillors at scheduled training events.
4.2.03.01	Integrated Planning and Reporting documents reflect best practice.	Positive feedback from Office of Local Government.	100%	Office of Local Government no longer provide peer review and feedback. Documents compare favourably to other Councils including Parkes, Dubbo and Forbes.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
4.2.04.01	Monitor and review Council's Customer Service Policy.	Review completed every 4 years.	90%	The Customer Service Policy is monitored regularly through CRM reporting. The Policy is being reviewed.
4.2.04.02	Customer services standards.	Annual satisfaction survey.	100%	The Council's annual Satisfaction Survey was completed successfully before 20 June 2018 and reported to Council.
4.2.04.03	Customer Requests responded to within time frames agreed in Customer Service Policy.	100% compliance with Customer Service Policy.	90%	Improved Customer Request Management measurement processes are in place and compliance is reliably measured.
4.2.05.01	Promote future workforce development with options such as traineeships, apprenticeships and cadetships within each department.	Increase the number of apprenticeships over the next 4 years.	100%	Council are promoting future workforce development by doubling the number of trainees within Council to "grow our own" local workforce and give back to the community through employment and upskilling.
4.2.05.02	Develop and implement initiatives to support / promote workforce diversity.	Ensure the Disability Inclusion Action Plan is considered in all workforce activity.	100%	Following on from the Memorandum of understanding with the aboriginal community, an Aboriginal employment strategy has been drafted for future adoption and the disability inclusion plan has been adopted to ensure that the needs of the community are met within our workforce to support and promote workforce diversity.
4.2.05.03	Create and implement a tailored health and wellbeing program to assist in staff retention.	Health and wellbeing program created and implemented by December 2017.	100%	A tailored health and well being program was implemented for staff which included dietary and fitness education, half priced pool and gym memberships and a focus on mental health. A health challenge was conducted during the year with a weight loss and step challenge for staff to participate in.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
4.2.05.04	Update HR policies and procedures to ensure they are competitive in the market to support the recruitment and retention of a quality workforce.	Policies updated every four years.	100%	New recruitment software Scout, has assisted with the attraction of quality staff. Retention strategies such as the health and well-being program, staff benefits including skin checks, flu vaccinations and policies to promote flexible working arrangements are in place and promoted to ensure the workforce is retained where possible.
4.2.06.01	Councillors to act positively at all times in the public eye.	No negative feedback received.	100%	No Negative feedback has been received showing that Councillors are continuing to act positively and have a 'can do' approach.
4.2.07.01	Continue to implement and improve the employee performance assessment system.	All Departments' performance assessments completed by 1 September annually.	100%	The annual performance assessment system is continuing to be used to monitor and improve organisational performance.
4.2.07.02	Review and implement the Work Health Safety Management System.	WHS Management System in place and functioning by December 2018 and on an ongoing basis.	100%	The work health safety management system was reviewed through an audit. Areas of improvement were identified and programs implemented to improve the system. This is a continuous improvement process.
4.2.07.03	Promote and support continuous improvement activities across council.	Review and document one area of Council operations each year per directorate.	100%	MANEX discussed and documented areas of improvement.
4.2.07.05	Establish an Internal Audit and Risk Management Committee in accordance with the OLG's proposed new legislation and based on a resource sharing model.	Establish Audit & Risk Committee by 30 June 2018.	100%	Internal Audit and Risk Management Committee established by Council with Councillor delegate appointed. Committee to commence 1 July 2018. Internal Auditor appointed for a three year term.
4.2.07.06	Maintain a database of legislative compliance obligations.	Distributed monthly to MANEX for 100% compliance with statutory obligations.	100%	Legislative Compliance Checklist updated and provided monthly to Manex for compliance with statutory obligations.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
4.2.08.01	Prepare Agenda, Business Papers and Minutes of Council Meetings.	Agenda and Business Papers to be distributed to Councillors 5 days prior to meeting. Minutes to be distributed to Councillors 7 days after meeting.	100%	Extraordinary and Ordinary Council Meeting documentation prepared as required and in accordance with Council's Code of Meeting Practice. Agenda and Business papers are distributed to Councillors five days prior to meeting. Minutes are distributed to Councillors seven days after the meeting.
4.2.08.02	Maintain a framework of relevant policies and procedures.	Policies and procedures updated at least every four years.	90%	Council's Policy Register is regularly reviewed and provided to Manex for consideration and action by Policy owners. Some policies currently under review.
4.2.08.03	Ensure Staff and Councillors are made aware of Council's Code of Conduct and Procedures.	Training organised annually.	100%	Council's Code of Conduct Policy reviewed and adopted by Council in July 2017. Office of Local Government Consultation Draft of proposed Model Code of Conduct for Local Councils in NSW (October 2017) provided to Council for information. Code of Conduct reminders regularly provided in staff newsletters. Formal Code of Conduct training provided to staff every 2 years due to limited resources.
4.2.08.04	Manage Council's Records System.	No breaches of State Records Act.	100%	Electronic records are being migrated from previous electronic document records management system to current system. Annual hard copy records destruction undertaken in accordance with the State Records Act. Migration of State Records being undertaken in accordance with the State Records Act. There are no know breaches of the State Records Act.

A FINANCIALLY SOUND COUNCIL THAT IS RESPONSIBLE AND SUSTAINABLE - SP No. 30

Action Code	Action	Performance Measure	Action Progress	Comment
4.3.01.01	Implementation of the Delivery Program and Operational Plan including Budget and Asset Management Plan on an annual basis.	Plans and Budget documentation endorsed by Council by 30 June each year.	100%	The 2018-19 budget was approved by Council and adopted before 30 June 2018.
4.3.01.02	Continue to prepare financially sustainable budgets for consideration by Council.	Council prepares annual balanced budget for adoption by Council.	100%	The 2018-19 financially sustainable budget was adopted by Council 13 June 2018.
4.3.01.03	Continue to develop revenue strategies that are equitable and contribute to a financially sustainable future.	Sustainable Statement of Revenue Policy endorsed by Council by 30 June each year.	100%	The 2018-19 Revenue Policy was approved by Council and adopted before 30 June 2018.
4.3.01.04	Levy and collect rates and charges in accordance with statutory requirements and Council policies.	No known breaches of policy.	100%	The 2018-19 rates, fees and charges were approved by Council and adopted before 30 June 2018 in accordance with statutory requirements and Council's policies. No known breaches of statutory requirements and Council policies.
4.3.01.05	Provide monthly cash balances and detailed quarterly financial reports to Council.	Reports prepared and accepted by Councillors and management.	100%	All monthly and quarterly reports were submitted as required at appropriate Council meetings.
4.3.01.06	Prepare Council's Annual Financial Accounts in accordance with relevant Acts and Regulations.	Unmodified audit report issued by 31 October each year.	100%	The 2016-17 Financial Statements were completed, with an unmodified audit report, no significant matters reported and no prior-period adjustments.
4.3.01.07	Ensure Council has adequate cash flow to meet their needs.	Maintain level of outstanding rates and charges at below 10%.	100%	Council's receivables balances are approximately 6% overdue (KPI: less than 10%).
4.3.01.08	Ensure Council's ongoing financial viability.	Maintain a debt service ratio below 10%.	100%	Council's Debt Service cover ratio is currently around 5% which is well under target.
4.3.01.09	Ensure accounting data is recorded accurately and returns are filed in accordance with legislative requirements.	Positive audit findings. Reduction in management letter points.	100%	2016-17 Audit report was unmodified. Management letter points reduced from 3 last year to 1 this year.

Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
4.3.02.01	Ensure Council's Operational Plan is well publicised with ample opportunity for community input.	Operational Plan on public exhibition for a period of 28 days.	100%	Council's Operational Plan was on public display and submissions requested. This plan was approved by Council and is adopted.
		Comment invited on a variety of media platforms.		
4.3.03.01	Maximise opportunities for utilising grants to supplement and support identified Council priorities and projects.	At least two successful grants received each year for a project over \$300,000 within Council priority areas.	100%	Grants confirmed via Stronger Country Communities Fund including pool upgrades and Community Hall projects.
4.3.03.02	Identify projects suitable for grant applications.	At least five identified projects per year in the operational plan, subject to grant funds.	100%	List of priority projects developed. Funding applications submitted to Stronger Country Communities Round 2 funding.
4.3.04.01	Review and update Asset Management Strategy.	Strategy adopted by Council by 30 June every four years.	100%	Advertised in May, adopted by Council in June 2018
4.3.04.02	Review and update Asset Management Policy.	Policy adopted by Council by 30 June every four years.	100%	Advertised in May, adopted by Council in June 2018
4.3.04.03	Review Asset Management Plans annually.	Asset Management Plans updated annually by 30 June.	100%	Asset Management Plans included updated Long Term Financial Plan and have been put on public exhibition with the IP & R documents of which have been adopted by Council in June 2018
4.3.04.04	Update Long Term Financial Plans annually.	100% Long Term Financial Plans updated and adopted by 30 June annually.	100%	Community consultation and adoption - May, adoption in June
4.3.04.05	Undertake monthly inspections of Regional Roads.	12 inspections of each Regional Road per year.	100%	Assets inspected, defects recorded, reported and programmed for maintenance, renewal or replacement
4.3.04.06	Undertake annual inspections of Local Roads.	100% Local Roads inspected minimum of once per year.	100%	All roads in the shire have been inspected a minimum of once ensuring that program is being followed
4.3.04.07	Develop and implement plant and fleet strategy.	Strategy developed by 30 June 2018 and implemented thereafter.	100%	Strategy developed by 30 June 2018 and implemented.
4.3.04.09	Develop IT Strategic Plan.	Plan developed by 30 June 2018.	100%	The IT Strategic Plan was approved by Council and adopted before 30 June 2018.

Action Code	Action	Performance Measure	Action Progress	Comment
4.3.05.01	Maintain sustainability ratios as per Fit for the Future Improvement Proposal.	Sustainability ratios calculated and reported to Council six monthly.	100%	Sustainability ratios were calculated for half year. The Council's Fit for the Future Improvement Plan is no longer required to be resubmitted as Council deemed Fit for the Future by Minister Upton 27 November 2017.
		Resubmit Fit for the Future Improvement Plan in light of Joint Organisations.		

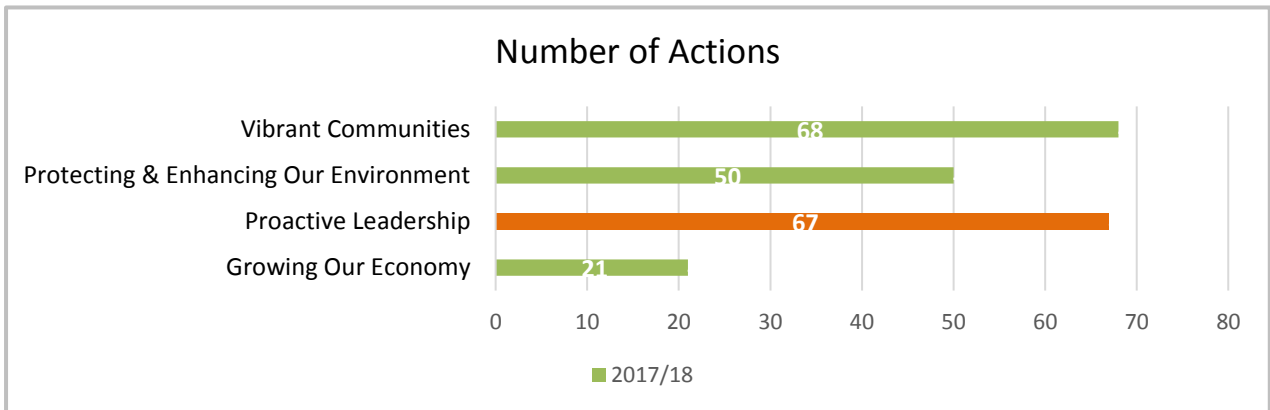
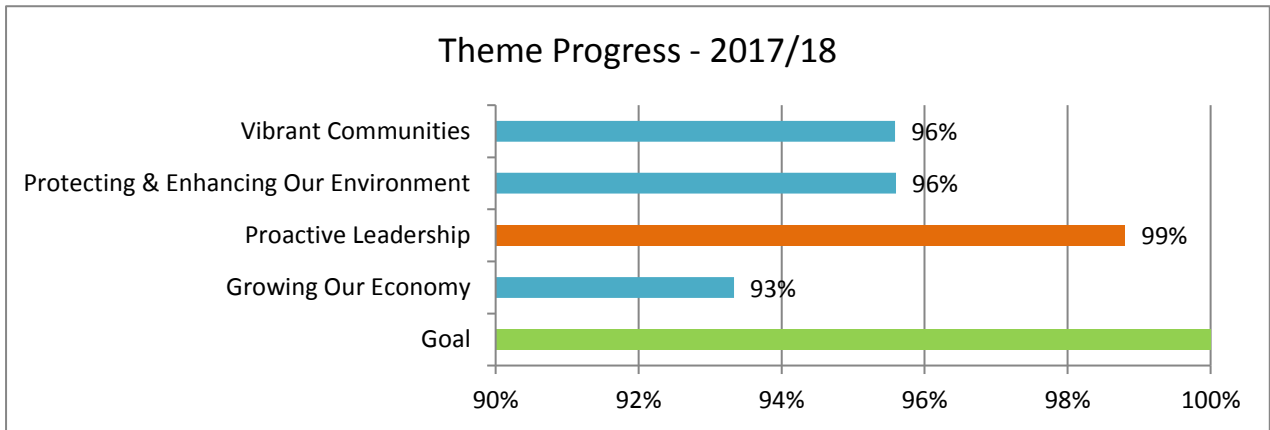
SOUND PARTNERSHIPS ARE ENCOURAGED AND FOSTERED - SP No. 32

Action Code	Action	Performance Measure	Action Progress	Comment
4.4.01.01	Active membership and representation on government, regional and other bodies.	Maintain membership of relevant government, regional and area bodies.	100%	Attendance at Country Mayors Association Meetings continue. Current membership of relevant government, regional and area bodies including Newell Highway Taskforce continues providing input into State, Regional and Non-Government Organisation Plans and Strategies.
4.4.01.02	Prepare submissions as required.	One submission prepared per year.	100%	Continue to inform and prepare submissions to all levels of Government. Good relationships with Government support.
4.4.01.03	Continue to participate in shared opportunities through OROC.	Utilise internal audit and procurement shared services.	100%	Orana Joint Organisation commenced in June 2018 and includes Narromine Shire Council, Cobar Shire Council, Gilgandra Shire Council, Mid-Western Regional Council and Warrumbungle Shire Council.
		Utilise panel tenders for fuels, reseals and bitumen emulsion.		
		Participate in user groups for finance, HR, payroll, risk management and WHS.		
4.4.02.01	Represent the community's interests and lobbying topics of significant impact to the Shire.	One submission per quarter.	100%	Regular meetings are held with State and Federal representatives to discuss local community interests and lobby for major infrastructure. 2018 saw a visit from the Prime Minister and several Federal Ministers.

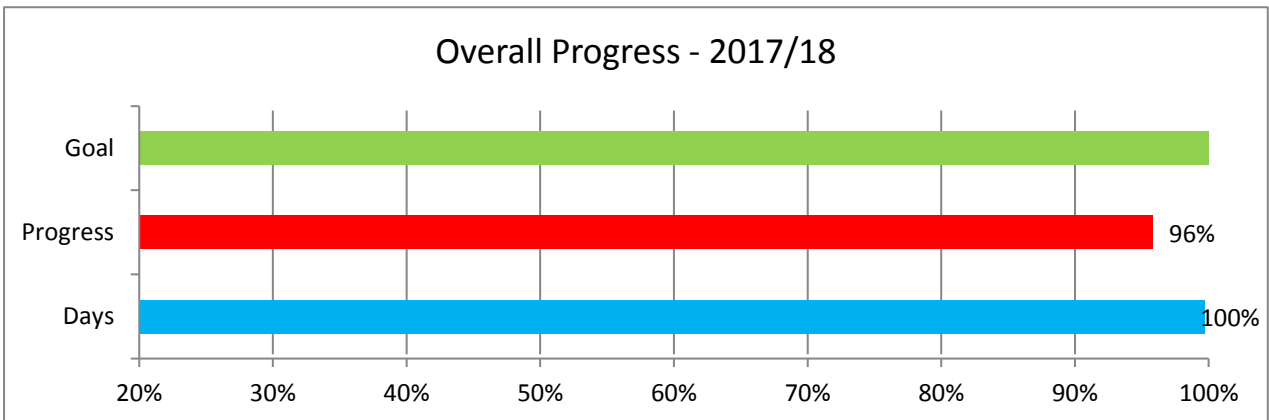
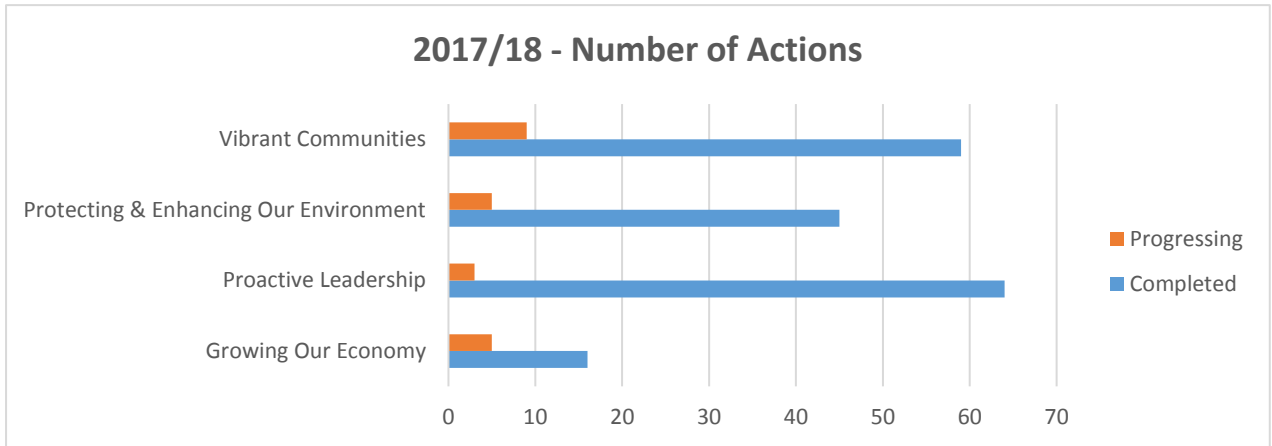
Attachment No 1

Action Code	Action	Performance Measure	Action Progress	Comment
4.4.02.02	Prepare submissions and lobby for community interests as required, e.g. funding for rural roads, infrastructure and services.	One submission per quarter.	100%	Submissions have been prepared on Inland Rail, economic development opportunities and meetings with Roads Minister, Local MP's and Federal senators advocating for our shire.
4.4.02.03	Advocate to other tiers of government for a better allocation of funding to support the delivery of services for which other levels of government have primary responsibility.	Meet with State and Regional Local Members, six monthly.	100%	Regular meetings with State and Federal representatives regarding better allocation of funding for services such as transport, education and youth services have been held.
4.4.03.01	Nurture relationship with key external organisations and individuals.	90% attendance at OROC and GMAC meetings.	100%	Attendance at OROC Board meetings continued, Narromine Shire Council is now part of the Orana Joint Organisation and continues to nurture relationships with external organisations and individuals to work on issues that affect us and our neighbouring shires.
4.4.03.02	Maintain partnerships with like-minded councils and other organisations to create stronger and more effective lobby groups.	Maintain active membership and representation on LMWUA, Local Government Procurement, Water Directorate, NetWaste, IPWEA.	100%	Council representation on Lower Macquarie Water Utilities Alliance, Water Directorate, Netwaste, IPWEA and Country Mayors Association continues.
4.4.04.01	Build stronger relationships with State and Federal members, NSW Police, Interagency Group, Regional Development Australia.	Meet quarterly with State and Federal Members, NSW Police and Regional Development Australia. Attend monthly Interagency Group meeting.	100%	Regular meetings held with State and Federal representatives as well as local NSW Police service and attendance at Interagency group meetings to foster development and delivery of community services.
4.4.04.02	Develop a Social Plan	Social Plan developed by 30 September 2017.	40%	Youth social plan underway. Initial meetings held. Awaiting State Government assistance to finalise.
4.4.04.03	Work with community groups and services to deliver actions in the Social Plan.	Implement actions in Social Plan.	75%	Work to achieve action in Social Plan and known strategies.
4.4.05.01	Work collaboratively with community groups through greater representation at the Interagency Group.	Increase the representation of community groups within the Interagency Group by 30 June 2018.	100%	Participation of Community Groups within Interagency Group increased.

Action Code	Action	Performance Measure	Action Progress	Comment
4.4.05.02	Work collaboratively with the community through greater representation at the Trangie Action Group.	90% attendance by Councillor Representative.	100%	Council representatives maintain high level of attendance at almost 100%.



Overall Progress





Administration Building
124 Dandaloo Street
Postal Address
PO Box 115
Narromine, NSW 2821

Return to Report

Contact Details
Email: mail@narromine.nsw.gov.au
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POLICY – INTERACTION BETWEEN COUNCILLORS AND STAFF

Adopted By Council

Created By: General Manager's Department
Version No:- 4.0
Adopted:- 12 February 2014, Resolution No 2014/29, Revised March 2016
Resolution No 2016/61, Resolution No

Review Date:- August 2022

INTRODUCTION

Good governance is dependent on a good relationship between elected members and the organisation, and an understanding of the roles and responsibilities of both groups.

Councillors and staff should strive for a work-life balance between their work commitments and their personal, community and cultural responsibilities and obligations.

This policy provides the framework for appropriate interactions between Councillors and staff and should be read in conjunction with Council's Code of Conduct.

SCOPE

This policy applies to Councillors and Council employees, including casual employees engaged by Council.

POLICY OBJECTIVES

The objectives of this policy are to:

- Ensure Councillors receive advice to assist them in the performance of their official functions in an orderly, courteous and regulated manner.
- Ensure Councillors have adequate access to information to exercise their official functions.
- Ensure Councillors have clarity on which staff they can communicate with and the process for contacting staff.
- Ensure staff understand their obligations in providing information to Councillors.
- Ensure transparent decision making and governance processes.

RELATED POLICIES

Council's Code of Conduct
Records Management Policy
Customer Service Policy

LEGISLATION

Local Government Act 1993
Local Government (General) Regulation 2005
Government Information (Public Access) Act 2009

DEFINITIONS

Councillor	Any person elected or appoint to civic office, including the Mayor.
Executive Officers	General Manager, Directors or Executive Managers.
Public Officer	Executive Manager Corporate Governance

PRINCIPLES

Part 7 of the Code of Conduct identifies the relationship obligations of Councillors and staff and determines inappropriate interactions.

Interactions that are not conducted in accordance with this policy may be considered inappropriate.

Staff and Councillors are encouraged to advise the General Manager where an interaction is considered inappropriate.

1. Appropriate Staff Contacts

The General Manager authorises the following staff interaction:

- Contact between Councillors and Executive Officers for matters specific to the Executive Officer's area of individual responsibility.
- Contact with Council's Customer Service Staff for standard service requests.
- Contact with other specific staff is appropriate as part of a Councillor's role on a Council Committee, at Council events or meetings, and similar situations.
- In some instances, the General Manager or Executive Officers will direct individual staff to contact Councillors to provide specific information or clarification relating to a specific matter.

Apart from these instances, all communication with Councillors is to be made via the General Manager or relevant Executive Officer.

2. Personal Interaction Between Councillors and Staff

Whilst this policy, and Council's Code of Conduct governs the interactions between Councillors and staff, it does not prevent Councillors and staff from communicating generally. From time to time, Councillors and staff may be present at social and community events. In such situations, both parties must refrain from discussing matters relating to Council business.

3. Method of Councillor Contact

3.1 Emails

Councillors are requested to use email as the primary method of contacting the General Manager or Executive Officers where appropriate. Emails will be responded to in accordance with Council's Customer Service Policy.

Email contact:-

General Manager – gm@narromine.nsw.gov.au

Council Office – mail@narromine.nsw.gov.au

Councillors and staff should use the reply to all function with discretion. Consider whether “all” really need to be aware of your reply to conduct business.

3.2 Phone Calls/SMS Messaging:-

It is acknowledged that Councillors will require personal contact with the General Manager when **urgent** matters arise and when an immediate response is required. In these instances Councillors are requested to contact the General Manager as follows:

During office hours between 8.30 am to 5.00 pm (Monday to Friday).

Outside office hours between 7.30 am to 8.30 am and 5.00 pm to 6.30 pm (Monday to Friday).

*Other times – Councillors should only contact the General Manager at any other time in cases of **genuine emergency**.*

It is noted that some Council events are conducted outside of work hours and phone calls or messages regarding these specific events may be appropriate.

3.3 Customer Service and After Hours Requests:-

Councillors can contact the Customer Service Office on 6889 9999 during office hours (Monday to Friday) for standard works requests. Council also has an on-call officer available at all times to respond to urgent matters. Outside of office hours, Councillors may leave a message and phone calls will be returned by the General Manager or Executive Officers in accordance with Council's Customer Service Policy.

4. Staff Contacting Councillors

It is acknowledged that staff will be required, on occasion, to contact Councillors. In these circumstances, staff will adhere to these protocols:-

(a) Email

Authorised staff are to use email as the primary method of contacting Councillors. Emails should be addressed to the Councillor's corporate email address and must be copied to the General Manager. Official corporate records are to be kept in Council's electronic document records management system in accordance with Council's Records Management Policy.

(b) Calls to Councillors

Calls to Councillors will be made in response to a request or where an email is considered inappropriate. Authorised staff will not call Councillors outside of office hours unless it is urgent, in response to a request to call or a message left.

It is noted, that some events are conducted outside of work hours and phone calls or messages regarding these specific events may be appropriate.

5. Phone Calls – Residents

Residents seeking assistance should be directed to Council's Customer Service Centre on 02 6889 9999 between Monday to Friday 8.00 am to 5.00 pm. All calls outside of these hours are redirected to Council's after hour's service.

It is not appropriate for Councillors to provide residents with a staff member's direct contact details. Similarly, staff will not provide residents with Councillors contact details, other than the details which Councillors have designated for public use.

6. Correspondence – Residents

Correspondence received from residents will only be circulated to Councillors when the author has specifically requested it be forwarded to Councillors.

7. Accessing Information

The General Manager and the Public Officer are responsible for ensuring that Councillors and administrators can gain access to information necessary for the performance of their official functions. The General Manager and Public Officer are also responsible for ensuring that members of the public can access publicly available Council information under the Government Information (Public Access) Act 2009. Further information relating to information access is available in Council's Code of Conduct.

Councillors are required to treat all information provided by staff appropriately and to adhere to any confidentiality requirements. If a Councillor is unsure of whether a document or advice is confidential, they should seek advice from the General Manager or Public Officer.

Where possible, staff will clearly identify information which is confidential to assist Councillors in the appropriate handling of such information.

8. Personal Enquiries

Councillors and staff must follow the same process as all other members of the public if they require information, action or advice in relation to a personal or private matter.

Narromine Shire Residential & Large Lot Residential (Land Use) Strategy 2018

**DRAFT Version B
Amended after Public Exhibition**



July 2018

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1. Executive Summary

1.1. The Land Use(s) addressed by this Strategy

This 2018 Strategy applies to residential uses in Narromine and Trangie (with a brief comment on Tomingley).

It is primarily focussed on large lot residential (formerly known as 'rural residential') that currently utilise Zone R5 Large Lot Residential in *Narromine Local Environmental Plan 2011* ('LEP') and are generally located on the periphery of each of these settlements.

However, it also reviews areas for potential urban residential growth that currently utilise Zone R1 General Residential or Zone RU5 Village (Tomingley only) and where this zone may also need to be reduced.

This strategy does not cover employment uses but may refer to existing or known likely expansion areas for employment uses (e.g. industrial zones and business areas).

1.2. Replace Existing Strategies

This 2018 Strategy seeks to update and replace the previous GHD (2013) *Rural Residential Land Use Strategy* ('2013 Strategy') (where they relate to residential or 'large lot residential' uses) particularly for Zone R5 Large Lot Residential uses. This 2018 Strategy also includes minor changes to Zone R1 General Residential and some Zone RU1 land, however, it also reinforces the original supply/demand calculations in the 2013 Strategy so it does not need to provide extensive justification on this matter.

The previous GHD (2009) *Western Councils Sub-Regional Land Use Strategy* ('2009 Strategy') is not proposed to be updated or replaced by this 2018 Strategy.

1.3. Current Status

The key findings of this Strategy are as follows:

- 1) **Supply:** The existing supply of Zone R5 Large Lot Residential land is close to being fully developed and there is limited subdivision potential, except on lands that are potentially heavily constrained (particularly by flooding and the new Inland Rail alignment).
- 2) **Recently Rezoned Lands:** Lands identified in the 2009 and 2013 Strategies have not been rezoned for a variety of reasons and those that have been rezoned recently have not proceeded to subdivision release, for example:
 - a) The December 2017 preferred alignment of Inland Rail effectively precludes the development of the recently rezoned Eumungerie Road site to the north-east of Narromine and potentially remaining lots in the existing Villeneuve Estate to the south of Narromine;

- b) The recently rezoned Mitchell Highway site has a high minimum lot size and significant costs getting access from the highway;
- c) The recently rezoned Old Backwater Road site has a 3.5ha minimum lot size and limited lot potential.

3) Constraints on 2013 Strategy Recommended Sites: A number of the 2013 Strategy recommended sites have not proceeded to rezoning. Whilst the reasoning for this is speculative, a number of the sites have specific constraints that make it difficult for them to develop including, but not limited to high road/access costs; distance from services/utilities; proximity to and potential land use conflicts with agriculture and other sensitive land uses; etc – so there is a lower probability these sites will proceed to rezoning and subdivision compared to more favourable sites.

4) Demand (No. of Dwellings): The demand for large lot residential is assumed to be similar to that set out in the 2013 Strategy (so it is re-adopted as part of this Strategy Update). **Annual** demand is approximately:

- a) 4-5 new dwellings around the Town of Narromine;
- b) 1-2 new dwellings around Trangie;
- c) 1-2 new dwellings around Tomingley.

It clearly exceeds the current supply and there is a need for both short and medium-term rezoning of land to meet that demand.

5) Endorsed Demand (Area): The endorsed demand in the 2013 Strategy (so it is re-adopted as part of this Strategy Update) is up to **~600 ha (net)** around Narromine over 25 years and this is again supported by this Strategy (just with differently located lands). In addition, we have assumed an additional demand of 6-10ha per year (144-240ha over 24 years) around Trangie (the 2013 Strategy did not include a demand analysis specifically for Trangie). No specific demand analysis has been undertaken for Tomingley.

1.4. Key Principles

The key principles of this Strategy are as follows:

- 1) Agriculture:** Minimise impact on high quality agricultural lands by avoiding fragmented pockets of Zone R5 land throughout rural areas, attempting to expand existing Zone R5 areas (where appropriate) in close proximity to urban lands and on existing fragmented lot patterns, promoting efficient lot sizes that utilise existing infrastructure, and promoting buffers to existing and future agriculture.
- 2) Flooding:** Focus new large lot residential areas outside of flood prone lands (particularly to the south-east and north-east of Narromine) and away from the river and cowals to improve the chance of subdivision proceeding, reduce development cost, and comply with state flood policies (without precluding the development of flood prone lands where appropriate).

- 3) Prioritise Less Constrained Lands:** Council should seek to facilitate less constrained lands by adopting the analysis in this Strategy and approaching owners of 'preferred' lands rather than allowing any owner to nominate sites. This does not preclude other sites from seeking a rezoning if preferred sites are not being put forward and constraints can be addressed.
- 4) Lot Size:** Seek to provide a mix of lot sizes to meet a range of demands including small lots down to 1-2 hectares that promote efficient utilisation of land and infrastructure up to larger 10-20 hectare lots. Seek to reduce lot size in some existing areas (outside the flood prone areas) to more efficiently use that land and promote investment in road and servicing upgrades.
- 5) Future Growth:** Modify the previous recommendations set out in the 2009 Strategy and 2013 Strategy for large lot residential growth as set out in this Strategy Update 2017.

1.5. Summary of Recommendations

The key recommendations of the 2018 Strategy are best illustrated on the 'Residential Strategy' Maps attached in Appendix A. These show the preferred areas for future large lot residential (LLR) growth in and around Narromine, Trangie & Tomingley in the short, medium and longer term.

We have also provided 'Changes in 2018 Strategy' maps illustrating how the previous recommendations in the 2009 Strategy and 2013 Strategy are amended and also showing the previously community/land owner nominated sites that were reviewed.

Please refer to Figure 6 for more details of which sites have been removed from the 2013 Strategy and some that have been brought forward.

1.5.1. Zone R1 General Residential Amendments

This residential strategy also needs to allow for the growth of urban residential land (currently in Zone R1 General Residential). Urban residential growth areas may consider rezoning of adjacent large lot residential lands that have subdivision potential if they are connected to reticulated sewer and water services.

This Strategy recommends that:

- Council review the servicing requirements of the lands between A'Beckett St and Morgan St (currently R5 zoned land) with a view to rezoning to General Residential R1.
- Further, if the above action proves cost prohibitive, that Council take steps to amend the minimum lot size of the R5 zoned land mentioned above from 3.5 hectares to 2,000m².

Note: *The Draft Strategy that was publicly exhibited also showed a potential extension of urban residential south of Nellie Vale Road west of the showground but this was not supported by DPE due to existing intensive agriculture and interface with the showground. Instead this has been nominated as a large lot residential site.*

1.5.2. Existing Zone R5 Large Lot Residential Amendments

The key recommendation is to review a reduction in Minimum Lot Size ('MLS') for subdivision of the existing large lot residential lands to the east of Narromine and in some parts of Trangie.

The 2013 Strategy adopted two standard lot sizes – 3.5ha and 5ha and formed the conclusion these met market demand. However, the historic pattern of subdivision is often smaller than this and has been taken-up and there are few opportunities for larger lots other than the 20ha lots along High Park Road and 40ha lots along Macquarie View Road.

This suggests smaller and larger lot sizes may be suitable in key areas. Smaller lots sizes have the added benefit of producing more efficient subdivision and use of existing infrastructure (e.g. sealed road frontages). As the cost of development is high, better utilisation of flood-free land in south-east Narromine and Trangie which has existing sealed roads is recommended. In existing Zone R5 areas this would not consume more agricultural land or land suited to other uses so it is likely to be supported by many NSW Government agencies.

The challenge is to convince some NSW Government agencies that a lot size of 1.5-2ha does not necessarily require reticulated water and sewer and that there is sufficient lot size to support on-site effluent management (in its various forms) and the potential for a bore (if required). We suggest at a minimum of 1.5-2ha there is both sufficient precedent that this size is relatively low risk and it is best managed through appropriate on-site effluent studies rather than a blanket high MLS.

As an option (but one that has a lower likelihood of being utilised) – it is suggested the LEP could be amended to allow subdivision for part of the existing Narromine Zone R5 area south of Webbs Siding Road down to 1.5-2ha (unserviced) but 4,000m² (serviced – connected to reticulated sewer and possibly water). It is more likely that lots of 8,000m² would be realised to minimise significant additional road/access costs and this is the basis for the supply calculations.

1.5.3. Amendments to 2009 GHD Strategy – Future Large Lot Residential

It is proposed to retain the previously nominated 2009 Strategy sites which includes land located in west Narromine. It is acknowledged that the Department does not strongly support additional development in the flood planning area but with the proposed introduction of a levee bank, flood risk is likely to decrease significantly so these areas are deferred until this is resolved. The proposed areas are a natural extension of the existing Zone R5 areas and have good access to roads and utilities at low cost. There is a significant expectation from these owners of the ability to proceed based on this endorsed strategy.

1.5.4. Amendments to 2013 GHD Strategy – Future Large Lot Residential

The 2013 Strategy recommendations were driven by nomination of suggested sites by land owners that was then considered against the site constraints for inclusion.

However, it was limited in that it did not consider sites not nominated by owners and therefore potentially missed more suitable sites.

For this reason, a number of sites that were previously recommended in the 2013 Strategy have been removed or down-graded in preference in this Strategy. A few sites that were previously marked 'unsuitable locations' have been recommended on the basis of a different prioritisation of constraints. These are summarised in Figure.6 within in this report.

1.5.5. 2018 Strategy – Future Large Lot Residential

In accordance with the principles set out in this Strategy it has reviewed the lands most suitable for large lot residential and suggests that priority should be given to areas in the south-east and north-east of Narromine and within the 'inner area' of Trangie (see Strategy Maps). It has also suggested some smaller areas for urban residential growth around Narromine and Trangie.

Whilst avoidance of flood planning areas is a focus, this Strategy recognises that with the construction of an extended levee bank that flood outcomes are likely to improve and some areas in Narromine West could be considered for additional large lot residential growth.

The total amount of land added in this 2018 Strategy is similar to that removed from the 2013 Strategy so the endorsed supply is consistent (see Figure.24 for details). The 2018 Strategy seeks to provide 20-26 years supply. It has roughly calculated the probability of each area moving to rezoning based on site constraints (not owner wishes that may change) and factored this into a likely new dwelling/lot yield that meets the demand set out above.

It is **NOT** intended that the creation of Large Lot Residential land should be unlimited as this is inconsistent with the Planning Principles in this Strategy so land is nominated to be roughly in short, medium and long-term priority (though if earlier priority land does not proceed in a reasonable time Council can re-prioritise).

1.5.6. Dwellings Associated with Intensive Agriculture

The Strategy has also made a recommendation for dwellings associated with intensive agriculture that the Narromine Development Control Plan be amended to include provisions which state that a subdivision certificate for a subdivision created under Clause 4.2D of the Narromine LEP relating to intensive agriculture not be issued until 50% of the infrastructure for the intensive agricultural pursuit is constructed/installed on the property.

2. Background to the Strategic Planning Process

2.1. The Importance of Strategic Process

It is very important to understand the role of a land use strategy and how best to use them to achieve the desired outcomes for both Government and the Community/Developers. It is also important to see how their role fits within the planning, environmental, and development process.

Strategic Planning Opportunities: Strategic planning and land use strategies are an opportunity for government to make the development assessment process more transparent and accountable whilst reducing the risk for 'developers' to improve the chance that development is feasible.

However, this requires a commitment and resourcing by government to assess and manage constraints and highlight opportunities. The aim is that in advance of a rezoning proposal or development application being lodged that government will bring together all of the competing stakeholder requirements and summarise them into a policy that clarifies the development process, principles, and desired outcomes that best fits the desired outcomes of the entire community.

Obviously, this requires regular review and an active Council and community that can adapt their strategies and policies to changes in social and market demand and new information and technology. This is often frustrating for Councils with limited resources because it appears the 'goal-posts' are constantly moving. However, in our experience, most **fundamental planning principles do not change** – it is merely their weighting and balancing in a changing socio-political climate and changing land owner requirements.

Therefore, it is even more critical with the pace of change accelerating that those **fundamental planning principles** are identified, tested, applied, and enforced consistently and transparently so that the development process is not bogged down with the inability to make the best decision on the available information at the time.

Even when land use strategies have to change preferred outcomes, if the reasoning for such change is based on the same consistent principles then it provides a strong argument to protect Council and community from accusations of corruption, ineptitude, and loss of faith in the assessment system.

The key factors that will be used to assess a decision made by government include, but are not limited to:

- a) An understanding of the issues and key drivers;
- b) Transparency of the process and key principles used to assess all applications;
- c) Unbiased decision-makers who do not favour individuals over the common good;
- d) Consistency and enforceability of decisions;
- e) Accountability of the decision-makers to the community.

It is the **fundamental planning principles** and strategic land use process that this report seeks to focus on.

2.2. How do we Improve Outcomes in the Strategy?

Council can improve outcomes with this review by a multi-faceted approach involving reviewing past successful land developments, consulting with the community, consulting with government departments and learning from other Councils and case law to produce better outcomes and less land use conflict.

2.2.1. Consulting with the Community

The 2013 Strategy assessed in detail lands put forward by owners wanting to subdivide for large lot residential development. This provided Council with an indication of potential forthcoming supply in various locations (provided the land was assessed as having positive strategic implications for future development and went through a rigorous process of constraints analysis).

This 2018 Strategy has adopted a different approach. Whilst it has reviewed the merit of many of the nominated sites in the 2013 Strategy it has adopted a more 'holistic' review of preferred sites based on the principles in this Strategy and, as such, is less driven by individual land holder submissions. It has then put the Draft Strategy on exhibition to seek community comment and feedback. The strength of this approach is that regardless of changing land owner priorities the best land for the proposed use is identified. However, its weakness is that potentially the owners of the recommended land do not want to realise that development potential so it is important that Council continue to engage with recommended land owners.

In addition, during and after the exhibition process Council has specifically contacted many of the site owners where land that was previously recommended for inclusion but is not being removed from that recommendation or where they have made a specific submission.

It is important to note that this Strategy Update does not seek to significantly change the amount of land zoned for large lot residential purposes compared to the 2013 Strategy. Where more suitable land is identified in this Strategy then the aim is to remove or lower the 'priority' of less suitable land so that overall there is a balancing of supply with previous recommendations. In this way, a full review of supply/demand is not required.

2.2.2. Consulting with Government Departments

This Strategy review will be written in accordance with various government department best industry standards, circulars and fact sheets taken into account. Community consultation of this review will include giving the Department of Planning

and Environment ('DPE'), Office of Environment and Heritage ('OEH'), and DPI Water the opportunity to comment on the Strategy. The Department of Planning and Environment will be heavily involved as Council seeks their endorsement of this review prior to linking the recommendations with future operational plans.

During the exhibition of the Draft Strategy submissions were received from DPE, OEH, DPI Water, and DPI Industry. A meeting was held between Council and DPE in February 2018 after the public exhibition of the Draft Strategy to discuss this feedback and this has guided the finalisation of this document.

2.2.3. Consulting with Relevant Informed Professionals

As mentioned above, Council contacted local real estate agents in Narromine and Trangie to gauge demand for large lot residential land via written survey. A total of five (5) surveys were sent to agents in towns with an active website with four (4) responses received. Summarised results for the surveys are shown in the table below. Although this seems like a small proportion, this is the best information available from a targeted survey with not a large number of agents to question. The survey sent to agents can be seen in Appendix D.

Question	Response	Summation
Most common purchase enquiry	Rural Residential land with or without a house	
Most favoured lot size requests for rural residential land	Mixed response – most common involved land around 20ha	No zoning or minimum lot size controls allow a dwelling on 20ha in the Shire
Most commonly requested household type for rent	Fairly even between house in town and house out of town	Availability of houses for rent in towns and farm houses equally as important
Which types of housing choices offered sell fastest?	House in town	In Narromine houses in town sell quickly. Around Trangie rural res lots with houses sell quickly (reason given of limited supply)
Most common household types looking for rural residential land?	Couple families with children	Room for the children to play, ride motorbikes, ride horses
Biggest drawcard for intending purchasers	In Narromine river frontage yet flood free, larger size than currently on the market and in Trangie size of the land (larger than currently available)	The river is a drawcard for lifestyle reasons as well as larger lot sizes than currently available
Where are the rural residential land purchasers coming from?	Within the shire	Shire residents waiting for land to become available

Attachment No 3
Narromine Shire Residential (& Large Lot Residential) Strategy 2018

Question	Response	Summation
		usually buy first as they are here and aware.
Where are the outside Shire residents coming from to buy rural res land?	Nyngan/Bourke/Cobar	Very common for western residents to move to Trangie or Narromine – close to Dubbo yet small town feel to which they are accustomed
Other comments	Need more rural residential land	Noted.

3. Previous Relevant Land Use Strategies

It is important to note that this 2018 Strategy **updates** previous land use strategies to the extent that they apply to urban or large lot residential land uses with the following provisos:

- a) The supply/demand recommendations in the 2013 Strategy (see below) are carried forward to this 2018 Strategy and we demonstrate that the proposed changes in preferred/nominated sites will be balanced with removal of some previously recommended land.
- b) The 2009 Strategy recommendations are retained even though they are yet to be implemented (mostly West Narromine).

3.1. Overview of 2009 Strategy Recommendations

In 2009 Council adopted and the Department of Planning endorsed the Western Councils Sub-Regional Land Use Strategy ('2009 Strategy') which, although it encompassed a sub-region of western Councils, provided local-level recommendations for each of the five Councils involved. The five Councils included in the study were Bogan, Coonamble, Gilgandra, Warren and Narromine.

This strategy recognised similar demographic trends, development pressures, economic bases and subsequent priorities for each of the Councils involved with Narromine possessing the highest growth and development enquiries for large lot residential development. This can be partly attributed to proximity to Dubbo, slightly higher quality of soils, availability of groundwater licences, availability of a hospital and greater numbers of health care professionals

The 2009 Strategy has not changed since adoption and its recommendations in regard to large lot residential expansion areas were brought forward into the 2013 Rural Residential Strategy which will be reflected upon throughout this review. The key recommendations for Rural Residential land uses included at pages 110-111 (key points are highlighted in **bold**):

A realistic discounted supply is 228 ha of zoned rural residential land, which is 19 years supply. The assumed constant estimate of demand is 12 ha per year (273 ha over 23 years). The rural residential balance sheet indicates that Council has sufficient land to last to about 2016 based on a consistent high demand and development occurring at relatively low densities.

Council will need to consider Greenfield options by about 2016 to give sufficient time for site-specific studies to be undertaken. It is preferred that there is a range of options and locations to choose from as long as this does not put undue strain on Council services. **Having a range of options provides consumer choice and does not allow the market to be dominated by a single landowner.**

Using a broad scale site analysis there are a number of areas that, subject to further investigation may be suitable for rezoning to accommodate future rural residential growth. All of these sites have been nominated by owners who are

interested in rural residential development on their land. **Together these areas constitute a relatively large amount of land (approximately 347 ha)** and this is considerably more than a realistic estimate of market demand over the life of the Strategy.

Each of the areas nominated is evaluated against the rural residential locational requirements in Appendix I. After this evaluation it is considered that only some parts of some of the sites are suitable for inclusion in the Strategy. Each of the recommended areas is identified below and shown at Figure 49.

Area 1 is preferred as it is out of the 1% floodplain, adjoins existing rural residential land and has adequate (though unsealed) road access. It provides an option on the east side of Narromine.

Areas 2, 3 and 4 have merit but are all flood prone in the 1% event. They adjoin existing zoned rural residential land and Council needs to be confident that dwellings can be located with floor levels above known flood heights. Nominating land from a range of lots provides a choice to the market and limits the opportunity for one land developer to control the market.

Together these areas total approximately 99 ha. They all have existing road frontage and no allowance has been made for roads, drainage and local open space. This is **approximately 8 years supply of land** at the assumed take up rate of 12 ha per year. This is in addition to the existing zoned supply of rural residential land.

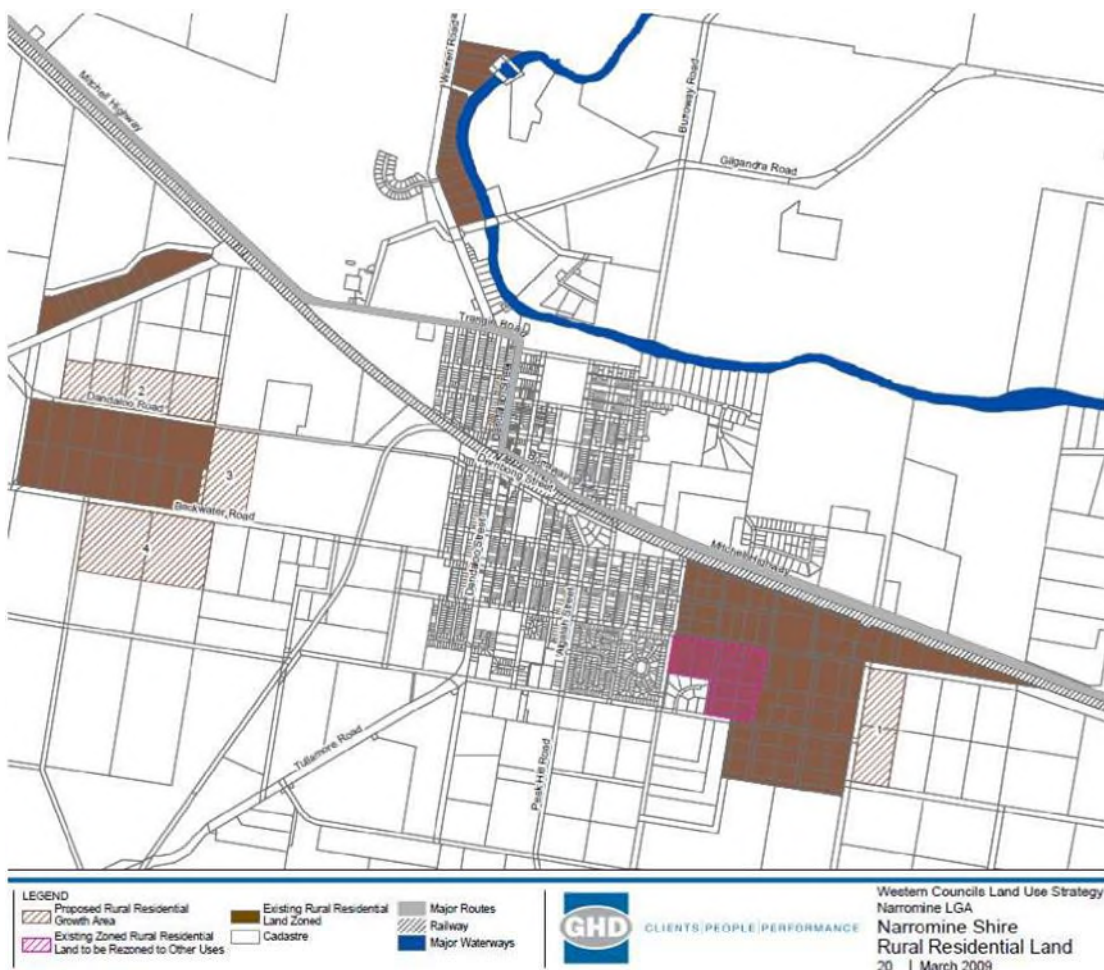


Figure 1: 2009 Strategy recommended / considered areas.

Since the 2009 Strategy, the following has been implemented or is included in this Strategy:

- a) It recommended the increase in minimum lot size (MLS) to 3.5ha for large lot residential land to meet the 'prevailing demand' for lot size and this was implemented in LEP2011. **Note:** *This 2018 Strategy queries whether only two different standard lot sizes (3.5/5ha) provide sufficient variation to meet market demands and makes some changes to this recommendation.*
- b) Area 1 along Dappo Road has since been rezoned to Zone R5.
- c) Part of Area 4 along Old Backwater Road has recently been rezoned but is yet to be developed and would only have limited yield at a minimum lot size of 3.5ha.
- d) Areas 2, 3 & part of 4 are yet to be rezoned.
- e) This Strategy supports the rezoning of some Zone R5 land to Zone R1 General Residential to the south-east of Narromine (part is in a different area but adjacent).

The 2009 Strategy sought to provide 8 years' supply of land which should have met demand through to 2017-2018. However, only Area 1 and part of Area 4 were rezoned in this time so rezoning has not kept up with demand.

The 2018 Strategy seeks to make some limited changes to the 2009 Strategy recommendations as follows:

- a) Reduce the minimum lot size ('MLS') of Area 1 from 5ha to 1.5-2ha;
- b) Retain Areas 2 & 4 based on submissions and conversations with these land owners;
- c) Expand Area 3 slightly to the east to a more natural boundary that does not affect adjacent buffers to sensitive land uses.
- d) Move the urban residential extension to the south-east of Narromine slightly.

3.2. Overview of 2013 Strategy Recommendations

In 2013 GHD and Council finalised the *Rural Residential Land Use Strategy* ('2013 Strategy') which assessed the demographics and land uses of the Narromine Shire with a view to earmarking new land release areas for large lot residential development. The 2013 Strategy was developed to satisfy concerns raised by Council regarding a perceived lack of land supply for large lot residential development (potentially from failure of the 2009 Strategy to identify a broad enough range of land).

A key aspect of the methodology for the 2013 Strategy was for land holders to identify nominated sites for large lot residential consideration. This in itself is not an inappropriate way to determine which land holders may be willing to address this demand and invest substantial money in delivering a desired outcome. However, the difficulty with this approach is determining whether the nominated sites have any substantial merit to be considered, whether there are other lands that are not

nominated by the community that is more suitable, and how to manage expectations of owners of nominated sites relating to development potential.

This 2018 Strategy is reviewing the recommendations of this earlier work in line with current government policy and intended future Shire directions, partly because some of the 2013 Strategy recommendations have not proceeded to rezoning and also to offer a more strategic approach to identification of land based on the principles in this strategy.

3.2.1. Supply

The 2013 Strategy reviewed supply of large lot residential and determined, at that time, there was 28.5ha of existing supply (after discounting). The undeveloped land which was not subdivided at the time had potential for 3 lots (at 5ha minimum lot size) and combined with vacant land there was potential for nine (9) lots. Therefore, there was a distinct lack of supply.

Table 13 Current Rural Residential Supply

Area	Address	Locality	Total Zoned Rural Residential Land ha	Developed Land ha	Subdivided Land (no dwelling) ha	Undeveloped Land (not subdivided) ha	Discounted Land ha
1	Derribong Street	Narromine	165.5	147.8	0	17.7 (3 lots)	0
2	Dandaloo Road	Narromine	67.3	63.2	4.1 (1 lot)	0	0
3	McNamaras Lane	Narromine	17.3	15.3	2 (2 lots)	0	0
4	Warren Road	Narromine	28.5	28.5	0	0	0
5	Villeneuve Drive	Narromine	255	31	0	0	224
6	Dandaloo Street/ Croudace Street	Trangie	24.2	19.5	4.7 (3 lots)	0	0
Total Rural Residential Land			557.8	305.3	10.8	17.7	224

Figure 2: Excerpt from 2013 Strategy - Table 13 Current Rural Residential Supply (2012-2013).

3.2.2. Demand

The 2013 Strategy highlighted there were several methods for determining demand including dwelling approvals, lot approvals and land demand per capita, as follows:

- a) The **dwelling approval method** was based on 3.1 houses per year (2003-2011) or 74.4 houses over a 24-year period (to 2036). Based on a minimum lot size of 3.5-5ha this required an area of land of 259-370ha over 24 years.
- b) The **lot approval method** was based on a lot approval rate of 5 lots per year (2003-2011) or 120 lots over a 24-year period (to 2036). Based on a minimum lot size of 3.5-5ha this required an area of land of 420-600ha over 24 years.

- c) The **land per capita / population projection method** based on historical dwellings found an increase of 72 persons from 2011-2036 who were expected to live in large lot dwellings and an occupancy rate of 2.6 persons per dwelling equating to 28 dwellings. Based on a minimum lot size of 3.5-5ha this required an area of land of 98-140ha over 24 years.
- d) However, based on the forward projections of 343 people from 2011-2036 this equated to 132 dwellings. Based on a minimum lot size of 3.5-5ha this required an area of land of 462-660ha over 24 years.

Table 14 Narromine Shire - Summary of Rural Residential Demand Options

Demand Method	Dwellings or Lots Required Per Year (No.)	Dwelling or Lots Required till 2036 (No.)	Rural Residential Land Required at one dwelling per 3.5 ha Density (ha)	Rural Residential Land Required at one dwelling per 5 ha Density (ha)
Dwelling Approvals	4.24	106	259	370
Lot Approvals	4.8	120	420	600
Per Capita (historical dwellings scenario (based on the last 25 years))	1.12	28	98	140
Per Capita (historical dwellings scenario (based on the last 30 years))	5.28	132	462	660
Per Capita (Resource Related Scenario)	7.68	192	672	960

Figure 3: Excerpt from 2013 Strategy - Summary of Demand Options.

In summary, the 2013 Strategy found a demand range of 98 (3.5ha) to 960ha (5ha) of land from 2011-2036 or 3.92-38.4ha per year. It then went on in Section 6.6 to provide an annual figure for each methodology of:

- a) 10.36ha per year (259ha over 25 years) - dwelling approvals demand analysis;
- b) 16.8ha per year (420ha over 25 years) – lot approvals demand analysis;
- c) 3.92ha per year (98ha over 25 years) – per capita demand analysis;
- d) 18.48ha per year (462ha over 25 years) – per capita future project analysis;
- e) 26.88ha (672ha over 25 years) – per capita resource scenario analysis.

For the purposes of this Strategy Update, an average of each of the different methodologies gives a reduced range of approximately 382.2ha (3.5ha) up to 546ha (5ha) (say **400-500ha of land over 25 years or 16-20ha per year**).

The 'balance sheet' in Section 6.6 of the 2013 Strategy made the assumption that all of the land in the 2009 Strategy would be rezoned and then used the different methodologies above to determine when the supply would run out. As we know, most of the 2009 Strategy land has not been rezoned so the land is likely to run out much sooner, if not already.

3.2.3. Nominated Sites / Candidate Areas

Table 22 Narromine Rural Release Program

Candidate Area No	Locality	Gross Area (ha)	Net Area (ha)	Approximate Years supply (@ 23.4 ha per yr LGA wide demand)	Timing for commencement of rezoning	Comment
1	Eumungerie Road, Narromine	121.4 ha	97.1 ha	4.2	Short Term	Assumes 80% of land will yield lots.
2	Burroway Road Narromine	170 ha	138.5 ha	5.9	Medium Term	Assumes 80% of land will yield lots
3	Eumungerie Road, Narromine	39.8 ha	31.8 ha	1.4	Medium / Long Term	Assumes 80% of land will yield lots
4	Old Backwater Road, Narromine	58.2 ha	46.6 ha	2.0	Medium Term	Assumes 80% of land will yield lots.
5	Mitchell Highway , Narromine	26.3 ha	21.0 ha	0.9	Medium Term	Assumes 80% of land will yield lots.
6	Bimble Box Lane, Trangie	5.4 ha	5.4 ha	0.2	Short Term	Dwelling entitlement
7	Trangie Dandaloo Road, Trangie	17.8 ha	14.2 ha	0.6	Short Term	Assumes 80% of land will yield lots.
8	Showground Road, Trangie	54.2 ha	43.4 ha	1.9	Medium	Assumes 80% of land will yield lots.
9	Trangie Cemetery Road, Trangie	22 ha	17.6 ha	0.8	Medium / Long Term	Assumes 80% of land will yield lots.
10	Harris Street, Trangie	6.8 ha	6.8 ha	0.3	Short Term	Dwelling entitlement
11	Enmore Road, Trangie	149 ha	119 ha	5.1	Medium / Long Term	Assumes 80% of land will yield lots.
12	Tomingley Cemetery Road, Tomingley	6.5 ha	6.5 ha	0.3	Short Term	Dwelling entitlement
13	Tomingley West Road, Tomingley	6.2 ha	6.2 ha	0.3	Short Term	Two dwelling entitlements
14	Newell Highway, Tomingley	43.6 ha	34.9 ha	1.5	Medium	Assumes 80% of land will yield lots
Total		727.2	581.76	24.86		

Figure 4: Excerpt from 2013 Strategy - Table 22 - Release program.

See the Updated Table 22 in the Appendices for comments on the suitability and changes in the potential of each of the above sites.

Collectively this land release program identified 727.2ha (gross) or 581.76 ha (net) of additional land supply. This was to be released in stages, as follows:

- a) 129.5 ha (net) or 5.5 years supply of land for the Short Term,
- b) 284.4 ha (net) or 12.2 years supply of land for the Medium Term, and
- c) 168.4 ha (net) or 7.3 years supply for the Medium /Long Term.

This 2018 Strategy broadly agrees with the land areas required (above) but nominates additional or other alternative lands to meet this supply requirement and removes some of the nominated sites from the 2013 Strategy to 'balance' the supply (see Section 3.4 below).

3.3. Recent Rezoning Supported by Adopted Strategies

The 2013 Strategy designated new land for large lot residential purposes. Of the 14 candidate sites proposed, two sites have been rezoned to large lot residential. Both of these sites were recommended to be developed in the short term. These re-zonings were completed in 2015. The remaining short-term sites recommended in the Strategy are located in Trangie and Tomingley with none in Narromine.

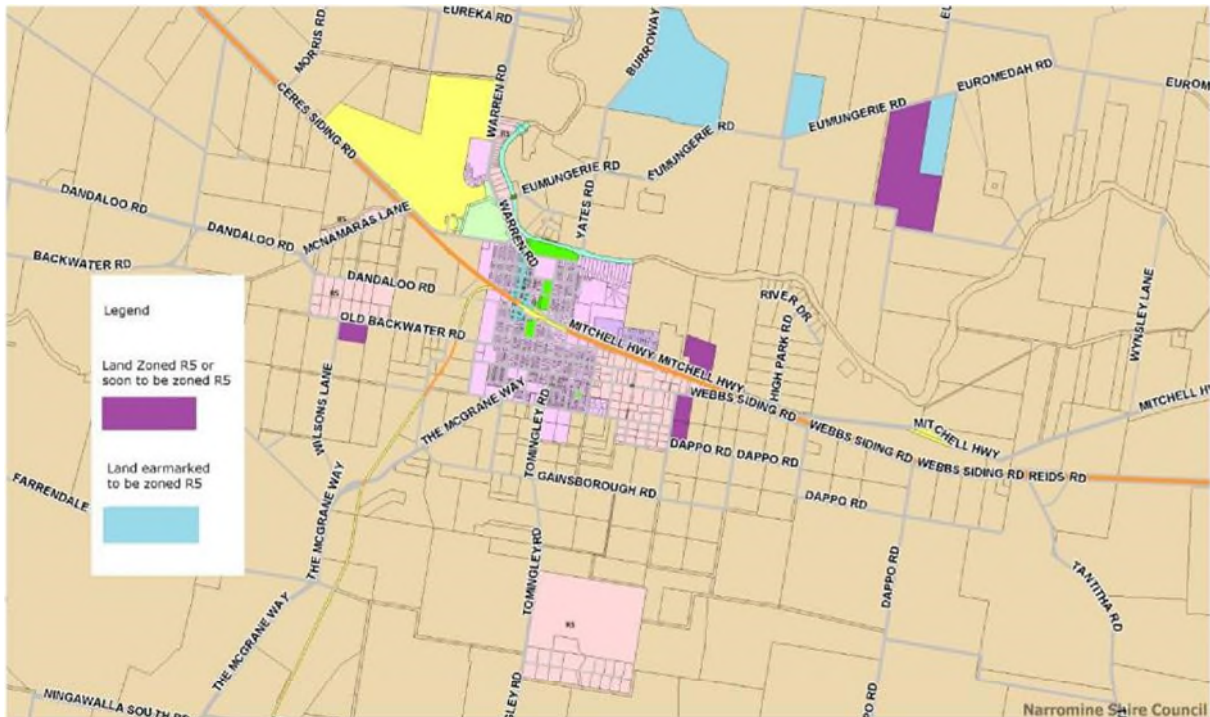


Figure 5: Recent Rezoning of Zone R5 land.

Some of the sites recommended to be rezoned to large lot residential from the 2013 Strategy have been taken up by larger farming enterprises. Some of these sites are removed by this 2018 Strategy. In addition, some existing and recently rezoned sites are now potentially affected by Inland Rail and are unlikely to be developed. Alternative sites will therefore be recommended as part of this strategy to meet short term demand and in some cases swapped with lands now being utilised for broadacre farming.

As expected, some of the priority 1 areas earmarked in the Strategy to be developed first have progressed to the rezoning stage and others have not. Additionally, some of the areas prioritised long term have been brought forward due to owner's interest in acting in the short term and 'swapped' with short term lands where interest has not been forthcoming. This flexible approach has allowed the endorsed results of the strategy to be reordered and a rolling supply of large lot residential land maintained for development.

This map above shows spatially around Narromine lots which have either proceeded to rezoning to R5 (purple) and lots earmarked in the 2013 and 2009 Strategies for future large lot residential development but not yet acted upon (blue).

Despite the above lands being swapped to maintain an available supply, the rezoning and creation of lots is dependent on the owner or potential developer, which can take years, if at all, to eventuate depending on local property markets and financial viability. The Narromine large lot residential market is not flooded with properties so it is wise to continue to re-order lands for development as well as earmarking future lands for large lot residential, providing they meet all of the section 117 Directions and are appropriate based on local geographic limitations and surrounding land uses.

3.4. Amendments to the 2013 Strategy Release Areas

A comprehensive review of nominated and former recommended sites can be found in the Appendices to this report. The following table shows how this 2018 Strategy will amend the nominated release areas in the 2013 Strategy (see full list in Figure.4 (Table.22) above).

Figure 6: Table summarising key changes to 2013 Strategy (from Table 22 2013 Strategy).

No.	Locality	Lot/DP	Gross Area	Comment
NARROMINE ('Preferred Locations')				
1	Eumungerie Rd (North-East Area)	Lot A DP376726	~42ha	REMOVED. Adjacent lot recently rezoned but both lots likely to be affected by Inland Rail. Proximity to Acton Quarry.
2	Eumungerie Rd (North-East Area)	Lot 78 DP752581	~40ha	REMOVED. Owner changed since submission. Now part of larger agricultural enterprise.
3	Burroway Rd (North-East Area)	Lot 2 DP532571	~170ha	REMOVED. Owner changed since submission. Now part of larger agricultural enterprise.
4	Old Backwater Rd (West Area)	Lots 23 & 24 DP755131	~70ha	REMOVED. On periphery of existing Zone R5 areas. Significant potential for land use conflict. Same owner has land north of Dandaloo Rd identified in 2009 Strategy.
5	Mitchell Hwy (Far East Area)	Lots 670/671 DP574287	~26ha	REMOVED. Isolated site removed from existing Zone R5 areas with significant potential for land use conflict & perimeter to agriculture. Relies on highway access with limited lot yield potential.
Total removed is ~348ha from Narromine.				
<p>'Less Preferred Locations': The 2013 Strategy reviewed another nine (9) sites and notes these as 'Less Preferred Locations'. The 2018 Strategy clarifies that these sites are NOT recommended at this time but could be reconsidered after testing and take-up of recommended areas has been completed. Most of these are at significant distances from existing Zone R5 area surrounded by agriculture and have other site constraints.</p>				
<p>'Unsuitable Locations': The 2013 Strategy reviewed another twenty-seven (27) sites and noted these as 'Unsuitable Locations'. The 2018 Strategy agrees that most of these are NOT recommended at this time. However there are several sites that are recommended and within the preferred areas as follows as we disagree with the constraints analysis and / or suggest there are other determining factors:</p>				

Attachment No 3
Narromine Shire Residential (& Large Lot Residential) Strategy 2018

No.	Locality	Lot/DP	Gross Area	Comment
-	Mitchell Hwy (East Area)	Lot 5122 DP1083390	-21ha	RECENTLY REZONED TO ZONE R5
6	Mitchell Hwy (East Area)	Part Lot 52 DP710059	-46ha	Between Lot 5122 in Zone R5 and High Park Rd LLR. Part lot outside current flood planning area but levee may remove flooding in future. Could facilitate access to Lot 5122. Used for testing agricultural machinery. MEDIUM TO LONG term once ag. use relocated.
7	High Park Rd (East Area)	Lot 192 DP850169 (extended to all lots)	-135ha (limited yield)	This is a de-facto LLR area already. REDUCING MLS from 10ha to 5ha may realise some limited additional potential with limited impact. Consultation with all residents needed to see if subdivision is supported. Medium to long term.
8	Gainsborough Rd (South-East Area)	Lots 72 & 73 DP755131	-16ha	Outside buffer to waste depot but adjacent to animal boarding house. This may have medium term potential once boarding house closed.
9	Eumungerie Rd (North-East Area)	Part Lot 301 DP1227783	Part - 130ha	This lot was excluded because of Colyburll Quarry that has a limited lifespan. Long term the eastern section has some potential with access from Macquarie View Road.
10	Macquarie View Rd	Lot 2 DP800770	-40ha	This is a de-facto LLR area already as part of 5 -40ha lots. REDUCING MLS from 400ha to 15-20ha may realise some limited additional potential with limited impact near existing Zone R5 area. Consultation with all residents needed to see if subdivision is supported. Short to medium term.
TRANGIE ('Preferred Locations')				
1	Bimble Box Lane (Inner Area)	Lot 37 DP755126	-5.4ha	Retained in Inner Area (Mungery St to Links Road) as SHORT term release area. Reduce MLS to 1.5-2ha to achieve viable yield.
2	Trangie-Dandaloo Rd (Inner Area)	Lot 98 DP755126	-17.8ha	Retained in Inner Area (north of Glenroy Rd) but long term once lands closer to town developed.
3	Harris St (Inner Area)	Lot 128 DP755126	-6.8ha	Retained in Inner Area but LONG term until sites closer to town achieve significant capacity.
4	Showground Rd (Outer Area East)	Lots 76-78 DP755126	-54.2ha	REMOVED as outside Inner Area but potential once Inner Area achieves significant capacity.
5	Trangie Cemetery Rd (Outer Area South-West)	Lot 122 DP755126	-22ha	REMOVED as outside Inner Area and with significant perimeter to agricultural land and potential for land use conflict.
6	Enmore Rd (Outer Area West)	Lots 61/62/ 65/67/68 DP755126	-121ha	REMOVED as outside Inner Area and larger interface to agriculture and potential for land use conflict. Other constraints.
7	Enmore Rd (Outer Area West)	Lot 66 DP755126	-28.3ha	REMOVED as outside Inner Area and larger interface to agriculture and potential for land use conflict. Other constraints.
DPE were not supportive of large lot residential outside the Trangie Inner Area (see map) due to potential for increased land use conflict and demand for infrastructure. Total removed is ~223ha.				

Attachment No 3
Narromine Shire Residential (& Large Lot Residential) Strategy 2018

No.	Locality	Lot/DP	Gross Area	Comment
	'Unsuitable Locations': The 2018 Strategy agrees with the 2013 Strategy findings that the two (2) unsuitable locations are not recommended – these are both outside the recommended Trangie Inner Area.			
TOMINGLEY ('Preferred Locations')				
-	Tomingley Cemetery Rd	Lot 145 DP755110	~6.5ha	ALREADY REZONED TO R5
1	Tomingley West Rd	Lots 76/101/ 117 DP755110	~10ha	This is suitable for SHORT term rezoning subject to addressing proximity to the mine & mineral resource area. A reduced MLS of 2-3ha may produce a viable yield.
2	Newell Highway	Lot 27/82/ 83/85/87/88 DP755110	~194ha	REMOVED. This land has frontage to the Newell Highway (access issues) and a large perimeter to ag. land., Class 2 ag. capability, and is in the mineral potential area.
DPE were not supportive of large lot residential within the mineral potential area or near the mine. Some sites close to the town may still have potential because the land is already fragmented. Total removed is -194ha.				
'Less Preferred Locations': The 2013 Strategy reviewed one (1) site on Gundong Road and notes this as a 'Less Preferred Location' . The 2018 Strategy clarifies that this site is NOT recommended at this time but could be considered LONG term if there is demand.				
'Unsuitable Locations': The 2013 Strategy reviewed another three (3) sites and noted these as 'Unsuitable Locations' . The 2018 Strategy did not re-review these sites in detail but they remain NOT recommended.				

The table above (Figure.6) summarises those key changes and suggests that the following gross areas of land that were previously recommended in the 2013 Strategy are NO LONGER recommended in the 2018 Strategy including:

- a) Narromine ~348ha
 - b) Trangie ~223ha
 - c) Tomingley ~194ha
- TOTAL -765ha**

As this amount of land has already been endorsed in the 2013 Strategy it is suggested it is suitable to re-allocate this land to alternative sites supported by the planning principles in this Strategy.

4. Statistics and Demographics Update

This Chapter provides a snapshot of the demographics and housing profile in the Narromine Shire and draws on statistics from the 2016 census data to update from the 2013 Rural Residential Strategy. Housing and demographic trends are always taken into account when determining demand for lifestyle lots as well as land suitability.

4.1. Narromine Shire Snapshot

The Narromine Shire possesses similar statistics to those towns located on the periphery of major cities in regional areas. This includes (like NSW) an aging population, reduced average household size and increasing median incomes.

Whilst Narromine Shire's population has reduced slightly, there is some anecdotal evidence that people are shifting from larger rural farms towards the main centres, particularly the town of Narromine (see next section), further supporting the need to ensure appropriate supply of a range of housing needs is provided.

Total Area	5,264 km²
Population (2011 to 2016)(Place of usual residence)	6,444 (down from 6,585 in 2011)
Median Age (2011 to 2016)	42 (up from 39 in 2011)
Private Dwellings (occupied + unoccupied) (2011 to 2016)	2,862 (up from 2,837 in 2011)
Labour Force Number (2011 to 2016)	2,793 (down from 2,996 in 2011)
Average Household Size (2011 to 2016)	2.5 (same as 2011)
Median individual income - \$/weekly (2011 to 2016)	586 (up from 492 in 2011)

Figure 7: ABS 2016 census data '2016 census quickstats' (www.censusdata.abs.gov.au)

Anecdotally, older people are relocating from rural areas to Narromine to access services but are looking for lots larger than urban parcels. In addition, new people to the Shire are often looking for larger lots for lifestyle purposes and because of flood issues affecting some urban land. Therefore, by providing some additional large lot residential land around Narromine and Trangie it can cater for this demand.

4.2. Population

The following sub-headings provide further breakdown on the 2016 population statistics for the Narromine Shire.

4.2.1. Distribution of the Population

Narromine consists of three urban centres including:

- **Narromine** is the most populated town in the Shire and is located approximately 36-40km to the north-west of Dubbo. There are several measures of population

that are relevant to Narromine. Whilst the Narromine Urban Locality District has decreased from 3,528 persons in 2016 down from 3,789 persons in 2011 it is important to note that the census locality district has decreased significantly in size so population is not comparable. Instead, the Narromine State Suburb shows an increase in population from 4,581 in 2011 to 4,689 in 2016 that suggests more people are living on the periphery of the town (though there has been a slight increase in the SSC boundary).

- **Trangie** which is located 34 km north-west of Narromine on the Mitchell Highway. Trangie has 774 persons in 2016 (down from 849 persons in 2011)(similar but not exactly same urban locality boundary).
- **Tomingley** which is located 38km south of Narromine on Main Road 89 (Tomingley Road) and has an estimated 20 households. This 'Urban Locality' by ABS definition has 306 persons in 2016 (down from 330 persons in 2011), however this includes a much larger southern portion of the Shire.

Remaining residents live in the surrounding rural areas and numbers equal approximately 1,836 persons.

4.2.2. Historical Population Trends

Historic population growth is covered in the 2009 and 2013 Strategies. The census periods show that for the Narromine LGA there has been a fairly steady population over time with the population increasing up until 2001, dropping slightly and then regaining growth in the 2011 census period but decreasing slightly to the 2016 census.

Compared to many other regional LGAs, the Narromine LGA is overall maintaining a steady population even though there are small increases and decreases over time. This can be partly attributed to Narromine's proximity to Dubbo, its support services in the towns and reliable groundwater sources. Like many regional areas the population is overall showing a slight decline but population can grow during stronger economic periods.

There is anecdotal evidence that whilst the rural areas of the Shire have a decreasing population, the Towns of Narromine and Trangie are relatively static and have potential to increase slightly in population as farmers down-size or move to town, new professionals set up businesses to support agriculture and local services, etc.

4.2.3. NSW Government Population Projection Estimates

The NSW Government puts out regular population projections for NSW to assist with planning. These are estimates only based on historical patterns and a number of assumptions. Whilst these projections are not always positive (i.e. a decreasing population) it may not tell the full story in terms of shifts of population with a Local Government Area ('LGA') and changing household/dwelling needs.

The 2016 NSW population projections (2011-2036) are set out in the following table and suggest for Narromine Shire a low annual growth of -0.6%, medium of -0.4% and high of -0.2%.

One of the aims of this Strategy is to at least stabilise the residential population if not achieve occasional low levels of positive growth (though it is understood that providing residential land on its own does not attract people to the Shire without the provision of employment, infrastructure and services).

Narromine	2011	2016	2021	2026	2031	2036	Total Change	Total % Change	Annual % Change
Low Series	6,850	6,750	6,650	6,450	6,150	5,850	-950	-14.2%	-0.6%
Main Series	6,850	6,800	6,700	6,600	6,400	6,200	-650	-9.6%	-0.4%
High Series	6,850	6,850	6,850	6,750	6,700	6,550	-250	-3.9%	-0.2%

Figure 8: 2016 Summary of DPE Population Projections 2011-2036 (Source: www.planning.nsw.gov.au).

4.3. Age Distribution

Age Distribution Narromine LGA

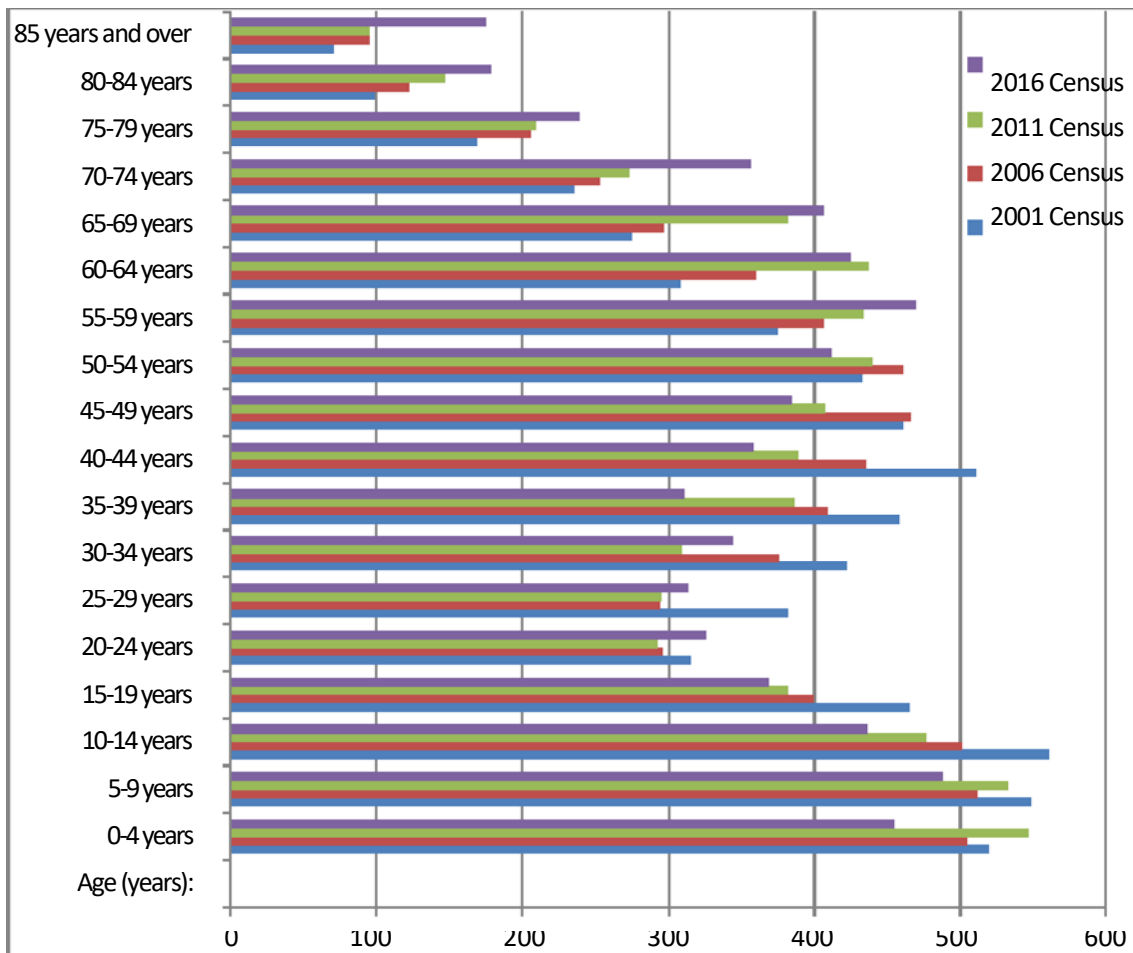


Figure 9: ABS Census 2016 age cohort data

Like the 2013 Strategy showed, the last four (4) census periods had an increasing ageing population. The population of Narromine, like NSW and Australia, is progressively showing larger numbers of people over 55 years of age.

Summarising the other cohorts into groups, children from 0-9 were increasing up to 2011 but are now decreasing, teens from 10 to 19 are decreasing, adults from 20-34 are increasing and those aged between 35 and 54 are decreasing in numbers.

This suggests the boom of young children in the census period to 2011 has passed, teens are continuing to leave the Shire to attend school/education away from the area, but they are either returning or new people entering the Shire in their employment/middle aged years to start new businesses.

Narromine has seen an increase in older persons retiring to Narromine from western locations due to proximity to Dubbo and medical facilities whilst still residing in a country town. This partly explains the increasing ageing population, as well as the baby boomers moving into these age cohorts.

4.4. Changes in Key Demographic Indicators

In analysing the above data on age distribution, the following trends were identified:

- > The Shire's population is increasingly growing older. The median age in 2001 was 36, in 2006 it was 38, in 2011 it was 39, and in 2016 it was 42.
- > The Shire has a fairly even proportion of males and females with 49.9 % and 50.1% respectively (note: Australia's overall population has had more females since the 1960's).
- > The number of indigenous persons in 2016 was 19.9% which compares to 19.5% in 2011 and 15.8% in 2006.

4.5. Family Composition

The most common household type in Narromine is either couples without children (41.8%) or couples with children (36.8%). The proportion of one parent households is 19.5% which makes households without children the most common type of family composition.

Family Composition 2016		
Composition	Number	% of Total Population
Total Families	1644	
Couple Families without Children	687	41.8%
Couple Families with Children	605	36.8%
One parent families	321	19.5%
Other families	31	1.9%

Figure 10: ABS 2016 Census of Population and Housing - General Community Profile Narromine Local Government Area (GCP_LGA15850)

4.6. Housing

4.6.1. Dwelling Characteristics

The proportion of housing stock represented by separate houses has increased from 92% in 2006 to 93.6% in 2016. This mirrors the dominant family composition in the shire, being couples with and without children. It also could indicate a small price gap between detached dwellings and residential units where, if affordable, lifestyle choices being made are for detached dwellings.

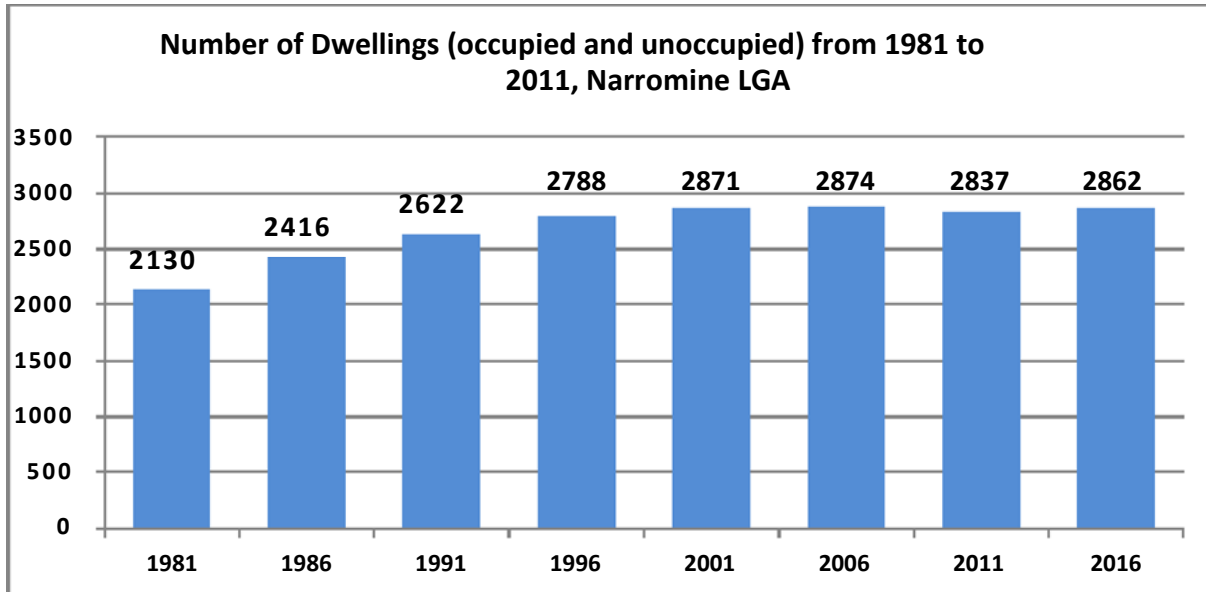
The figures below show a shift away from flats and units as well with a decrease in unit and flat numbers. This can indicate these types of domiciles being converted to other non-residential uses, such as flats above shops being used for office or other space.

2016 Dwelling Types No.	1996 No.	2001 No.	2006 No.	2011 No.	2016 No.	% of total dwellings 2016 %	Change 1996-2016 No.	Change 1996-2016 %
Separate House	2133	2250	2283	2293	2162	93.6%	29	1.36%
Semi-detached, row or terrace house, townhouse	24	43	32	43	27	1.2%	3	12.5%
Flat, unit or apartment	123	107	110	81	89	3.9%	-34	-27.64%
Other dwellings (or not stated)	57	30	50	31	11	0.5%	-46	-80.70%

Figure 11: ABS 2016 Census of Population and Housing – Quickstats

4.6.2. Total dwelling numbers

Overall, the table/graph below show there has been a small increase in the total number of private dwellings in the last 5 years. Therefore, there has been a turn-around from the slight decrease in the 2011 Census dwelling numbers represented that was attributed to house demolitions, conversions of dwellings to other uses and loss of farm dwellings and rural worker's dwellings. This may have contributed to the high occupancy rate of rental houses in the towns as there has been restricted supply of rental properties both in and out of town for the last 15 years



Number of Dwellings (occupied and unoccupied) from 1981 to 2016 (LGA)

Year	Number of dwellings occupied and unoccupied	Average Annual Increase (%) (per census period)	Increase in Number of Dwellings Per Year (per census period)
1981	2130	1.2%	26
1986	2416	2.4%	57.2
1991	2622	1.6%	41.2
1996	2788	1.2%	33.2
2001	2871	0.6%	16.6
2006	2874	0.0%	0.6
2011	2837	-0.3%	-7.4
2016	2862	0.2%	5

Figure 12: ABS 2016 Census of Population and Housing - General Community Profile Narromine Local Government Area (GCP_LGA15850)

Due to the lack of greenfield sites for large lot residential development, DA statistics are less reliable in demonstrating increasing approvals for large lot residential. Instead, other anecdotal evidence suggests that there is pent up demand, which the surveys of real estate agents shows (see section 6.3).

4.7. Employment

In 2016, 2,793 persons were employed within the Narromine Shire (Quickstats) or 2,592 persons (General Profile). Of these people, 679 persons (26.2%) were employed within the agriculture, forestry and fishing sector (General Profile), making it the largest employment sector.

In 2011, 717 people (25.4%) were employed in the agriculture sector so the last census period has shown a reduction in the number of people employed in the agricultural sector in the Narromine Shire (but a slight increase in percentage of total employed) which is consistent with trends across NSW. This is an indication of increased mechanisation and technological advancements on farms (and therefore reduced labour needs) and the need to increase in size to remain viable

(economies of scale). Outside and foreign investment in farms can also lead to cuts in farm employment to reduce overheads not always considered at the local interpersonal level.

Industry of Employment	No of People	% of Total (2,592 employed)
Agriculture, Forestry and Fishing	679	26.1%
Health Care and Social Assistance	290	11.2%
Education and Training	254	9.80%
Retail Trade	194	7.49%
Construction	159	6.13%
Transport, Postal and Warehousing	137	5.29%
Public Administration and Safety	125	4.82%
Other Services	115	4.44%

Figure 13: Top employers by industry – ABS 2016 Census General Profile.

Despite reductions in persons employed in agriculture, this sector still employs the largest proportion of residents in the Shire, followed by Health Care and Social Assistance and Education and Training.

The NSW Trade & Investment data from 2011 shows the Value of Agricultural Production in Narromine stood at over \$216,503,895 or \$471,718,687 (with an economic multiplier) and Narromine is the number one (1) producer by value of agricultural production in the Orana Region which shows the stand-out importance of Narromine's agricultural land to the local and wider economy.

There is some correlation between increasing numbers of professionals and increased demand for large lot residential housing supply as this cohort has a higher median income and demand for lifestyle that sometimes requires larger lots and dwellings. However, the number of managers and professions have been relatively static between 2011 and 2016.

4.8. Property Prices as an Indicator of Demand

The local property market often provides an indication of restricted supply and elevated demand. The Narromine Shire over the last five (5) years has seen a surge in property prices across all types of properties. The following graph shows this trend and includes all types of houses across the Narromine locality.



Figure 14: Market Trends for Houses in Narromine (Source: www.realestate.com.au).

Reasons for the surge in property prices include sustained low interest rates assisting investment, the 'ripple effect' of property investment moving to regional areas following the metropolitan property boom, downsizing of farmers' holding sizes upon phased retirement and young families looking for larger R5 lands.

Agricultural holdings have also seen a surge in prices as average per-acre prices have risen from approximately \$750 per acre in 2011 to now \$1200 per acre in 2017 (averaging from local property prices sold for larger holdings). Quite often this is driven by increased commodity prices and good seasons allowing further investment.

All of this activity above demonstrates that for a number of reasons as well as the Shire's proven ability as a mixed cropping region, property prices have increased to the point where your average resident intending to buy out of town is being squeezed out of the market due to restricted supply and additional market forces driving up prices. Planning for well-located large lot residential supply out of the major cropping areas should alleviate this issue.

5. Government Policies Update

Since the 2013 Strategy there have been a number of updated or new strategies or policies that may affect large lot residential development as follows. Please see the 2013 Strategy for a full review of all relevant policies.

5.1. State Level

5.1.1. Department of Primary Industries – Agriculture

'Right to farm'

In December 2015 DPI published their comprehensive 'NSW Right to Farm Policy'. This policy provides guidance for Councils in developing strategic land use plans with a focus on maintaining a critical mass of good quality agricultural land for food production and limiting conflicting land uses encroaching on the productive food-producing lands. The Right to Farm Policy is further entrenched in the Regional Plan (see later in this section).

It is defined in this policy as *'a desire by farmers to undertake lawful agricultural practices without conflict or interference arising from complaints from neighbours and other land users'*.

Similar conflicts to those above are highlighted in this policy from the Department of Primary Industries with particular focus on giving rural industries the ability to grow and innovate and limit encroachment on these areas by inappropriate other uses. Land use planning is intended to be strengthened to ensure the Regional Plans identify growth areas, and the state government is to work with local Councils in looking at best practice land use planning and limiting land use conflicts.

Points to note & recommendations:

The relevance of the Right to Farm Policy to this Residential Strategy can be summarised as follows:

- Limit the potential for productive agricultural lands to be constrained in their production of food and fibre by avoiding, minimising or mitigating locating sensitive uses nearby (particularly for intensive agriculture) to minimise conflicting land uses.
- Minimise the perimeter or length of interface to agricultural lands by consolidating residential lands and using logical extensions of existing residential zoned areas.
- Consider the agricultural viability and soil classification of land and its access to water and other critical inputs to protect the best quality agricultural lands and only utilise lower classification lands for other development (where possible).

- Consider weather patterns and prevailing winds when recommending new areas for large lot residential development in agricultural areas.
- Consider existing surrounding agricultural uses of land when considering future rezoning to a more intensive urban use.
- Limit rezoning of proven viable agricultural land to more intensive residential land use to no more than 8 to 10 kilometres from a township (also to improve access to services and employment for those residents).

The Right to Farm policy states that once land is converted to other uses it is most unlikely to revert back to an agricultural use which further decreases the critical mass of lands used for food production. The DPI will be consulted where this strategy earmarks new lands for large lot residential development in accordance with this policy.

As set out in the 'Principles' below, use of existing fragmented land closer to settlements and greater consolidation and logical extension of existing Zone R5 areas is promoted by this Strategy. The amended methodology in the 2018 Strategy provides a significant improvement over the methodology of the 2013 Strategy and therefore complies with DPI Agriculture policies.

5.1.2. Department of Planning and Environment

The Department of Planning and Environment plays an overseeing role in local government land use planning. New planning laws are delivered by this Department which can apply to the state, region and/or local area.

SEPP (Vegetation in Non-Rural Areas) 2017

This new SEPP came into effect on 25 August 2017 and cites the following requirements:

- DCPs may declare specific areas or species of vegetation which are to be protected.
- Council may issue permits for removal of such protected vegetation
- The Native Vegetation Panel may determine applications for clearing native vegetation in accordance with this SEPP.
- When significant tracts of vegetation are proposed to be removed, the offsets and credits scheme as set out in the Biodiversity Conservation Act 2016 are to be referenced and accredited assessors are to be engaged to calculate the offsets required.

Note: *This Strategy is not recommending the rezoning of heavily vegetated non-rural areas though this is to be checked as part of any Planning (rezoning) Proposal*

Draft SEPP (Rural Production and Rural Development) EIE

Although not in a draft form, the above SEPP's Explanation of Intended Effect was on public exhibition until 15 January 2018. It will therefore be reviewed in light of potential crossovers with this Strategy review.

This SEPP aims to repeal five (5) rural-based SEPPs and replace with an all-encompassing Rural Production and Development SEPP. Of particular emphasis is

the recognised importance of agricultural land to future productivity, protection of state significant agricultural land (of which actual lands are yet to be designated) and provisions allowing routine maintenance, irrigation work and temporary housing and feeding of stock.

This will not impact on the recommendations made in this Strategy review as this Strategy ensures that the designation of any additional large lot residential areas are not located in or near key farming areas or zones and seeks to minimise the interface between residential and agricultural areas and apply appropriate buffers.

Related amendments:

Ministerial Direction Rural Lands 1.5 (Rural Planning and Subdivision principles - revised)

Planning proposals are to address the current requirements of the Ministerial Direction however there is intended to be a greater emphasis on recognising the importance of agriculture to State and rural communities and the NSW Government's Right to Farm policy is linked to this. In addition to the current directions, planning proposals (for large lot residential rezoning) must also demonstrate:

- Consistency with minimising land use conflict and rural land fragmentation,
- No impact on currently operating rural industries and enterprises,
- New large lot residential lands are appropriately located taking account of availability of human services, utility infrastructure, transport and proximity to existing centres, and
- Whether the newly recommended lands for large lot residential purposes are necessary considering demand and supply.

Comment: This Strategy has taken into account the above current and proposed changes including adequate supply, appropriate locations and demand and supply analysis.

Rural Subdivision and dwelling houses assessment

The Standard Instrument LEP is to be updated to include a model clause requiring certain matters to be considered when assessing development applications for rural subdivisions and rural dwellings, including:

- Existing and approved uses of land in the vicinity,
- Significant impacts of development on predominant land uses,
- Incompatibility of land uses adjacent to one another,
- Measures to mitigate any incompatible impacts.

The above inclusions will support the strategic work conducted as part of this review in locating large lot residential areas in appropriate locations to ensure limited land use conflict and respect the rights of existing rural industries surrounding sites earmarked for future development.

5.2. Regional level

5.2.1. Central West and Orana Regional Plan 2036

Planning will be increasingly accountable to the NSW Government as it seeks for local policy to align with the NSW State Plan through its new Regional Strategies. The Central West and Orana Regional Plan 2036 ('Regional Plan') (launched 14 June 2017) contains a number of key goals, actions, and direction that are relevant to large lot residential growth.

In summary the Regional Plan has a vision to be 'the most diverse regional economy in NSW with a vibrant network of centres leveraging the opportunities of being at the heart of NSW'. This is of major significance for Narromine that sits at the gateway to north-western NSW (along with Dubbo Regional Council).

The Regional Plan does seek to increase and improve housing choice to suit the different lifestyles and needs of the population. However, it emphasises protection and growth of agricultural resources/land and agribusiness, mineral and energy resources, and other business activities and planned growth and change in the settlements that are likely to take priority over large lot residential development.

The Regional Plan sets out four goals for the Central West and Orana region:

GOAL 1 THE MOST DIVERSE REGIONAL ECONOMY IN NSW

Direction 1: Protect the region's diverse and productive agricultural land

Narromine Shire has vast potential in this sector due to our proven productive lands. This needs to be balanced with protecting these lands from encroachment by conflicting land uses which could limit investment and growth. Agricultural opportunities range from intensive and irrigated crops – including vegetables, fodder, stone fruits, grapes and cotton – to extensive broad-acre cropping, meat and wool production.

The Strategy aims to address the following Actions:

- 1.2 Protect important agricultural land from land use conflict and fragmentation and manage the interface between important agricultural lands and other land uses.
- 1.3 Implement the NSW Government's *Agriculture Industry Action Plan - Primed for growth: Investing locally, connecting globally*.
- 1.4 Undertake biosecurity risk assessments, taking into account biosecurity plans and the need for appropriate buffer areas.

Large lot residential areas should be located close to towns (and jobs), with appropriate infrastructure, sealed roads and suitable buffered from our most productive lands. These are key principles for this Strategy.

Direction 8: Sustainably manage mineral resources

The Strategy seeks to avoid impacts on existing quarrying resources in or near Narromine and only further develop lands adjacent to these once these resources are depleted or unviable/closed.

Direction 11: Sustainably manage water resources for economic opportunities

This Strategy can address this direction by:

- New large lot residential subdivisions to connect to reticulated water where possible
- Minimise smaller lot size large lot residential subdivisions near sensitive waterways
- Avoid as far as possible groundwater sensitive areas for large lot residential rezoning.

Direction 12: Plan for greater land use compatibility

This Strategy can address this direction by:

- Consolidating residential growth areas with existing residential zones, utilise more fragmented land closer to settlements, and provide suitable buffers to avoid or minimise land use conflict with intensive agriculture and other sensitive uses
- Avoid higher quality agricultural land or mineral resource areas for residential development
- Promote reduced lot sizes in existing Zone R5 areas for greater efficiency and less consumption of agricultural land

GOAL 2 - A STRONGER, HEALTHIER ENVIRONMENT AND DIVERSE HERITAGE

Direction 13: Protect and Manage Environmental Assets

Direction 14: Manage and conserve water resources for the environment

Direction 15: Increase resilience to natural hazards and climate change

Direction 16: Respect and protect Aboriginal heritage assets

Direction 17: Conserve and adaptively re-use heritage assets

The Strategy seeks to minimise proximity or additional density close to rivers and major watercourses and avoid or minimise impacts on significant vegetation. The aim is to minimise impacts on agricultural viability through appropriate expansion of large lot residential zoned areas. Appropriate lot sizes will also enable suitable on-site effluent management and bore water sourcing to make this land use more sustainable and have less impact on the environment. Where known heritage assets are present these have generally not been impacted or this can be reviewed during detailed subdivision proposals.

GOAL 3 - QUALITY FREIGHT, TRANSPORT AND INFRASTRUCTURE NETWORKS

Direction 18: Improve freight connections to markets and global gateways

Direction 19: Enhance road and rail freight links

Direction 20: Enhance access to air travel and public transport

Direction 21: Coordinate utility infrastructure investment

Growth in large lot residential uses seeks to avoid or minimise new access driveways to classified roads to minimise impacts on safety and efficiency of local and regional road systems. Increasing densities in existing zoned areas will more

efficiently use existing infrastructure and reduce expensive expansion where possible. Whilst the Inland Rail alignment is still being determined, the approach has been to extend existing Zone R5 areas where there is the least chance of interfering with a reasonable rail alignment. Consolidation and proximity to settlements also seeks to create more efficient use of existing infrastructure and utilities.

GOAL 4 - DYNAMIC, VIBRANT AND HEALTHY COMMUNITIES

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

Direction 23: Build the resilience of towns and villages

Direction 25: Increase housing diversity and choice

Direction 26: Increase housing choice for seniors

This Strategy seeks to locate the majority of large lot residential uses around the dominant centre of the Town of Narromine with some support for Trangie. These areas are generally located within 5-10km of each centre. Narromine has excellent access to the Regional City to Dubbo and can act as a lifestyle choice for people seeking to work or access services in Narromine or Dubbo. It is also the heart of the agricultural sub-region and can provide lifestyle lots for farmers and agribusiness. Narromine and Trangie offer the potential for appropriate large lot residential areas as a form of housing choice either for down-sizing people from larger farms or people requiring more land for growing families, thereby creating a greater mix of housing. Combined with an employment land strategy it has the potential to build the resilience of the towns and villages.

Direction 28: Manage large lot residential development

Large lot residential housing is a popular lifestyle housing option driven by the desire for a rural lifestyle, particularly close to regional cities and strategic centres. This type of development has been seen as a way to attract new residents.

Large lot residential development can conflict with productive agricultural, industrial or resource lands. It may also increase pressure for new services outside existing settlements, with costs borne by councils and the broader community. Managing this development and its cumulative impacts will be essential as the regional economy diversifies and development pressure increases.

Actions:

28.1 Locate new large lot residential areas:

- close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure;
- to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and
- to avoid areas of high environmental, cultural or heritage significance, regionally important agricultural land or areas affected by natural hazards.

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

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

Dedication of strategically located large lot residential living opportunities will be provided in this plan which will improve housing choices in the area. Quite often retiring farmers look to these living opportunities as well as families and those with horses/livestock. Likewise, dedicating future living opportunities in and near our towns addresses the above direction.

This direction encourages well planned regional landscapes which provide connectivity and access to jobs and services. Large lot residential areas should be located close to towns (and jobs), with appropriate infrastructure, sealed roads and distanced from our most productive lands.

5.3. Local Level

5.3.1. Community Strategic Plan

The Community Strategic Plan (CSP) was adopted by Council in 2012 and sets Council's strategic direction for the next 10 years. The Plan is supported by the Delivery Program and Operational Plan which sets Council's budgetary income and expenditure based on the overarching intentions of the CSP.

Of particular relevance to this review is the following excerpt from the CSP regarding large lot residential land and its supply:

Land subdivision and supply: This was an issue that was raised at both Narromine and Trangie. It was pointed out that residential land, land for aged care facilities and small acreages with residential entitlements were in tight supply, and that this was seen as hindering development. Examples were given of people wanting to purchase small acreages with dwelling entitlements, but unable to. This was also seen as an opportunity to attract people into the shire, if a plentiful supply of land was available (and at lower cost than Dubbo).

This review of the Large lot residential Strategy also relates to Operational Plan Action G1.1.1.1 'Monitor and review the Narromine Shire Council's Planning Instruments and update existing or develop new planning overlays and guidelines as required'.

6. Planning Principles

6.1. Key Opportunities for Large Lot Residential Growth

The following are some of the reasons why the community and Council may want additional large lot residential opportunities in the Shire:

- a) Attract people to the Shire who increase the rate base and local economy and bring valuable skills;
- b) Providing housing to meet the needs of a growing population or reduced household sizes;
- c) Provide housing diversity and choice with large lot residential as a popular alternative to urban living (see GHD2013 *Planning Principle 3 – Diversity and Market Choice*);
- d) Provide larger lots with potential for privacy, rural landscape and views, and a wider range of activities (with a lower risk of impacting on neighbours) including hobby-farming, keeping a larger number of pets, having sheds and equipment, running small businesses;
- e) Allow people to live on the rural lands where they work (when they are below the minimum lot size) assuming these are viable lot sizes;
- f) Add value to rural lands and investment of local land holders and facilitate capital gain.

All of these are reasonable expectations for the community and factors to try to address. However, these opportunities must be considered against the range of competing issues set out below.

6.2. Rural Planning & Subdivision Principles

The **State Environmental Planning Policy (Rural Lands) 2008** ('SEPP Rural Lands') aims to facilitate the orderly use and development of rural lands by identifying Rural Planning Principles and Subdivision Principles that aims to protect this valuable resource, reduce land use conflicts, and identify State significant agricultural land. (See the updated recent Draft SEPPs that may affect this policy).

The Rural Planning / Subdivision Principles must be addressed when preparing any land use strategies, planning (rezoning) proposals, or development applications for subdivision in rural zones. Any proposal to rezone rural lands for large lot residential purposes would need to address these principles and any associated Section 117 Ministerial Directions. These are addressed in more detail in the sections below demonstrating key planning principles for large lot residential growth.

6.2.1. Background

Narromine Council's primary production zone caters for a varied spread of agricultural uses and covers the largest area of all the zones. Protecting this finite resource is extremely important as seen above in the demographics section (and in the Central West and Orana Regional Plan) as this accounts for a large proportion of the Shire's income and ultimately contributes greatly to the area's Gross Value of Agricultural Production (agricultural data collected and collated by the ABS).

Narromine has a long history of successful cropping operations with agricultural data released by the Department of Planning showing Narromine outperforming other Central West and Orana Councils in terms of total hectares sown and contributions to GDP. Canola and cotton (subject to water allocations) are consistently-performing crops with other industries of wheat, sheep and beef cattle supporting the area's total agricultural production (RMCG & ABS, 2015).

There are priorities which a productive agricultural area needs to maintain, some of which are summarised below:

- Alluvial riverfront land classed as most suitable and capable for cropping needs to remain in a primary production zone and protected for this future resource.
- Likewise, alluvial riverfront land is also suitable for intensive agricultural purposes and so opportunities to develop such value-added agricultural enterprises are to be encouraged.
- Incompatible uses are to be distanced from areas sown to broad-acre crops, particularly where aerial sprays are a cost-effective growth and pest management technique.
- Farm boundary adjustments to maximise productive farming areas are to be encouraged and facilitated where possible and environmentally appropriate.
- Offensive or intensive agricultural practices are to be appropriately buffered from adjoining incompatible land uses.

6.2.2. Rural Planning Principles

The Rural Planning Principles provides broader principles relating to protection of agricultural and environmental resources and appropriate planning and are addressed below. These principle link with the section 117 directions are the Rural Planning and Subdivision Principles. An authority proposing to change zonings or minimum lot sizes in an LGA are to consider the impacts of such decisions against these principles listed below.

Planning Principle 1 – Sustainability

'The promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas'

Essentially, this Strategy needs to ensure that current and future sustainable economic activities are enhanced and encouraged with any changes proposed. Changes need to be examined in close detail to ensure that such changes do not encroach to the detriment on otherwise productive and sustainable lands. Where

possible large lot residential growth should favour less productive or already fragmented lands.

Planning Principle 2 – Changing Nature of Agriculture

'Recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues on agriculture in the area, region or State'

The Department of Primary Industries has a keen focus on the strategic importance of productive agricultural lands to towns, regions and the nation which ties in locally

with land uses in rural areas. Land uses in rural areas also need to be able to adapt and align with new agricultural markets and demands to capitalise on such opportunities.

Zoning changes recommended under this Strategy will need to take this principle into account. The aim should be to minimise the amount of interface or perimeter of large lot residential land to existing or potential future agricultural areas so that the agricultural uses can adapt and increase productivity without land use conflict.

Planning Principle 3 – Significance of rural land uses

‘Recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development’.

Rural land uses can be vast and can contribute immensely to the social and economic base of a community. Preserving their significance for future uses is most important long term. Agriculture in Narromine is clearly the largest input to the local economy and employment. Large lot residential can add to the local economy through Council rates and maintaining the population that supports local services. However, large lot residential is not in itself a significant contributor to the local economy.

Planning Principle 4 – Balancing social, economic and environmental interests

‘In planning for rural lands, to balance the social, economic and environmental interests of the community’.

Although it seems a hard task, balancing the areas of social fabric, economic base and the environment is most important when devising a new land use plan. Each of these interests should be looked at from a broad and small scale at the local economy level and site-specific level.

Planning Principle 5 – Protection of Natural Resources

‘The identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land’.

Rural planning has an obligation to protect for future generations, the use of the natural resources on which it relies. With imminent changes ahead for the Native Vegetation laws, the implementation of this planning principle will be closer at hand for NSW planners with the protection of natural resources becoming an increasing part of the everyday role they play.

Planning Principle 6 – Opportunities for rural lifestyle and housing

‘The provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities’

This review of the Large lot residential Strategy is doing exactly what the above recommends; assessing the provision of rural lifestyle opportunities in appropriate areas where the social and economic fabric of the community is enhanced.

Planning Principle 7 – Services and infrastructure for rural housing

'The consideration of impacts on services and infrastructure and appropriate location when providing for rural housing'

This means that prior to designating an area for rural housing, planning professionals are to consider the impacts on services and infrastructure intrinsic to the development earmarked. The infrastructure costs of large lot residential development play a significant role in the viability and competitiveness of this form of residential supply so it makes sense to identify growth areas where costs of infrastructure can be reduced.

Where possible, large lot residential should be located on or close to sealed roads (preferably with existing intersections that do not require significant upgrades) and near low voltage electricity networks. Ideally the land should have access to reticulated sewer and water to allow smaller lots that promote more efficient development – but alternatively soils should provide adequate on-site sewage management.

Planning Principle 8 – Consistency with Regional Strategy

'Ensuring consistency with any regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General'

The recommendations in this Strategy concur with the broader principles outlined in the Central West and Orana Regional Plan (see below). Narromine also has an endorsed Sub-Regional Strategy, part of which includes recommendations for the Shire. This document is considered a blueprint for the further recommendations made in this review and is further explored below.

6.2.3. Rural Subdivision Principles

The Rural Subdivision Principles provide more detailed principles applying to rural subdivision and subdivision for residential purposes (e.g. large lot residential subdivision) as follows:

- a) *the minimisation of rural land fragmentation,*
- b) *the minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses,*
- c) *the consideration of the nature of existing agricultural holdings and the existing and planned future supply of rural residential land when considering lot sizes for rural lands,*
- d) *the consideration of the natural and physical constraints and opportunities of land,*
- e) *ensuring that planning for dwelling opportunities takes account of those constraints.*

These matters are all addressed in the following section of key issues and challenges.

6.3. Key Issues / Challenges for Large Lot Residential Growth

This is not a complete list of the issues that must be considered when assessing land for large lot residential use – but it highlights some of the key issues in Narromine LGA and factors that are taken into account in the site analysis sections of this report below. To a large extent it aligns with the GHD2013 Strategy Section 4 *Planning Principles for Rural Residential Land*. This includes:

- a) Addressing the SEPP (Rural Lands) 2008 – Rural Planning and Subdivision Principles which cover several of the planning principles below;
- b) Protecting agricultural resources, growth and productivity;
- c) Protecting existing and proposed infrastructure – Inland Rail;
- d) Potential growth of other land uses – Avoiding land use conflicts;
- e) Avoiding or minimising the impact of natural hazards (e.g. flooding and bushfire);
- f) Protecting the natural environment;
- g) Ensuring equitable access to services and employment (proximity to urban areas);
- h) Minimising the need for additional infrastructure/utilities to support LLR;
- i) Responding to topography to minimise cut and fill and associated impacts;
- j) Promoting (long-term) sustainable land use practices.

6.4. Protecting Agricultural Resources, Growth & Productivity – Avoiding Land Use Conflicts

The GHD2013 Strategy sets this out in *Planning Principle 4 – Rural Economy and Protecting Agricultural Land Resources*. The SEPP Rural Lands also considers this under *Planning Principle 2 – Changing Nature of Agriculture* and *Planning Principle 3 – Significance of Rural Land Uses*. This is also addressed in more detail in the following section in relation to the Rural Planning & Subdivision Principles.

Council recognises that agriculture is the number one employer and producer of GDP in the Narromine Shire and the table below shows that Narromine is the key agricultural producer in the Orana region. A key aim of Council is to facilitate agricultural development and protect agricultural resources and operations to maximise return on investment and create a sustainable regional economy.

RANK	LGA - ORANA REGION	\$ Total Value of Agriculture in LGA	% of REGION	After Economic Multiplier
1	Narromine	\$216,503,895	22.0%	\$471,718,687
2	Coonamble	153,806,214	15.6%	335,112,979
3	Warren	151,473,464	15.4%	330,030,383
4	Warrumbungle	113,184,420	11.5%	246,606,214
5	Bogan	94,262,232	9.6%	205,378,552
6	Dubbo	94,028,021	9.6%	117,716,251
7	Gilgandra	87,385,035	8.9%	190,394,515
8	Wellington	73,546,817	7.5%	160,243,804
	Total Value of Agriculture Orana	\$984,190,098		\$2,057,201,385

Figure 15: Table from NSW Trade & Investment – Value of Agricultural Production - 2011 Census

Agriculture is a sensitive industry. It has numerous pressures including macro and micro economic changes, global competition, weather and climate change, limited natural resources including quality soils and water, increasing labour and material costs, fragmentation and rising property values, and competing demands for land and land use conflicts. Whilst the Shire may appear to have significant areas of suitable agricultural land it is a finite resource that continues to experience significant pressure.

This is addressed in more detail in the Rural Planning & Subdivision Principles below. The NSW Government has recently reiterated its 'Right to Farm' policy (see 2017 Strategic Review for details) and is committed to avoiding inconsistent and continuous degradation of rural lands for purposes that do not add substantially to the regional economy.

Conflicts are sometimes more prevalent where highly valuable agricultural lands are in close proximity to urban areas or valued large lot residential areas including in proximity to rivers and water sources and along flood/river plains where intensive agriculture is suitable, and along key access routes.

One of the reasons to locate large lot residential uses close to urban areas (or existing LLR areas) is because it recognises that urban residential uses already have a potential conflict with surrounding rural areas, it minimises the perimeter/interface of residential or sensitive land to rural zones, it minimises the chance for land use conflict, and this land is often already fragmented and relatively unproductive for agriculture. Growth of LLR areas that are an extension of existing LLR areas are more appropriate for these reasons. As discussed below, sometimes other factors may make this co-location difficult.

In this report, lot size has been considered with larger lots above 40ha generally having a lower development potential for LLR than smaller more fragmented lots /

holdings that are less likely to support viable agriculture (without significant amounts of off-farm income). The aim is to prevent further fragmentation of more viable agricultural land and to avoiding pushing up land prices that affect consolidation of smaller parcels to create viable agricultural parcels.

However, at the other end of spectrum, isolated and/or very small lots at or below 10ha may only deliver 2-3 new lots and have a low efficiency / yield so these lots are considered to have a lower development potential unless a number of these smaller lots can be potentially consolidated to create a higher yield.

Council should also try to avoid using 'piece-meal' rezoning(s) to grant scattered small lots a dwelling entitlement if their primary purpose is to create consolidated LLR areas. The risk is that even if only a single dwelling was intended – it consumes a significant amount of agricultural land and does little to meet demand for LLR in the area. Decisions to rezone these areas may have implications for future rezoning of land that can provide a higher yield.

Where there are existing LLR areas there may be potential for further subdivision and more efficient use of this land if the sites are suitable, access can be managed, and lot sizes can support onsite effluent and water management.

Some relevant planning principles to **protect agricultural resources and productivity** include, but are not limited to:

- a) Protect the 'Right to Farm' on all suitable agricultural land;
- b) Minimise fragmentation of larger holdings or lots that have greater agricultural potential;
- c) Try to avoid rezoning lots that are too small to provide significant LLR yield unless multiple smaller lots can be consolidated;
- d) Avoid better quality soils and land suitable for intensive agriculture;
- e) Avoid locating residential uses near rural industries, existing or potential intensive agricultural areas, or key infrastructure that supports agriculture (e.g. classified roads and rail);
- f) Consolidate large lot / rural residential areas or locate adjacent to urban residential areas to minimise the effective perimeter of residential land to adjacent agricultural land and potential for land use conflict and use LLR as a 'buffer' to adjacent rural uses;
- g) Try to get the greatest efficiency / yield out of existing or proposed large lot residential lands to minimise the consumption of rural land for this purpose;
- h) Provide buffers between sensitive residential uses and nearby agricultural and rural industrial activities (either using roads or vegetation or setbacks on the residential land) to minimise impacts and complaints;
- i) Control where dwellings are permitted on rural land and link these dwellings to the dominant agricultural use to minimise raising prices of agricultural land making it more difficult to consolidate viable farms;

6.5. Protecting Existing & Proposed Infrastructure – Inland Rail

Council has been working with the Federal Government's appointed consultants to progress the Inland Rail proposal that will connect Melbourne and Brisbane via Narromine. The Parkes to Narromine ('P2N') Environmental Impact Study (EIS) has been lodged with the NSW Government as a State Significant Infrastructure project.

This Strategy recognises that there are positive economic and transport benefits to be gained by the Inland Rail proposal but there is also potential to create land use conflicts with sensitive residential uses and impacts on rail alignment.

This Strategy seeks to avoid or minimise impacts on existing and proposed critical infrastructure including classified roads, existing rail corridors, and electricity infrastructure through appropriate buffers. Generally, sensitive land uses should not be increased near existing infrastructure or the proposed Inland Rail corridor.

However, this Strategy also wishes to clarify that future rail alignment in close proximity to Narromine and its existing large lot residential areas (and logical areas of proposed extension) is less desirable and that Inland Rail should not preclude development of the proposed areas set out in this Strategy.

In December 2017 the Narromine to Narrabri Options Report (November 2017) was released and this perhaps has the greatest potential for impact as it involves the creation of a new rail corridor that will resume private land along that corridor and will affect future zoning and use of that land.

It is important to note that this is an **Options Paper only** and subject to consultation and detailed design, however, it designates the 'preferred route' for the rail line (as shown in the figure below) to the south and east of Narromine (Option A) continuing up along Eumungerie Road. This differs from the original 2016 Concept Alignment to the west of Narromine via Burroway.

One impact of the preferred 'Option A' alignment is that it would pass directly through both the existing Zone R5 Villeneuve area (to the south of the Backwater Cowal) and then through the land recently rezoned to Zone R5 along Eumungerie Road, effectively precluding these areas from significant further large lot residential development. This further supports the discounting of these Zone R5 lands as the viability of future subdivision release is in question due to land use conflict (unless the route is changed). Future down-zoning of affected lands may be suitable once the final rail alignment is determined.

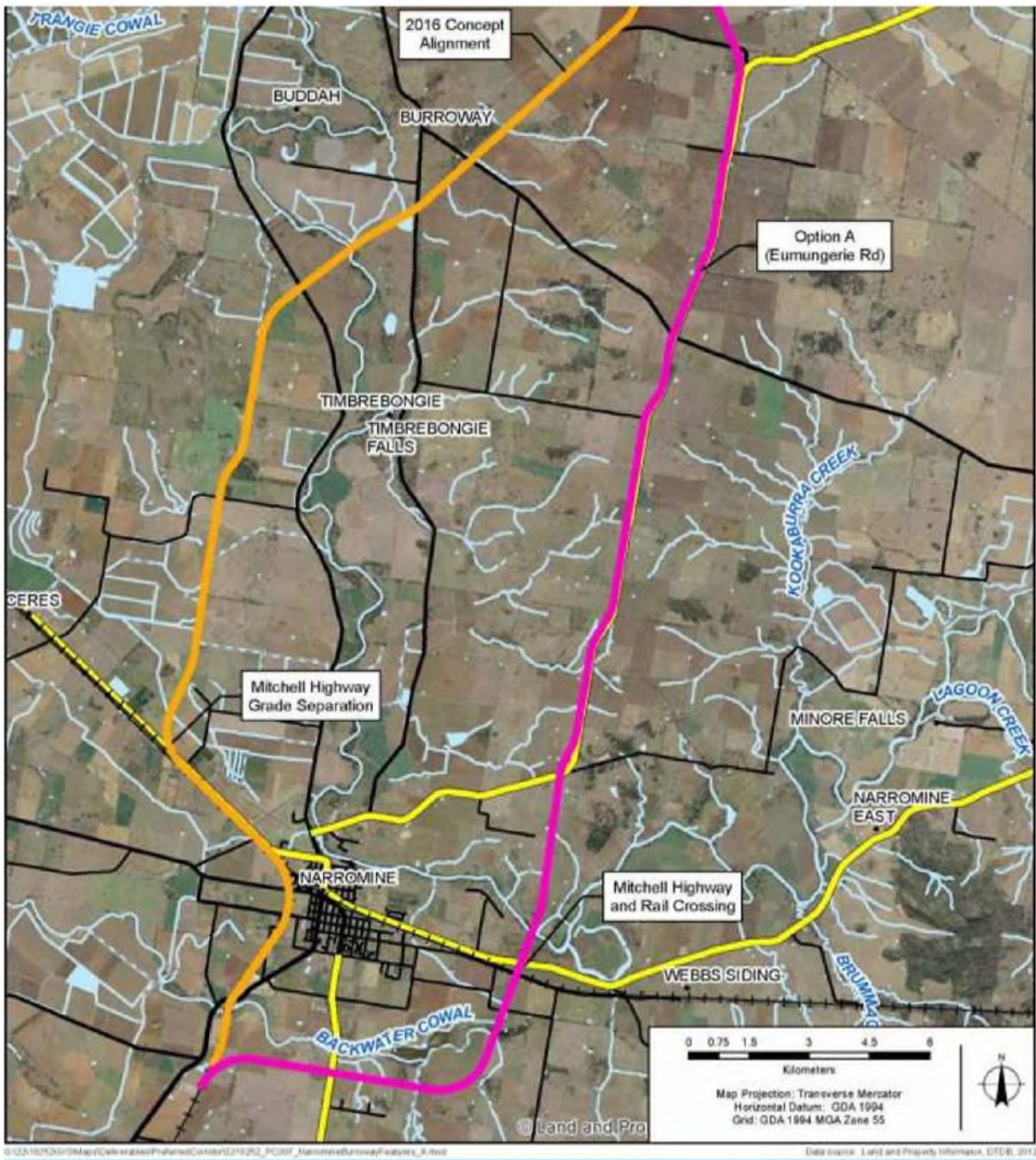


Figure 16: December 2017 Inland Rail Options Report – Potential Alignment around Narromine.

However, in early 2018 there were discussions with ARTC/Inland Rail suggesting the rail route may connect to the existing line further south near Narwonah Siding and pass near Pinedean Rd before turning north near Dappo Road re-joining the November 2017 alignment near Eumungerie Road (see Figure below).

**NARROMINE
 Overview**



0 1000 2000 m

March 2018

**Residential
 Strategy**

Legend

- Watercourse / Drain
- Flood Planning Area (LEP)
- Railway Corridor
- Inland Rail Option Dec 2017
- Inland Rail (2017) 1km Study Area
- Inland Rail (2017) 2km Study Area
- Inland Rail (2018) 1km Study Area
- Industrial Zone (LEP)
- Sensitive Use (non-ag.)
- Zone R1 Residential (LEP)
- Existing Zone R5 (LEP)
- Large Lot Res. Proposed (2018)

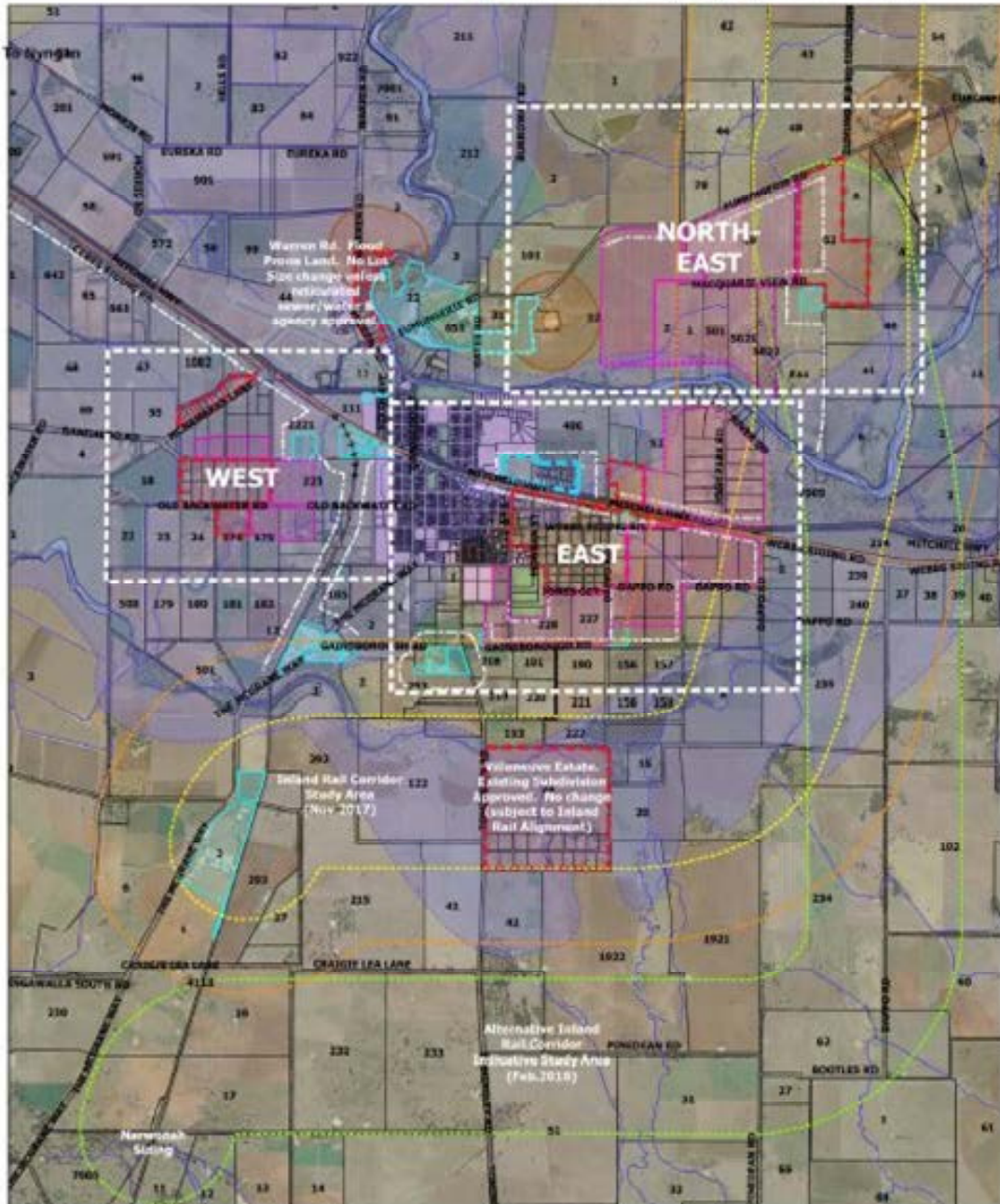


Figure 17: Strategy Overview with Possible Inland Rail Study Areas near Narromine (to be confirmed)

6.6. Protecting Growth of Other Land Uses– Avoiding Land Use Conflicts

Whilst agriculture is the key issue for large lot residential in rural areas, its proximity to urban areas and infrastructure can also impact on other essential land uses including industry and businesses and infrastructure.

Once residential uses are established, the owners (and their expectations about residential amenity) may change potentially resulting in complaints against these other land uses and their impact on residential amenity and perceived property values.

Appropriate buffers need to be applied not only to existing industries/business/infrastructure areas but also to future expansion/growth areas. The growth of these other land uses must be taken into account in any large lot residential strategy near urban centres or infrastructure.

This also applies to urban residential uses as there needs to be suitable land for urban residential to grow. If large lot residential has already created a 'rural character' and inefficient subdivision design then it is very difficult (without future planning/restrictions) to convert this pattern into a more intensive and efficient pattern that can be serviced appropriately.

Some relevant planning principles to **protect other land uses and infrastructure** include, but are not limited to, ensuring large lot residential growth areas:

- a) Favour locations that are least likely to generate land use conflicts taking into account potential growth of higher impact activities;
- b) Provide adequate separation distances between potential conflicting land uses and incorporate buffers in any residential land;
- c) Maximise safety of road and rail infrastructure by minimising new access points or crossings of key routes;
- d) Note the growth direction of other land uses and sometimes give them priority for efficient utilisation of land (particularly where there is limited suitable land for urban development).

6.7. Avoiding Natural Hazards - Flooding

6.7.1. Existing Flood Planning Area

Flooding is an important and sensitive issue in identifying suitable residential land, particularly around the Town of Narromine.

Historic evidence suggests the mapping in Council's GIS system reflects the flood planning area ('FPA') in the Local Environmental Plan and is loosely based on the 1955 flood which was most likely greater than a 1 in 100-year (or 1% AEP) flood but may approximate the 1%AEP plus 500mm freeboard (i.e. the Flood Planning Area).

There are concerns that this flood planning area is inaccurate in a few key areas – but it is beyond the scope of this study to determine those anomalies – so we must base our recommendations on the existing Flood Planning Area.

The alignment of the Flood Planning Area with more recent maps in Council's *Floodplain Risk Management Study & Plan* ('FRMS&P') is also a query as the FRMS&P map (below) has not specifically modelled flooding beyond the core Narromine urban area (particularly to the west and south of Narromine) so the level and hazard of flooding in these areas is only based on historical flood information of which there is contradictory information. However, there is anecdotal information that flooding to the south and west is still significant.

Therefore, our assumptions are based on the FPA / LEP Flood Map but may require more detailed flood studies outside this line as we have assumed the lands below the FPA are still flood affected in a 1% Annual Exceedance Probability ('AEP') flood event.

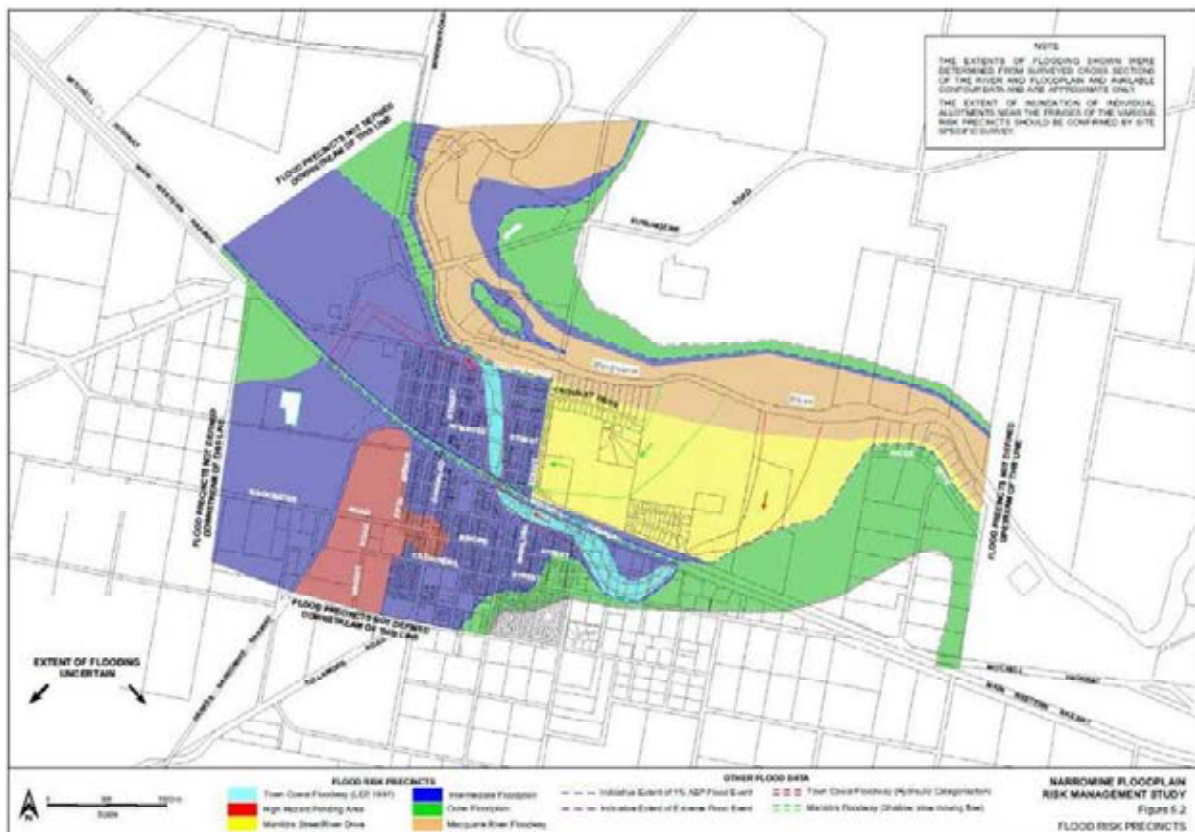


Figure 18: Floodplain Risk Management Study & Plan for Narromine (Prior to Levee Bank) - Source: Council's website.

6.7.2. Flood Levee Investigation Area Study

The current levee in Narromine does not offer the 1% Annual Exceedance Probability (AEP) level of protection that is required for residential development but Council is currently considering a levee upgrade.

In 2014, Council commissioned Lyall and Associates to conduct a Study on the possible location of an extended flood levee to protect the town of Narromine in a predicted flood event. The community was consulted as part of this Study process with multiple submissions received and feedback gained regarding the future location of such a levee.

The levee was proposed to be extended to the east and west of its current location at the northern boundary of the town along the river (exact boundaries to be determined). This Investigation Study and associated flood levels apparent from the 2010 flood are still being assessed by Council and the Floodplain Management Committee.

Some of the areas covered in this Flood Levee Investigation Study directly relate to land use planning recommendations in this review and as this levee study is not finalised, recommendations made in this review may have to be updated following any conflicting results adopted in the levee investigation study. It is not possible to finalise the 2014 Flood Study prior to finalising this 2018 Residential Strategy so some assumption need to be made.

The priority of this study was to increase flood protection to the urban areas of Narromine and narrow down potential routes for construction. However, if there is additional development outside these potential levee areas then it may be necessary to test whether the levees create additional flood risks for those areas by modifying flood behaviour and conveyance.

The mapping provided by Council (Lyll & Associates 20 November 2015) seems to only modify the flood affected areas resulting from mainstream flooding from the Macquarie River and does not identify changes to flooding along the Backwater Cowal so the extent of Cowal flooding also needs further review. The levee may (subject to further modelling) redirect more water along the Cowal as a 'release' mechanism and this may have similar or greater impacts on lands to the south, east and west of Narromine.

The **key assumption** made in this report is that where possible flood affected lands should either be avoided (especially high hazard areas) or have a lower priority for large lot residential uses assuming that other land outside the Flood Planning Area ('FPA') can be identified and nominated for this purpose.

This is distinctly different to the approach taken in the GHD2013 Study. However, if Council still wishes to consider lands in flood areas then (subject to other constraints) flood studies are likely to be required to support any rezoning until the key changes noted above are implemented and modelled accurately.

The only variation to this principle is in lands to the immediate west of Narromine where the 2009 Strategy identified some additional expansion areas for large lot residential and these were carried forward into the 2013 Strategy. There is a significant expectation that Council would be willing to accept a Planning Proposal in these previously identified areas, subject to addressing flooding. Once the levee bank is constructed it is expected flood risks may decrease.

This approach does not result just from a desire to simplify the assessment process for Council. It is based upon an assessment of the additional costs of flooding to large lot residential development and how that impacts on the development costs, and

investment returns, and ensuring Narromine LGA remains competitive if it is seeking to attract people to this housing type/market (see list of potential costs below).

Therefore, if land can be identified and nominated outside the Flood Planning Area the majority of these costs (see below) will be avoided or significantly reduced and this will hopefully speed up the development process, reduce risk for developers, reduce potential loads on emergency services in flood events, and make Narromine a more competitive location for large lot residential development, potentially attracting more people to the Shire.

Some potential costs of developing land in the Flood Planning Area may include (to be verified):

- a) Rezoning & development applications – cost of additional floods studies could range from \$5-20,000 and are usually payable by the applicant unless Council has conducted a detailed flood study (at the cost of the community);
- b) Peer review of applicant flood studies may increase assessment times and Council costs as they require specialised skills (un-costed);
- c) Site preparation, earthworks to increase ground levels, and/or alternative structural design (e.g. post and beam) may anecdotally result in a \$15,000-\$40,000 cost per dwelling/lot to developers;
- d) Infrastructure including on-site sewage management /electricity may need to be located above the 1% AEP flood level or protected against flooding (un-costed);
- e) Flood compatible building materials may be required for any dwellings below the 1% AEP flood level and for any ancillary buildings (un-costed);
- f) Additional certification & enforcement including checking levels and confirmation of levels, structures, and utilities - subject to Council conditions/controls (un-costed);
- g) Additional insurance costs increased by (anecdotally) \$3-6,000 per year (if insurance will be provided);
- h) Impacts on resale value (difficult to determine but likely to be substantial); and
- i) Potential impacts on adjacent and downstream properties from changes in flood conveyance that may result in additional mitigation or remediation works (un-costed).

6.8. Avoiding Natural Hazards - Bushfire

Bushfire is another natural hazard that should be avoided or minimised for proposed large lot residential areas. Bushfire risk is highlighted on the bushfire prone land map prepared by the Rural Fire Service ('RFS').

A preliminary review suggests that there are a number of potential errors on this map where bushfire prone land does not match significant vegetation. Based on RFS comments on a previously rezoned site (Lot 5122 DP1083390 Mitchell Highway,

Narromine) there is a probability that reflectance from green crops on the satellite image may be causing the RFS to highlight some areas as bushfire prone. This may explain why, for example, all of the land around Trangie is bushfire prone – but needs to be confirmed with the RFS and possibly on a site-by-site basis.

Therefore, the Bushfire Prone Land Maps should be retested, particularly in proposed large lot residential areas. However, there is also an increasing direction from RFS to consider a wider range of bushfire threats including grassland and crop fires that may add additional risk, particularly where large lot residential uses are located in close proximity to agricultural lands.

6.9. Protecting the Natural Environment

Any strategy should not only protect human land uses and activities but also the natural environment, particularly where environmentally sensitive areas such as biodiversity, watercourses, riparian corridors, wetlands or groundwater are involved. This is also covered by SEPP Rural Lands *Planning Principle 5 – Protection of Natural Resources*.

The aerial imagery combined with site visits provides a reasonable review of the extent of native vegetation cover. We have not assessed any known sites of threatened or endangered species or ecological communities but have assumed that these would be limited in areas of significant agricultural activity where native vegetation has been cleared. The vast majority of sites in and around Narromine and Trangie do not have extensive significant vegetation and are heavily adapted for agriculture and cleared for cultivation.

However, this issue becomes more important close to watercourses, roads and travelling stock reserves, and along property boundaries where significant vegetation is more likely. This is not a major constraint for most properties and can be dealt with by appropriate buffers/setbacks/lot sizes at the development application stage. However, significant ecological corridors should generally be avoided where possible and generally there should be an objective for 'no net loss of native vegetation' (requested by Office of Environment & Heritage).

Watercourses are important not just for protecting water quality/quantity but also establishing riparian corridors. As stated above, the flood or river plains also often provide high quality soils that are important to (intensive) agriculture. There is often a competing demand for residential uses along riverfronts due to the views and landscaped outlook of these locations. In addition to addressing flooding issues (see above), development near watercourses has a higher potential of removing or constraining the development of riparian corridors resulting in erosion and sedimentation of watercourses. Buffers in accordance with DPI Water policy should be adopted and this can make development of watercourse frontage lots less efficient.

The majority of areas around Narromine (except for parts of the north-east and outer western areas) are likely to have medium high to high groundwater sensitivity (see Figure below). As it is difficult to totally avoid these areas the best strategy is to try to adopt systems to protect groundwater. Department of Industry – Water has suggested that in these areas on-site effluent management may require use of aerated wastewater systems with secondary disposal areas and suitable buffers to any bores or sensitive watercourses.

Ideally, any urban residential uses (or large lot residential on smaller lots <1.5ha) should be serviced with reticulated water and sewer to avoid the need for bores in close proximity to on-site effluent management systems resulting in potential contamination of groundwater systems. However, this is highly unlikely for large lot residential for most of the areas considered. Instead, lot sizes need to be of sufficient size to allow for appropriate on-site sewage management and may also need to be sized to provide separation between bores and effluent disposal areas.

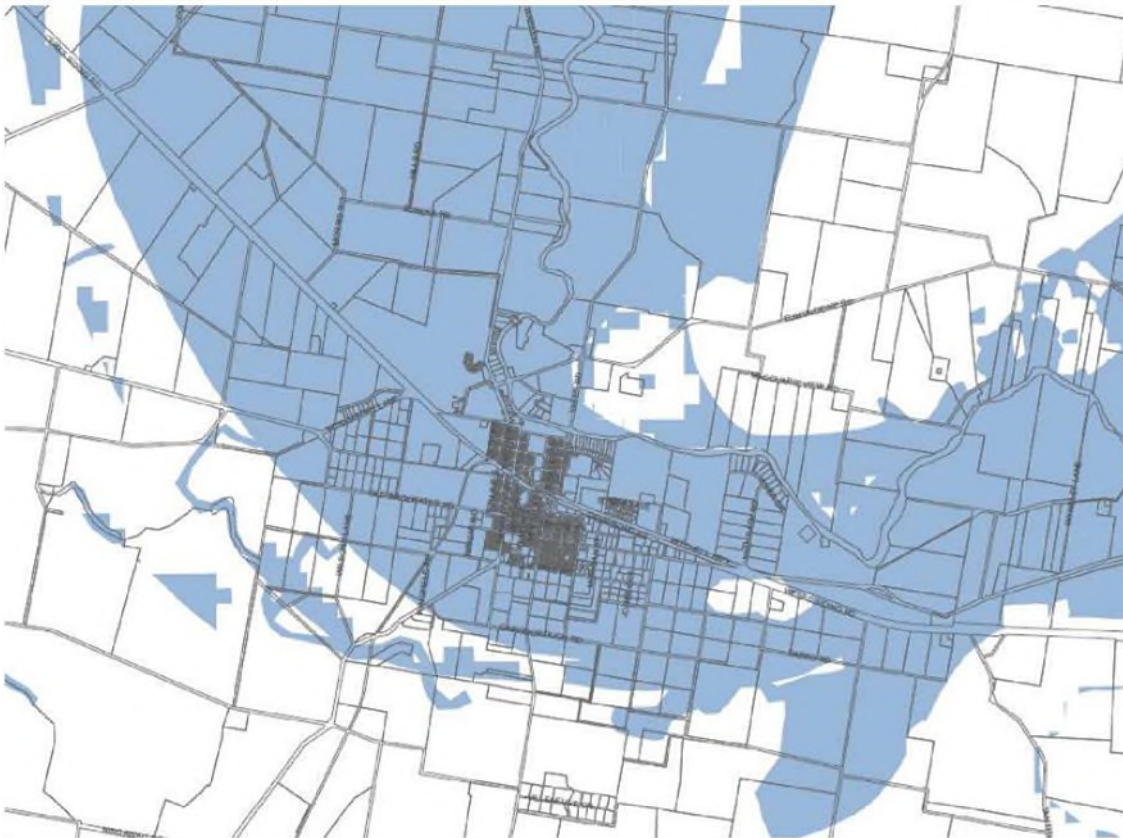


Figure 19: Groundwater Vulnerability Map GRV_004 for Town of Narromine (Source: Narromine LEP 2011).

6.10. Ensuring Equitable Access to Services/Employment

The GHD2013 Strategy refers to this in *Planning Principle 2 – Closer to Settlement*. The aim is to avoid car dependence and the need for long travel distances between residential areas and areas of services and employment. Whilst rural areas accept a degree of travel is a necessity, residential uses should not be so distant that they result in substantial extra private car trips, the need for additional cars and their

costs, and potential isolation of families and lower socio-economic groups who may not have sufficient access to private transport.

The rule of thumb applied in previous strategies (agreed here) is up to 10 kilometres from Narromine and 5km from Trangie or Tomingley. However, constraints such as flooding (Narromine) and mineral potential (Tomingley) may affect this distance.

6.11. Maximising Use of Existing Infrastructure/Utilities

6.11.1. Roads

The GHD2013 Strategy *Planning Principle 6 – Managing Rural Residential Demand* alludes to the additional demand that large lot residential places on infrastructure and utilities in a region and this is also covered in the SEPP Rural Lands *Planning Principle 7 – Services and infrastructure for rural housing*.

The cost of providing infrastructure to address Council's engineering requirements for subdivision, access and efficient layouts is one of the KEY constraints to development. We have NOT reviewed or commented on Council's engineering requirements but made several assumptions based on experience about the level of road and utility infrastructure.

Whilst developers may state that they do not require a high level of servicing to keep cost low – it often occurs that subsequent owners in the subdivision have higher demands for infrastructure or on-site systems become unsuitable and it falls to Council or other agencies to provide these services (sometimes at the owner's cost). These matters are best addressed at the rezoning stage to identify locations where costs of infrastructure can be minimised and at the subdivision stage to ensure all lots have suitable servicing.

It was identified above that proximity to settlements reduces the demand on private car movements and associated road impacts. A further road issue is ensuring that new subdivisions have an appropriately located access point to main roads with good sight-lines to minimise impacts on road safety, particularly along classified roads with heavy vehicles. Ideally a nominated site has access to a secondary road (other than a classified road) and the existing intersection with the classified/main road is safe.

As road construction costs (and intersection costs) are one of the largest percentages of the development cost and required up-front this can significantly affect feasibility. Where lots must access a classified road the yield either has to be sufficiently small that it does not trigger requirements for RMS intersection and road upgrades OR it must be sufficiently large to offset the costs of these upgrades. This is an up-front cost that is difficult to offset with current competitive land values for LLR in the region.

Where nominated lots have direct access to a sealed (non-classified) road this is ideal. Gravel roads are usually only designed for rural traffic volumes for a limited

number of dwellings. Dust and maintenance for increased traffic volumes usually requires significant road upgrades and we have assumed Council's Engineering requirements requires a sealed road when there is the potential for more than 2-3 additional dwellings and/or lots sizes are so small that only 10m setbacks to roads can be required.

Even then, future owners may request upgrades by Council and the road contributions rarely cover these upgrades. Where development lots have multiple road frontages and are not deep then limited or no new internal roads may be required (significant cost saving) as each lot can access the existing road assuming all driveways have good sight-lines.

6.11.2. Utilities

Extension of electricity & telecommunication networks is usually mandatory (though off-grid homes are a growing trend). Ideally nominated sites should have access to low voltage lines on the adjacent road frontage or nearby. This report has not consulted with energy / telecom authorities to determine the capacities of individual networks but this can usually be overcome with additional substations etc. at the developer's cost.

It is assumed in this report that the majority of sites would not warrant extension and connection of reticulated water & sewage to new subdivisions – particularly when proposed minimum lot size is 1.5-2ha - so on-site management is likely to be suitable (subject to site-specific effluent studies). However, this can be problematic in flood affected lands where standard septic systems with absorption trenches have potential to contaminate waters. This report does not go into detail on alternative systems in flood zones but assumes these would add extra cost to development.

It is assumed most properties would require rainwater tanks. However, if lifestyle lots have extensive gardens or stock then rainwater may be insufficient and bores may be required. This potentially causes conflicts between bores and on-site sewage systems and is a key reason that lot sizes below 1-2ha are difficult to achieve or gain approval for from NSW Government. It is acknowledged that historically lots have been subdivided in many LGAs down to as little as 1 acre (4000sqm). However, the cumulative impact of these on groundwater systems is less well known and usually not supported.

6.11.3. Reduced Lot Size for Serviced Lots

Another possibility put forward in this Strategy is that to maximise use of existing utilities and road infrastructure it may be suitable to reduce the minimum lot size ('MLS') of some existing large lot residential areas subject to those areas connecting to reticulated sewer and possibly water systems.

For example, the existing Zone R5 area to the east of Narromine (south of Webbs Siding Rd and east of Dappo Rd) has lot sizes ranging from 1.5ha to nearly 4ha but is immediately adjacent to reticulated water and sewer in the urban residential area.

If utilities were extended out into this area then a reduced MLS of 4,000 to 8,000m² per lot may be appropriate.

Council's engineers have clarified that there is sufficient existing capacity in Narromine's sewerage system (5000 Equivalent Person (EP) compared to Narromine's 3,528 people (urban locality) – not all of which are on reticulated sewer) to allow for significant new connections. The key issue for sewerage is the low-lying terrain resulting in the requirement for additional pumping stations or low-pressure systems to move waste back to the existing network (at developer's cost).

Water is a more complex issue because Narromine residents are noted as having higher than average water consumption practices, possibly associated with the maintenance of larger gardens. If water consumption could be reduced back to NSW averages then there is likely to be additional capacity to service large lot residential development if required. Council is also working on ways to improve capacity.

When looking for the most suitable land to develop for LLR it reduced costs if:

- a) The land is not far from existing settlements and there are good quality sealed connection roads;
- b) Secondary roads provide the primary access point for driveways to lots (not classified or main roads where possible);
- c) Multiple road frontages may minimise the need for significant internal roads for efficient subdivision;
- d) The intersections of access road to classified/main roads or driveways to any road provide good sight lines/traffic safety;
- e) There are connections to electricity and telecommunications in close proximity to land and sufficient capacity in those networks for growth;
- f) The geology is able to support on-site sewage management and there are sufficient buffers to watercourses and sensitive environmental areas.

6.12. Responding to Topography

Development should also respond to topography and seek to minimise cut and fill by using flatter land and avoiding rocky outcrops.

This is less of an issue in Narromine Shire as most land is relatively flat close to the settlements. However, often the flatter land is more suited to agriculture and the ideal location for large lot residential is on the hillsides outside the flood zone where views are maximised. For example, this may benefit locations such as north-east Narromine south of the Eumungerie Road where there are views back to the Sappa Bulga ranges and the slight increase in slope is a benefit rather than a major development cost.

6.13. Sustainability

The GHD2013 Strategy refers to this in *Planning Principle 1 – Sustainability*. This is also set out in SEPP Rural Lands *Planning Principle 1 – Sustainability* and *Planning Principle 4 – Balancing social, economic and environmental interests*.

This principle effectively takes into account all of the above issues and seeks to demonstrate that the preferred outcomes in the land use strategy or development assessment will balance social, economic, and environmental issues in decision-making to produce a solution that will produce not just short-term gains but long-term benefits for the Shire.

Land uses and their viability need to be robust enough to adapt to and cope with a range of economic, environmental, climate and/or market changes. If land uses need a lot of assistance / variation to fundamental controls to make them viable then their sustainability may need to be reconsidered.

6.14. Aboriginal Heritage

It has not been possible during the creation of this Strategy to review the Aboriginal heritage potential for all recommended areas for residential expansion. However, it is a key principle of this Strategy that were sites of Aboriginal cultural heritage value are identified that these should be avoided (where possible) or impacts mitigated/minimised.

Most of the sites recommended are already used for extensive agriculture, have limited vegetation, are heavily modified, and are generally located away from major watercourses (except Warren Rd and the lower parts of the Narromine northeast area). In general, this suggests these areas would have lower cultural heritage potential. However, further studies may need to be undertaken as part of any rezoning or development proposal.

7. Recommended Extensions of Zone R1 General Residential

7.1. Urban /Large Lot Residential Interface

One of the principles for Large Lot Residential, particularly when it is located adjacent to urban residential areas, is to accommodate future growth in that urban residential area.

Whilst this is not a complete urban residential strategy it is appropriate to make recommendations for urban residential growth where it may affect existing or future Zone R5 areas. There are two areas where this is proposed:

- a) South and East of the Town of Narromine;
- b) South of Trangie.

This is broadly consistent with the previously adopted and endorsed recommendations in 2009 Strategy regarding expansion of urban residential land into Morgan Road so a full supply/demand study is not believed to be warranted.

The nominated lands have limited constraints, are outside the flood planning areas (where relevant) and are adjacent to existing urban residential areas with existing sewer and water services in close proximity or in adjacent streets. Therefore, this is a logical extension of the urban residential area with limited additional demand on existing infrastructure.

7.2. Webbs Siding Road, Narromine

The map above shows existing large lot residential land on Webbs Siding Road, Narromine which is recommended to be re-zoned from Zone R5 Large Lot Residential to Zone R1 General Residential. This area is similar to the area identified in the 2009 Strategy but slightly modified.

This will produce an additional eight to ten allotments based on average lot sizes in the area between 2000m² and 4000m². A minimum lot size of 800m², in accordance with Narromine's current LEP minimum sizes, will permit smaller lots in this area if servicing is achievable.

It should be noted in this area that the town cowl floodway traverses some lots and this is to be avoided for future up-zoning recommendations. The R5 areas above earmarked to be up-zoned are on the majority, flood free.

Recommendations:

- *That Council review the servicing requirements of the lands between A'Beckett St and Morgan St (currently R5 zoned land) with a view to rezoning to General Residential R1.*

- Alternatively, if the above action proves cost prohibitive or unlikely to proceed at this time, that Council amend the minimum lot size of the R5 zoned land mentioned above from 3.5 hectares to 1.5-2ha (without reticulated water or sewer required) or 2,000m² (with reticulated water or sewer)



Figure 20: Proposed Expansion of Zone R1 east of A'Beckett St and along Webbs Siding Rd (Source: © The State of New South Wales (Department of Lands) 2008, © Narromine Shire Council)

7.3. Trangie

In order to ensure that there is sufficient growth potential for the urban residential area it is also recommended that Zone R1 General Residential is extended south of Burroway St / Nicholas Street to incorporate part of the vacant land between Trangie Dandaloo Road and Campbell St. We note that the owner of this land is not interested at this current time in the land being developed but this may change in time. The land is immediately adjacent to existing sewer and water services and in reasonable proximity to the Trangie business centre and other services and recreation areas. For these reasons, it would be ideal if urban residential growth could extend in this area at some stage in the future. Council will not rezone this land without owner's consent (Note: The recommendations below are for the remainder of the vacant lot to be included in Zone R5).

Narromine Shire Residential (& Large Lot Residential) Strategy 2018

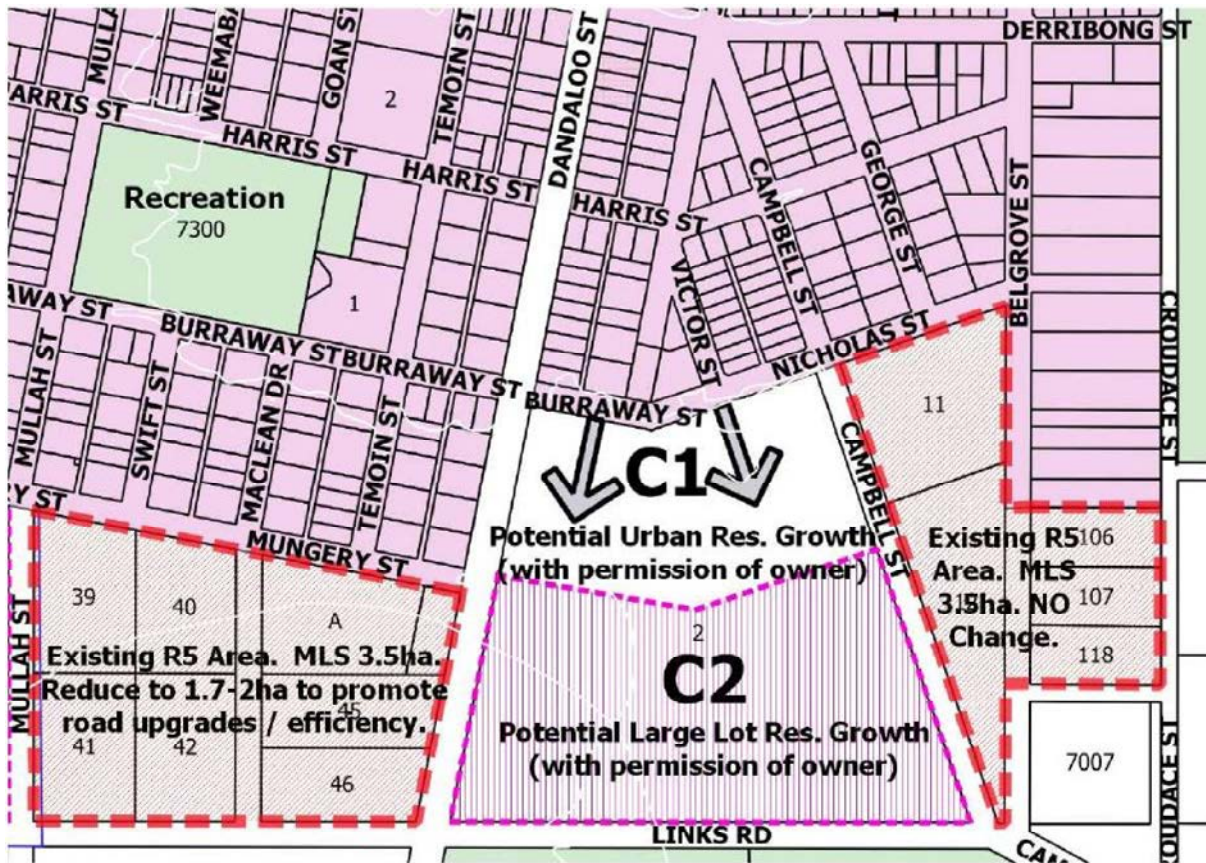


Figure 21: Excerpt from Trangie Strategy Maps showing potential future urban residential growth area (marked as C1) south of Burraway St/Nicholas St (subject to owner consent).

8. Existing Zone R5 Areas – Review of Existing Supply (2017)

This section seeks to review the existing Zone R5 areas (with a focus in and around the Town of Narromine) to determine the existing and potential supply of new lots / dwellings in these areas.

8.1. South East Narromine (Webbs Siding Rd / Dappo Rd)

- 1) **Location:** The south-east Narromine existing Zone R5 area extends east of A'Beckett St, south (in part) to Jones Circuit) but predominantly along Webbs Siding Rd to Dappo Road, and north to the railway line.
- 2) **Existing Area:** Approximately 197 ha (including roads – total Zone R5 area).
- 3) **Roads:** Webbs Siding Road, Dappo Road, Minore Street, and Jones Circuit are sealed. Some other roads are not sealed and may need to be upgraded for additional subdivision.
- 4) **Existing Minimum Lot Size (MLS):** 3.5ha for all except the two lots east and north of Dappo Road and south of Webbs Siding Road which are 5ha.
- 5) **Existing Lot Size(s):** Smallest lots are small remnant parcels less than 2000m². Majority are in the order of 1.2 to 1.7ha. Small number of lots 2-4ha. Two large lots are 8.8ha at eastern boundary. Therefore, the vast majority of lots are significantly **below** the existing MLS.
- 6) **Dwelling(s):** Most lots were created prior to the introduction of the 2011 LEP and therefore have a dwelling potential regardless of MLS. The majority of lots have an existing dwelling (see vacant lots below).
- 7) **Flooding (Excluded Areas):** Flooding north of Webbs Siding Road and east of George Street. Some of these lots have dwellings but the majority are vacant (most likely due to flood risk). For the purposes of this study it is suggested that there is NO additional subdivision/dwelling potential for this area (though this does not preclude owners from making an application).
- 8) **Changes in Zoning in this Strategy (Excluded Areas):** Lots between A'Beckett St and Morgan St and between Minore St and south of Webbs Siding Road are proposed to be rezoned to Zone R1 General Residential and are not included in this supply/demand calculation. Some lots are already subdivided to 'urban' sized lots.
- 9) **Vacant Lot(s):** Ignoring the 'Excluded Areas' above, there are only nine (9) vacant lots of less than 3.5ha (the MLS) and one large lot (8.8ha) that is vacant. Several of the vacant lots are held in a different ownership to the adjacent land owners suggesting that these lots may have been purchased for future dwellings are less likely to be available for sale to new owners (except for normal turnover).
- 10) **Approved Unregistered Subdivisions:** There are approved subdivisions on four (4) lots that are yet to be registered (so they don't currently show on the cadastre/maps). It is assumed that these lots will be registered and the vacant land sold for development so these additional lots have been added:
 - a) **DA47/2012** – 126 Webb Siding Rd – 2 lot subdivision;
 - b) **DA37/2012** – 127 Webb Siding Rd – 3 lot subdivision;

- c) **DA116/2011** – 160 Webb Siding Rd – 4 lot subdivision; and
- d) **DA35/2012** – 39 Jones Circuit – 2 lot subdivision.

11) Further Subdivision Potential (Existing MLS): At the current MLS of 3.5/5ha there is NO additional subdivision potential in the SE Area (without amalgamation of lots held by different owners and re-subdivision – lower probability).

12) Recommended MLS: It is suggested that a reduction in MLS could be considered for the area outside any flood planning area (as updated). This could be as low as 1.5ha (lots west of the north-south Dappo Road) and 1.5-2ha (east of the north-south Dappo Road – 2 lots only). The reasons are as follows:

- a) The land is already in Zone R5 Large Lot Residential so this recommendation merely concerns density of dwellings and does not take up any additional Zone RU1 land. Instead, it seeks to create more efficient use of existing land to reduce impacts on agricultural lands and better use existing infrastructure (roads & utilities);
- b) The proposed reduced MLS area is outside the flood zone and generally away from the rail corridor so it is relatively unconstrained;
- c) The historic and existing pattern of lots size is predominantly 1.2-1.5ha;
- d) There is little evidence that on-site effluent systems have failed at this lower lot size in this area yet the lot sizes are of sufficient size to allow on-site effluent reports to address proximity to any bores;
- e) Some of the larger lots have frontage to gravel or unformed roads. In order to support road upgrades there needs to be sufficient yield to offset the road upgrade / contribution costs;
- f) There appears to have been good demand for this smaller lots size evidenced by the take-up and construction of dwellings on this lot size;
- g) This lot size is purely for 'lifestyle' purposes and does not have a large area of 'residual' rural land or land that requires significant maintenance/up-keep or grazing animals.

13) Further Subdivision Potential (Proposed MLS): If the proposed/recommend MLS is applied then there is some limited further subdivision potential (outside the Excluded Areas) of:

- a) Up to eight (8) new lots in the 1.5ha area;
- b) Up to seven (7) new lots in the 1.5-2ha area.

14) Summary Table for South – East Narromine Zone R5 Existing:

No of Lots	~88
No of 'Excluded Area' Lots	~26
Lots outside 'Excluded Area'	~62
Dwellings	~49 outside excluded area / ~9 inside area
Vacant Lots outside 'Excluded Areas'	~13
Additional Lot Potential (Proposed 1ha area west of Dappo Rd north-south alignment)	~5
Additional Lot Potential (Proposed 2ha area east of Dappo Rd north-south alignment)	~7

8.2. East Narromine (Mitchell Highway)

- 1) **Location:** There is one (1) lot of land that is east of Narromine but north of the Mitchell Highway that has recently been rezoned (Lot 5122).
- 2) **Existing Area:** Approximately 21.16 ha (excluding roads – total Zone R5 area).
- 3) **Roads:** The lot has frontage to the Mitchell Highway only (which is a significant constraint as this is a major classified road and the RMS will need to approve any access requirements and these are likely to add significant expense).
- 4) **Existing Minimum Lot Size (MLS):** 5ha.
- 5) **Existing Lot Size(s):** There is only one (1) lot at this time ~21ha. However, there is an existing four (4) lot subdivision that is approved but is yet to be registered/constructed.
- 6) **Dwelling(s) / Vacant Lots:** There appears to be two (2) existing dwellings on the lot at this time. Once the four (4) lot subdivision is registered it is assumed there will be 2-3 vacant lots (depending on alignment of existing dwellings).
- 7) **Flooding (Excluded Areas):** The north-west corner of this lot is below the Flood Planning Level affecting approximately 1/3rd of the land but unlikely to affect dwelling yield at the 5ha MLS.
- 8) **Further Subdivision Potential (Existing MLS):** At the current MLS of 5ha there is the potential to achieve a maximum of four (4) lots (as approved).
- 9) **Further Subdivision Potential (Recommended MLS):** This land could be considered for a reduction in MLS to 2ha to improve the viability of the subdivision and support any works needed to create safe access from the Mitchell Highway. This could produce approximately 7-8 lots using 75% of the land after road access. (See Strategy Map for Narromine East for potential to extend zoning to adjacent lands for a more efficient outcome).
- 10) **Conclusion:** Whilst there are four (4) approved lots (existing MLS) or up to 8 lots (potential 2ha MLS), there are a number of hurdles to developing this area and it will only provide a limited supply. As it has been recently rezoned it is assumed this will be developed subject to addressing access issues.

8.3. Warren Road, Narromine

The Warren Road large lot residential area is located to the north of the Narromine township and follows the Macquarie River towards the town of Warren with all lots having direct frontage to the river to the east and the Warren Road to the west.

The early 1980's saw Council at the time approve a subdivision of lots along this road for large lot residential development with the minimum lot size of 4000m² adopted for lots able to connect to water and sewerage services and 1.5 ha if serviced on-site with rainwater tanks and septic tanks.

The subdivision pattern along this road is varied in lot size. Most of the lots towards the centre of this area are already approximately 4,000m² in area with no additional subdivision potential (without reticulated sewer/water). There are four (4) larger lots (approximately 1-2.4ha) at the northern end but these are close to an existing quarry. There are five (5) larger lots (approximately 1.5-2ha) at the southern end.

Some residents from Warren Road have requested Council change the minimum lot size in their area from 3.5ha to 4000m² to allow existing (larger >1ha) lots to be subdivided approximately in half and retain a dwelling (mostly) at the rear (riverfront) with an excised vacant lot facing the Warren Road.

This is considered to be worthy of further investigation as an efficient use of existing zoned land providing the lots can be adequately serviced (reticulated sewer and water) and aesthetics are maintained on what is a currently a very attractive northern approach to the town.

The Department of Industry has highlighted in their submission their concerns about impacts on environmentally sensitive features, particularly the Macquarie River and the need for appropriate buffers for on-site effluent management. Additional on-site effluent systems are unlikely to be supported with this proximity to the river and ideally the existing systems would be replaced with reticulated sewer connections.

Associated with this is the opinion of Warren Road residents as they have all bought into an area with an idea of who their neighbours are and what the established subdivision pattern is like. If this is to change, all of the current owners would need to be consulted and their opinions taken into account.

It is prudent at this point to acknowledge the location of the Macquarie River to the east of the Warren Road subdivision and associated flood impacts of any new development in this location. Levee investigation studies and potential designs were conducted by Lyall and Associates and SMEC; being engineering firms engaged by Council for the purpose of this work. Their investigations included a number of levee location options including to the east of the existing Warren Road houses and to the west of existing Warren Road houses.

Council is yet to make a decision regarding a flood levee in this area, however it can be assumed that in a least-protected scenario, any new houses in the Warren Road R5 zone are unlikely to be protected from the 1% AEP flood. As such, any new dwellings in this area would need to comply with Council's Flood Policy for Development in Urban Floodplains 2011 and would necessitate houses being constructed to the flood planning level.

Consistent with the principles of this Strategy flood prone lands are not preferred for additional dwelling density or development compared to flood-free lands. However, as this is an existing area with an existing pattern of smaller lots the individual land owners can put forward a Planning Proposal for consideration.

It is important to note that the NSW Government may not support such a Planning Proposal because of the proximity to the Macquarie River, flood status, impact on riparian corridors, lack of adequate buffers

1) Location: There is a Zone R5 area located on Warren Road, just north of Eumungerie Road opposite the aerodrome.

- 2) Existing Area:** Approximately 20.5 ha (excluding roads – total Zone R5 area).
- 3) Roads:** The lots have frontage to Warren Road (with one lot also fronting Eumungerie Road). The rear of all lots also front the river.
- 4) Existing Minimum Lot Size (MLS):** 3.5ha.
- 5) Existing Lot Size(s):** Lot sizes range from just larger than 1 acre (4000m²) through the middle lots to 1.5-2.2ha to the south and north.
- 6) Dwelling(s) / Vacant Lots:** There are dwellings on all but two lots, one of which is for an irrigation authority and the other is adjacent to land held by the same owner with a dwelling. Therefore, this area is effectively fully developed under the current MLS.
- 7) Flooding (Excluded Areas):** The entire area is regarded as flood prone land (subject to current studies). Council is currently considering the potential for a levee bank, the exact route of which is yet to be decided but is likely to result in these lands being outside the levee which may affect additional subdivision and development potential of these lands.
- 8) Quarry:** There is a private quarry to the north of the Zone R5 area. The buffer for this quarry would extend over the vacant lot on the northern boundary of the Zone R5 area and whilst it does not preclude development of this lot, it suggests this lot can be discounted from the supply calculation growth to the north may be restricted.
- 9) Further Subdivision Potential (Existing MLS):** At the current MLS of 3.5ha there is NO potential for further subdivision as most of the lots are well below this size.
- 10) Possible Change of MLS:** Due to the flood conditions, the current lack of water and sewer connection, and the proximity to the river, smaller lot sizes are less likely to support on-site effluent management systems. This area should only have a reduced MLS if lots are connected to reticulated water and sewer, in which case the MLS could be reduced to 4,000m². This may require an amendment to the LEP clause to allow a differential MLS based on sewer/water connection. Sewer and water are connected in the Sky Park area on the western side of Warren Road so this may be feasible.
- 11) Additional Recommendations:**
 - a) *Setbacks of dwellings from the western property boundaries of the Warren Road R5 lots are to be at least 10 metres;*
 - b) *Side setbacks of dwellings are to be at least 5 metres from property boundaries;*
 - c) *New vacant lots are to be connected to reticulated water and sewerage services at the applicant's cost;*
 - d) *The use of 'colorbond' or opaque panel fencing is prohibited for flood water escape and aesthetic reasons;*
 - e) *A minimum lot size of 4,000m² (when connected to reticulated sewer and water) is recommended – Alternatively without reticulated services the existing 3.5ha MLS should be retained.*

12) Summary Table for Warren Road Narromine Zone R5 Existing:

No of Lots (both Areas 1 & 2)	20
No of 'Excluded Area' Lots	Entire area flood prone / adjacent to river / 1 affected by quarry / 1 is part of irrigation system
Dwellings	18
Vacant Lots outside 'Excluded Area'	None
Additional Lot Potential (No MLS change)	None / Limited

13) Conclusion: Under the current MLS there is no subdivision potential and there is only potential for one more dwelling on a vacant lot (affected by private quarry). Further subdivision is only recommended if lots are connected to reticulated water and sewer and other constraints are addressed. These recommendations fit with Council's original intent for this large lot residential area, acknowledge the presence of an adjoining major waterway and floodway and respect the existing low-density built environment.

8.4. West Narromine

1) Location: The west Narromine existing Zone R5 area(s) are broken into three areas:

- a) Area 1 – north of McNamara's Lane;
- b) Area 2 – between Dandaloo Road and Old Backwater Road;
- c) Area 3 – recently rezoned land south of Old Backwater Road.

2) Existing Area: excluding roads – total Zone R5 area ~115ha consisting of:

- a) Area 1 – 20.5ha;
- b) Area 2 – 79.8ha;
- c) Area 3 ~14-15ha.

3) Roads: All of the adjacent roads are sealed and reasonable quality.

4) Existing Minimum Lot Size (MLS): 3.5ha.

5) Existing Lot Size(s):

- a) Area 1 –lots from 1-1.1ha (7) / 3ha (1) / and 5.53-5.78ha (2) – Total 10 lots;
- b) Area 2 –lots from 1.94-2.1 (4) / 4.04-4.71ha (12) / and 8.9ha (1) – Total 17 lots;
- c) Area 3 – is a single lot currently but proposed to have 3 * 3.5ha lots.

6) Dwelling(s) / Vacant Land:

- a) Area 1 – 5 dwellings / 5 vacant lots (Total 10 lots);
- b) Area 2 – 16 dwellings / 1 vacant lots (Total 17 lots);
- c) Area 3 – 1 dwelling / 2 vacant lots (once registered) (Total 3 lots).

7) Flooding (Excluded Areas): The entire area is below the Flood Planning Level and is affected by flooding from the Backwater and Town Cowals. Most dwellings build up above surrounding levels to address flood issues. Therefore, we suggest there is limited further subdivision potential on these existing lots. Additional dwellings may be applied for on vacant lots.

8) Changes in Zoning in this Strategy (Excluded Areas): None proposed in this Strategy to existing Zone R5 area.

9) Further Dwelling Potential / Ownership Pattern:

- a) In Area 1 two vacant lots are held in separate ownership to surrounding land so it assumed they will be developed at some stage. In Area 1 only 3 vacant lots are associated with an adjacent land containing a dwelling – so these may not be developed.
- b) In Area 2 there is only 1 remaining vacant lot and it is in the same ownership as the adjacent land with a dwelling so it may not be developed.
- c) In Area 3 there are two vacant lots (once subdivision registered) and it is expected these will be placed on the market.

10) Further Subdivision Potential (Existing MLS): At the current MLS of 3.5ha there is only 1 lot with subdivision potential in Area 2 with the potential for 1 additional lot but this could be discounted due to flooding. Area 3 subdivision is already included above.

11) Recommended MLS: It is suggested whilst flooding is a critical issue for this area that the MLS is not reduced.

12) Summary Table for North-West Narromine Zone R5 Existing:

No of Lots (Areas 1, 2 & 3)	30
No of 'Excluded Area' Lots	Entire area flood prone so for the purposes of this study they are 'Excluded Area' except for Area 3 which is recently subdivided.
Dwellings	22
Vacant Lots outside Excluded Area	9 (4 of 6 are owned by adjacent owners and may not be developed in short term). All are flood prone so there are only 3 vacant lots (Area 3) not in 'Excluded Area'.
Additional Lot Potential (No MLS change)	+6 dwellings
Additional Lot Potential (MLS change)	No recommended change to MLS in flood area at this time.

13) Conclusion: There is no additional subdivision potential and only very limited new dwelling potential in the existing Zone R5 land in north-west Narromine. Of the 9 vacant lots, only the 3 vacant lots in Area 3 are likely to be available on the market in the short term.

8.5. North-East Narromine (Eumungerie Road)

- 1) Location:** There is one (1) lot of land that is north-east of Narromine on the Eumungerie Road (also frontage to Macquarie View Road, near Euromedah Road) that has recently been rezoned (Lot 52).
- 2) Existing Area:** Approximately 123 ha (excluding roads – total Zone R5 area).
- 3) Roads:** The lot has frontage to Eumungerie Road and Macquarie View Road.
- 4) Existing Minimum Lot Size (MLS):** 5ha.
- 5) Existing Lot Size(s):** There is only one (1) lot at this time ~123ha.
- 6) Dwelling(s) / Vacant Lots:** There is no existing dwelling on the lot at this time.
- 7) Flooding (Excluded Areas):** The area is considered to be above the Flood Planning Level (unaffected).

- 8) Inland Rail:** As of December 2017, the most likely (preferred) Inland Rail route is likely to pass along the eastern half of Lot 52 (subject to final design) in order to then align with the eastern side of Eumungerie Road heading north. The lot owner has verbally expressed that the loss of amenity and loss of yield may not make this subdivision worthwhile and Council would agree that it would be less desirable for large lot residential use but with buffers of up to 60-80m from the rail line there may be some subdivision potential (subject to final rail alignment, market suitability and cost).
- 9) Changes in Zoning in this Strategy (Excluded Areas):** Recently rezoned to Zone R5. No change recommended until the Inland Rail route impacts are resolved.
- 10) Further Subdivision Potential (Existing MLS):** For the above reason(s), we are effectively excluding this area from subdivision potential and supply until the outcomes of the Inland Rail route are finalised and impacts better understood. The zoning will remain on the land until this is resolved.
- 11) Conclusion:** This land must now be discounted from the supply calculation. No new lots/dwellings are likely in the short to medium term.

8.6. Villeneuve Drive, South Narromine

- 1) Location:** This Zone R5 area is located south of Narromine off the Tomingley Road on Villeneuve Drive.
- 2) Existing Area:** Approximately 255 ha (including internal roads – total Zone R5 area).
- 3) Roads:** Villeneuve Drive provides a sealed access road to all lots off Tomingley Road with a couple of stub roads providing access to future subdivision areas to avoid new access to the classified road.
- 4) Existing Minimum Lot Size (MLS):** 3.5ha.
- 5) Subdivision Approval:** There was an original subdivision approval in 1997 that was modified by DA30/1997 and approved in 1998 for a 43-lot subdivision. Of that 43-lot subdivision, only 19 small lots have been registered as of 2017 and these are located to the south of the original lot, furthest from the Backwater Cowal.
- 6) Existing Lot Size(s):** The 19 smaller lots range from 3.25ha to 6.98ha with the majority either 3.25ha or 4ha. There is a large remnant parcel in the north that is yet to have a registered subdivision pattern but most of this has a subdivision approval. Whilst the remaining (unregistered) lots are in the range of 4-8ha, it is expected that closer to the Backwater Cowal that some lots may need to be consolidated to manage flooding and drainage resulting in a total lot potential of approximately 34 lots (an additional ~15 lots instead of 26 approved lots).
- 7) Dwelling(s) / Vacant Lots:** There are dwellings on 18 of the 19 small lots and only one (1) lot vacant. There is also a dwelling on the large remnant parcel. Total 19 dwellings and one (1) vacant lot on the 20 registered lots. The vacant lot is not held in the same ownership as the adjacent lots so it is a reasonable assumption that this lot will be developed so it does not assist future demand for new lots.
- 8) Flooding (Excluded Areas):** The entire area is below the Flood Planning Level and is affected by the Backwater Cowal. However, as it has an existing subdivision

approval the further registration of lots is possible. Most dwellings build up above surrounding levels to address flood issues.

9) Inland Rail: As of December 2017, the most likely (preferred) Inland Rail route is likely to pass through the remnant large parcel of this land (though 2018 discussions suggest it may be moved further south / subject to final design). If the line passed through this lot then further subdivision is unlikely to be worthwhile and it is agreed that it would be less desirable for large lot residential use.

10) Changes in Zoning in this Strategy (Excluded Areas): No change until the Inland Rail route impacts are resolved.

11) Further Subdivision Potential (Existing MLS): For the above reason(s), we are effectively excluding this area from subdivision potential and supply until the outcomes of the Inland Rail route are finalised and impacts better understood. The zoning will remain on the land until this is resolved.

12) Summary Table for Villeneuve Drive, South Narromine Zone R5 Existing:

No of Lots (both Areas 1 & 2)	20 (but an additional 24 approved – 15 likely)
No of 'Excluded Area' Lots	Entire area flood prone and remnant land now affected by Inland Rail so no further subdivision likely until resolved.
Dwellings	19
Vacant Lots outside 'Excluded Area'	1 (but held by separate owner, not adjacent owners – so not expected to be available) so NO vacant lots outside 'Excluded Area'.
Additional Lot Potential (No MLS change)	None until Inland Rail resolved.

13) Conclusion: This land must now be discounted from the supply calculation until the Inland Rail route is resolved. The additional 15 lots would be significant affected by the Inland Rail route. No new lots/dwellings are likely in the short to medium term, and there is only one (1) vacant lot (held in a separate ownership) available.

8.7. Existing Zone R5 Areas – Total Supply Narromine

Based on the above summary, there is very limited additional subdivision potential and/or new dwelling potential in the existing Zone R5 areas around Narromine.

Summary Table for ALL Zone R5 Existing:

No of Lots	~160 (Villeneuve Drive has additional 15-24 approved)
No of 'Excluded Area' Lots	All Narromine South - Villeneuve Drive All Narromine North-East - Eumungerie Road All Narromine West (except Area 3 recently subdivided) 1 remaining lot Warren Road (quarry adjacent) ~26 lots in south-east flood prone
Dwellings	~118
Vacant Lots outside Excluded Areas	~17
Additional Lot Potential (No MLS change)	3-4 (East Narromine – Mitchell Highway only – subject to access)
Additional Lot Potential (Recommended MLS change)	~20 lots (excluding Warren Rd that would require reticulated water/sewer and neighbour consultation - limited additional potential).

8.8. Trangie

Trangie has two (2) areas of R5 zoned land fronting:

- a) Belgrove Street and Campbell Street (south-east); and
- b) Mungery Street and the Trangie-Dandaloo Road (south-west).

The minimum lot size in Trangie's R5 zones is currently 3.5 hectares which is larger than the majority of existing lots in this zone. There are currently 13 lots in this zone ranging from as small as nearly 1 acre (4,375m²) up to approximately 3ha. There are approximately eight (8) owners and the equivalent number of dwellings leaving a limited number of vacant lots that are generally constrained by access.

It is proposed to change the minimum lot size (MLS) from 3.5 hectares to 1 to 1.5 hectares (unserviced) to reflect the existing lot pattern and allow limited re-subdivision where adequate area for on-site sewerage disposal is available and all other development controls can be met.

This change will allow more efficient use of R5 zoned land and will permit subdivisions akin to what was originally intended for Trangie under prior LEPs. It will also increase the viability of new/upgraded road connections necessary to support the use of this land. The map below shows the locations of these R5 zones in Trangie.

This does not significantly add to the supply of large lot residential land in Trangie as this land was initially considered able to be developed. As the R5 zone has no minimum lot size for the erection of a dwelling under the Narromine LEP, any of the existing lots below 3.5ha would have been capable of applying to support a dwelling. The reduction in MLS to 1ha may increase supply by 7-8 lots (subject to access).



Figure 22: Map showing existing Zone R5 land in and around Trangie suggested for reduced MLS.

9. Existing Zone R5 Areas – Review of Historical Demand

The above section reviewed the EXISTING Zone R5 areas in and around Narromine (in 2017) and determined that there is limited potential supply under the existing Minimum Lot Size planning controls. This section seeks to review the historic demand for large lot residential land to determine what additional supply may be required.

It must be noted that largely this Strategy relies on (and replicates) the findings of the approved/ endorsed 2013 Strategy in relation to demand. Some updated development information since the 2013 Strategy has been provided.

9.1. Historic Subdivisions

The 2013 Strategy (see above) found that from 2003 to 2011 there were 5 lots per year approved in large lot areas. From 1/7/2014 to November 2017 there were only two subdivision approvals as follows producing a total of six (6) lots of land or 2 lots per year:

- a) DA 84/14 – 2 lot subdivision (zoned R5). Subdivided off one dwelling leaving 1 vacant R5 lot. About to come on the market & most likely go to auction.
- b) DA 73/15 – 4 lot subdivision (R5). Work yet to commence as new road needs to be built off Mitchell Highway (in 110km/h speed zone. Access costs may be prohibitive – yet to be determined).

As stated in the supply section above, due the Minimum Lot Sizes (MLS) in the LEP there is very little additional subdivision potential in each of the existing Zone R5 areas. In addition, only two (2) new areas have been recently rezoned to Zone R5 and these have their own constraints that may have precluded further subdivision. Therefore, we would suggest that the recent history of subdivision approvals is not a good indicator of the demand for large lot residential land (see additional arguments below).

9.2. Historic Dwelling Approvals

The 2013 Strategy (see above) found that from 2003 to 2011 there were 3.1 dwellings per year approved in large lot areas. From 1/7/2014 to November 2017 there were approximately fourteen (14) new dwelling approvals over 3 years (or an average of 4.6 dwellings per year) in Zone R5 lands as follows, showing a slightly increased rate of dwelling approval:

West Narromine

- a) DA 33/17 – 118 McNamaras Lane Narromine
- b) DA 35/16 – 190 Old Backwater Rd Narromine
- c) DA 53/15 – 200 Old Backwater Road Narromine
- d) DA 69/15 – 127 Old Backwater Rd Narromine

South-East Narromine

- e) DA 51/17 – 124 Webbs Siding Rd Narromine
- f) DA 37/15 – 53 Morgan St Narromine

- g) DA 17/16 – 327A Dappo Rd Narromine
- h) DA 96/16 – 138 A'Beckett St Narromine

South Narromine

- i) DA 9/16 – 115 Villeneuve Drive Narromine

Other Small Lots near Narromine

- j) DA 57/14 – 1115 Eumungerie Rd Narromine (concessional lot approved prior to legislation changes on 5ha)
- k) DA 78/14 – 324 River Drive Narromine (zoned RU1 but size & estate is akin to R5)

Trangie

- l) DA 72/15 – 69 Mungery St Trangie

Tomingley

- m) DA 43/17 – 334R Belowrie Rd Tomingley (previously zoned 1(c) Rural Small Holdings under Narromine LEP 1997)
- n) DA 62/17 – 650 Belowrie Rd Tomingley (previously zoned 1(c) as above)

For this reason, we will assume the dwelling approval rates in the 2013 Strategy are roughly consistent with the current rates.

9.3. Potential Suppressed Demand Due to Land Constraints

The above historic subdivision and dwelling approvals may not reflect the true demand because of site constraints that have suppressed take-up of additional land.

Without judging previous strategic decisions, for example, the zoning of flood prone land for large lot residential growth is likely to have meant that although there were areas for growth, there is highly likely to have been reduced demand due to the additional cost to owners to build up the dwelling pads and driveways and/or effluent disposal areas to reduce / avoid flood impact. There is anecdotal evidence that this may add \$15,000 to \$40,000 to the cost of a dwelling.

9.4. Potential Suppressed Demand Due to Limited Supply

The above historic subdivision and dwelling approvals may not reflect the true demand because it is clear from the above section that supply has not kept pace with demand. The existing Zone R5 lands have limited or no additional subdivision potential and the majority of vacant lots have been purchased.

As a result, there is very little land currently on the market. A quick drive around suggests there may only be a handful of either vacant or existing dwelling lots for sale. The consultation with Real Estate professionals (see section above) suggests that not only is there little land on the market, but that this has significantly pushed up the value/cost of Zone R5 land, particularly around Narromine.

The time span between strategic identification of lands and delivery of new lots is significant. The Zone R5 lands that have been rezoned in the last 2-3 years are yet to produce a single lot due to their own site constraints. This suggests that either the previous strategic work is not aligning with market expectations or has been too significantly narrowed to produce a range of areas / owners willing to develop quickly.

9.5. Potential Suppressed Demand Due to Unsuitable Lot Sizes

There are several difficulties with accurately measuring lot size demand in the Shire. As with most rural shires there is a demand for a range of lot sizes for different purposes. A broad generalisation (that does not always apply) is:

- a) People moving from urban lots may be looking for the smaller Zone R5 lots that provide more space (e.g. for a growing family and sheds/equipment) but not too much land to maintain. Lots larger than 1-2 ha generally require heavier equipment to mow and maintain or small numbers of grazing animals. They allow for 40-100m setbacks between dwellings.
- b) People looking for slightly larger lots in the range of 4-5ha who need greater setbacks between dwellings either because they have ancillary businesses on the land or require greater privacy or run small amounts of stock.
- c) People moving from farm lots may be looking for larger Zone R5 lots that are smaller than a farm but still provide good setbacks to surrounding dwellings for privacy and sufficient land to keep people active and allow them to use their machinery and keep smaller numbers of livestock. Lots greater than 10-20 ha may meet this requirement.

The difficulty is that NSW State Government Policy (broadly based on environmental principles and separation between on-site effluent disposal areas and bores) generally seeks to create lots of minimum lot size 4-5ha. The difficulty with this lot size is that (in the context of Narromine) this is often too large for people wanting minimal maintenance but too small to meet the needs of down-sizing farmers and people wanting to run small businesses without impacts on neighbours.

Historically, prior to the 2011 LEP the majority of historic subdivisions were lot sizes in the range of 1.5-3ha (e.g. South-East Narromine). More recently/ newer subdivisions have increased this to 4ha lots (e.g. West Narromine). However, other than concessional lots and turn-over of smaller farms there has rarely been defined areas for the larger lot sizes that are supposedly in demand in this area.

9.6. Demand Conclusion

In conclusion, historical **annual** demand is approximately:

- a) 4-5 new dwellings around the Town of Narromine;
- b) 1-2 new dwellings around Trangie;
- c) 1-2 new dwellings around Tomingley.

This is broadly consistent with the 2013 Strategy and therefore, this Strategy does not amend the approved demand rate in that Strategy.

In summary, the 2013 Strategy found a demand range (it only reviewed the Town of Narromine) of 98 (3.5ha) to 960ha (5ha) of land from 2011-2036 or 3.92-38.4ha per year. It then went on in Section 6.6 to provide an annual figure for each methodology of:

- a) 10.36ha per year (259ha over 25 years) - dwelling approvals demand analysis;
- b) 16.8ha per year (420ha over 25 years) – lot approvals demand analysis;
- c) 3.92ha per year (98ha over 25 years) – per capita demand analysis;
- d) 18.48ha per year (462ha over 25 years) – per capita future project analysis;
- e) 26.88ha (672ha over 25 years) – per capita resource scenario analysis.

For the purposes of this Strategy Update, an average of each of the different methodologies gives a reduced range of approximately 382.2ha (3.5ha) up to 546ha (5ha) (say 400-500ha of land over 24 years or 16-20ha per year) around the Town of Narromine.

The 2013 Strategy recommended the following timed land release program up to 581.76 ha (net) around Narromine over 25 years and this is again supported by this Strategy (just with additional or differently located lands):

- a) 129.5 ha or 5.5 years supply of land for the Short Term,
- b) 284.4 ha or 12.2 years supply of land for the Medium Term, and
- c) 168.4 ha or 7.3 years supply for the Medium /Long Term.

In addition, we have assumed an additional demand of 6-10ha per year (144-240ha over 24 years) around Trangie (the 2013 Strategy did not include a demand analysis specifically for Trangie). No specific demand analysis has been undertaken for Tomingley.

9.7. Ensuring that Rezoning/Subdivision Keeps Pace with Demand

It is clear that whilst Strategies may suggest areas for rezoning these do not always translate to either approved rezoning or even later subdivision and release of that land for sale. Most of the 2009 Strategy land has not progressed to rezoning in the last 8-9 years, and the same for the 2013 Strategy recommendations in the last 4-5 years.

Therefore, Council is seeking to move away from identifying exact parcels of land that should be rezoned and instead suggest the broad preferred direction for large lot residential growth and allow the market to decide the suitable areas WHILST ensuring that the adopted demand parameters in the 2013 Strategy (repeated above) provide limitations to how much land can be turned on at any time.

An alternative way to look at this is that any amount of land suitable for rezoning should be at least double the amount required and include a mix of land owners so that supply is not constrained by the specific circumstances of limited areas of land or limited owners.

9.8. Recommendation(s)

It is suggested that a minimum of 10 years and a maximum of 30 years supply of zoned land should be in the pipeline or ready for development to avoid sudden supply/demand mismatch (subject to the principles in this Strategy).

It is **NOT** intended that the creation of Large Lot Residential land should be unlimited as this is inconsistent with the Planning Principles in this Strategy.

For the purposes of this Strategy Update, an average of each of the different methodologies gives a reduced range of approximately 382.2ha (3.5ha) up to 546ha (5ha) (say 400-500ha of land over 24 years or 16-20ha per year) around the Town of Narromine and 6-10ha per year (144-240ha over 24 years) around Trangie.

If some 10-20ha land is provided to meet demand for this lot size in areas where smaller lots are less desirable / suited to the sites (e.g. north-east Narromine) then the above areas may need to increase (as the above calculations are based on 3.5-5ha lots).

10. Strategic Direction for Growth of Large Lot Residential

As a result of the above SUPPLY and above DEMAND sections there is an apparent imminent or immediate lack of supply to meet the potential demand. Therefore, this Strategy suggests additional lands should be considered for future rezoning in accordance with the principles in this Strategy and NSW Government Policy and the approximate areas in the section / timing listed above.

iPLAN PROJECTS conducted an independent review of submissions from land owners previously interested in rezoning their land and this is set out in the KEY SITE ANALYSIS section below.

However, **iPLAN PROJECTS** went beyond just a consideration of the 'owner nominated sites' and has suggested a logical progression for rezoning in each area based on the planning principles in this Strategy.

An **INDICATIVE** order or relative suitability of lands has been shown on the plans in the APPENDICES for each area. In addition, the broad constraints of each area (particularly around Narromine) has been compared to suggest a preference for which areas should support the greatest amount of subdivision / large lot residential potential.

It is very important that the community, Council and relevant NSW Government departments understand that this **DOES NOT** preclude consideration of planning proposals in areas that have more constraints and indicative order in each area **DOES NOT** mean that rezoning can ONLY occur in that order.

The indicative order is a tool to allow Council to try to facilitate the higher order/priority sites for rezoning. Council cannot control which owners are interested in and progress rezoning and subdivision. If land owners that are a higher priority do not approach Council to rezone their land and/or do not subdivide that land then Council can use the indicative order to bring on the next suitable sites to provide sufficient supply (in accordance with the above demand recommendations).

We suggest, however, that those sites further down the list will have a greater onus to address:

- a) A larger number of constraints;
- b) Demonstrate an understanding of the additional costs that may occur to address those constraints (particularly flooding) and how this may affect the future viability and release of land; AND
- c) Demonstrate that other more suitable land is less likely to be developed in the short to medium term.

If Council has to choose between a higher and lower order / priority site (competing Planning Proposals) then we recommend that higher order sites have the greater weight (unless there are other strategic or economic reasons to re-order the priority). This allows the market to respond to demand whilst providing upper limiting areas for release of land.

The Key Site Analysis did not include any consultation with land owners, key stakeholders, or other government agencies beyond preliminary discussions with key Council staff. It is very important that the information in this report is integrated with those other layers of local knowledge and information.

10.1. Directions for Growth - Narromine

The following diagram details the existing and potential areas for Large Lot Residential growth around the Town of Narromine referred to in the following sections.

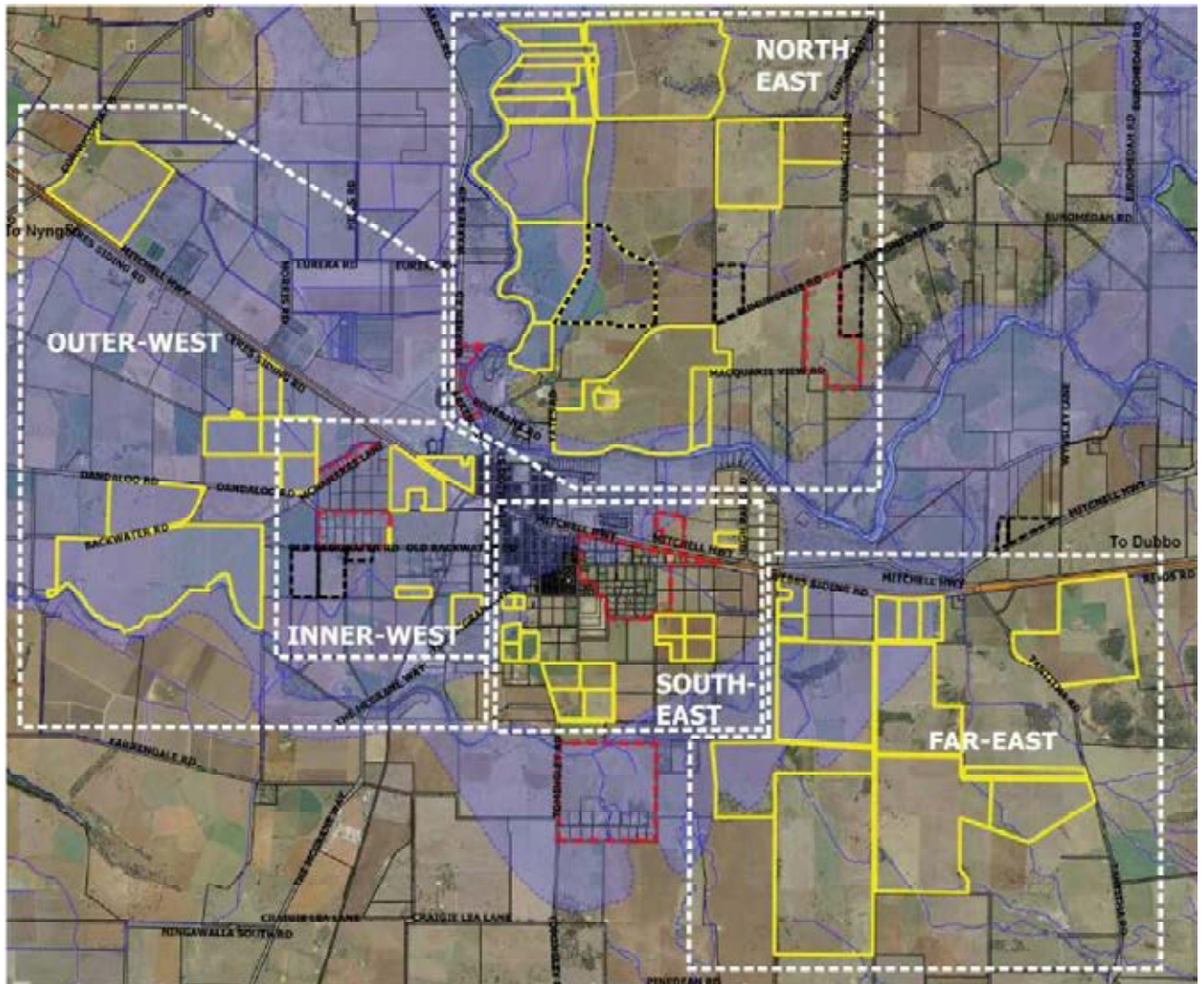


Figure 23: Summary of Existing Large Lot Residential Areas (Zone R5 in red), previously recommended sites (black) and owner nominated sites for review in 2017 (yellow).

The key recommendation in the table below suggests that the ‘preferred’ areas for the majority of Zone R5 Large Lot Residential expansion should be to the South-East and North-East (outside the flood zone) with only minor increases in flood prone areas. This does not necessarily over-rule the recommendations of the 2009 and 2013 Strategy suggested areas that are not preferred in this Strategy but Council would place more weight on Planning Proposals in preferred areas.

10.2. Broad Areas of Consideration

PRINCIPLES	SOUTH EAST NARROMINE – PRIORITY AREA NO.1 (Relevant Principles in rough order of Priority)
Nominated Sites	4-5 nominated sites in this area but we suggest that the higher priority sites have been overlooked (unless there are other reasons we have not considered). Nominated sites generally of lower priority or longer timeframe.
Flooding	Majority of area outside Flood Planning Area
Consolidate R5 (Less Impact Ag.)	Opportunity to infill or naturally extend existing Zone R5 areas. Reduce interface to agricultural activities. Existing Zone R5 land along Webb Siding and Dappo Roads. Historic small lots along High Park Road. Recently rezoned area on Mitchell Highway.
Additional Subdivision R5	Potential for additional subdivision of R5 lands if majority of area supports this and lots generally above 1-2ha. E.g. High Park Road. Promotes greater efficiency of existing infrastructure and no additional consumption of agricultural land.
Use Fragmented Lands (Less Impact Ag.)	Existing subdivision pattern with fragmented land ownership. Most holdings <20-30ha. Most not used for intensive agriculture or viable without off farm income.
Desirability	Pattern of existing take-up of land demonstrates demand and provides range of lot sizes. Land outside flood prone lands seems to have higher take-up. Close to town services and employment or highway for regional access.
Road Access	Predominantly sealed road access or reasonable quality gravel through area. Many holdings have dual road frontage with lower likely road costs for development. Mitchell Highway poses constraint to access but recent rezonings suggest this can be managed and perhaps produce better traffic outcomes if shared access.
Land Use Conflicts / Buffers (Less Impact Ag.)	Generally buffered to industrial uses (except seed cleaning & substation). Larger lots to south-east can act as buffers to existing Intensive Agriculture. Showground and horse owners may facilitate development (if conflicts can be addressed). Less likely to be used for urban residential growth.
Other Infrastructure	Electricity present through or near majority of key lots.
Relative Priority / Timeframes	Suggest working from Mitchell Highway down to areas adjacent to Zone R5 but most distant from existing intensive agriculture. Utilise sealed roads first. Extend seal along gravel roads progressively and economically. Only south of Gainsborough Road in long term after 60% take-up in other areas. Avoid areas around Waste Depot until closed.
Unknowns	Timing for closure of Waste Depot Potential route for Inland Rail Back Cowal flooding may require further review

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PRINCIPLES	NORTH EAST NARROMINE – PRIORITY AREA NO.2 (Relevant Principles in rough order of Priority)
Nominated Sites	4-5 nominated sites in this area but we suggest that the higher priority sites have been partly over-looked (unless there are other reasons we have not considered). Nominated sites generally longer timeframe or NOT RECOMMENDED.
Flooding	Majority of area outside Flood Planning Area except along Burroway Road and close to Macquarie River.
Consolidate R5 (Less Impact Ag.)	Opportunity to infill or naturally extend historic large lot residential along Macquarie View Road and recently rezoned Zone R5 area at corner of Eumungerie & Euromedah Roads. Reduce interface to agricultural activities. Eumungerie Road as buffer to agriculture to north.
Additional Subdivision R5	Potential for additional subdivision of Macquarie View Road lots if majority of area supports this and lots generally above 1-2ha. Promotes greater efficiency of existing infrastructure and no additional consumption of agricultural land.
Use Fragmented Lands (Less Impact Ag.)	Existing subdivision pattern with fragmented land ownership. Most holdings <20-30ha. Most not used for intensive agriculture or viable without off farm income. Whilst still Class 2 lands, most south of Eumungerie Road is less flat / suitable for intensive agriculture. See change in geology / soil patterns. Out of flood plain.
Desirability	Pattern of existing take-up of land demonstrates demand and provides range of lot sizes. Land outside flood prone lands seems to have higher take-up. Close to town services and employment or highway for regional access. Significant views from higher ridgeline.
Road Access	Macquarie View Road provides existing access to Eumungerie (Classified) Road with good sight-lines. It will require upgrades but if double loaded development it is more efficient and can link in with through roads for recent Zone R5 lands. Some limited new access to Eumungerie could be considered.
Land Use Conflicts / Buffers	Generally buffered to quarries to west and north-east and agriculture to the north. Not a natural extension of the urban residential area. Can provide suitable buffer / setback to Macquarie River as most new development would be on northern section of lots.
Other Infrastructure	Electricity present through or near majority of key lots but would need substantial extension.
Relative Priority / Timeframes	Suggest working from the recently Zoned R5 lands along Macquarie View Road and then in long term (when Colyburl Quarry closed) extend to west. Integrate Federrson lands into road pattern. Limit new accesses to Eumungerie Road. Only consider north of Eumungerie Road when 60% take-up of these preferred sites.
Unknowns	Timing for closure of Quarries Potential route for Inland Rail

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PRINCIPLES	INNER WEST NARROMINE – PRIORITY AREA NO.3 (Relevant Principles in rough order of Priority)
Nominated Sites	5-6 nominated sites in this area. Only 1 site could be rezoned in short to medium term along with adjacent lands consistent with original Sub-regional Strategy. However, a lot of constraints in this area so alternative sites may not progress easily. Remaining Nominated sites generally longer timeframe or NOT RECOMMENDED. Some may be more suitable for other land uses (e.g. industrial and business growth).
Flooding	All of area within Flood Planning Area – mostly low hazard – so first principle is this area is not a priority (subject to other factors). However, it is noted that maps from the FRMS&P suggest that flood information decreases to the south and west of Narromine so there may be reduced flood risk / lower costs to develop some areas (requires flood study). Levee construction also may provide flood relief.
Consolidate R5 (Less Impact Ag.)	Opportunity to infill or naturally extend historic large lot residential and existing Zone R5 areas along Dandaloo and Old Backwater Roads. Preference are sites that reduce perimeter (but sites near airfield have additional issues). Prefer sites closer to town but setback from rail.
Additional Subdivision R5	Potential for additional subdivision of lots to south of Old Backwater Road lots if majority of area supports this, lots generally above 1-2ha and access provided. Promotes greater efficiency of existing infrastructure and no additional consumption of agricultural land.
Use Fragmented Lands (Less Impact Ag.)	Existing subdivision pattern with fragmented land ownership. Most holdings <20-30ha. Most not used for intensive agriculture or viable without off farm income. Whilst still Class 2 lands, most not used for intensive agriculture.
Desirability	Definite desirability for 5-10ha lots along Dandaloo and Old Backwater Roads but this may decrease due to cost of flood mitigation (e.g. Villeneuve development) Close to town services and employment or highway for regional access.
Road Access	Excellent sealed road frontage along Old Backwater and Dandaloo Roads and McNamara's Lane. Double road frontage for land between these roads could significantly reduce development cost.
Land Use Conflicts / Buffers	Need to provide buffers to existing rural industries / future industrial / business growth and infrastructure along Highway and Rail Line. Buffer to airport is more difficult to define as only intermittently used / low impact but future potential. Need to buffer agriculture to south and west.
Other Infrastructure	Electricity present through or near majority of key lots.
Relative Priority / Timeframes	Council deferment of this land post levee or further flood studies on the area. Development to the south of Old Backwater Road should be closer to town before extending west.
Unknowns	Impact of Narromine Aerodrome Potential route for Inland Rail Flood potential from Back Cowal

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PRINCIPLES	OUTER WEST NARROMINE –AREA NO.4 – Not Suitable at this time (Relevant Principles in rough order of Priority)
Nominated Sites	3-4 nominated sites in this area. Nominated sites generally NOT RECOMMENDED due to holding sizes, impacts on agriculture, and distances from town services and infrastructure.
Flooding	All of area (except 1 nominated lot) within Flood Planning Area – mostly low hazard – so first principle is this area is not a priority (subject to other factors). However, it is noted that maps from the FRMS&P suggest that flood information decreases to the south and west of Narromine so there may be reduced flood risk / lower costs to develop some areas (require flood study).
Consolidate R5 (Less Impact Ag.)	Only lots closest to McNamara Lane offer potential to act as natural extension of Zone R5 land.
Holding Size /Agricultural Conflicts	Majority of these holdings are large (except Lot 661 Ceres Siding Road) and have significant agricultural potential. Even Lot 661 is used for sheep breeding. Interface to agriculture for most of these lots would be large.
Desirability	Undetermined. Desirability may decrease due to cost of flood mitigation (e.g. Villeneuve development). Along Back Cowal may be desirable but not same as river frontage. Not as close to town services and employment or highway for regional access.
Road Access	Most lots have limited road frontage and a large lot depth requiring significant internal roads to get efficient subdivision. Access to Mitchell Highway unlikely to be suitable. Road standards generally low-quality seal or gravel requiring substantial upgrades.
Other Land Use Conflicts / Buffers	Need buffers to Mitchell Highway, Railway Line, Narromine Aerodrome and Back Cowal that would consume substantial land and reduce subdivision efficiency.
Other Infrastructure	Electricity present through or near majority of key lots but would require substantial extensions for some land.
Unknowns	Impact of Narromine Aerodrome Potential route for Inland Rail Flood potential from Back Cowal

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PRINCIPLES	FAR EAST NARROMINE –AREA NO.5 – Not Suitable at this time (Relevant Principles in rough order of Priority)
Nominated Sites	5-6 nominated sites in this area. Nominated sites generally NOT RECOMMENDED due to holding sizes, impacts on agriculture, and distances from town services and infrastructure.
Flooding	All of north-western area within Flood Planning Area – mostly low hazard – so first principle is this area is not a priority (subject to other factors) – particularly in proximity to Back and Town Cowl. Remainder of land outside flood planning area.
Consolidate R5 (Less Impact Ag.)	Limited potential to consolidate with existing Zone R5 lands to west. Isolated GHD Preferred Site to north east.
Holding Size /Agricultural Conflicts	Majority of these holdings are large (except land along Webbs Siding Road) and have significant agricultural potential. Interface to agriculture for most of these lots would be large.
Desirability	Undetermined. Desirability may decrease due to cost of flood mitigation (e.g. Villeneuve development). Outside flood zone – access to Mitchell Highway and on to Dubbo (20-25 mins) may be desirable but untested and not greatly different to land closer to town. Not as close to town services and employment.
Road Access	Most lots have limited road frontage and a large lot depth requiring significant internal roads to get efficient subdivision. Access to Mitchell Highway via Tantitha Road requires at-grade rail crossing (less suitable). Road standards generally gravel requiring substantial upgrades.
Other Land Use Conflicts / Buffers	Need buffers to Mitchell Highway, Railway Line, and Cowl that would consume substantial land and reduce subdivision efficiency.
Other Infrastructure	Electricity present through or near majority of key lots but would require substantial extensions for some land.
Unknowns	Potential route for Inland Rail Flood potential from Cowl Competitiveness with LLR closer to Dubbo

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PRINCIPLES	INNER TRANGIE – PRIORITY AREA NO.1 (Relevant Principles in rough order of Priority)
Nominated Sites	Only 1 nominated site in this area. GHD has other preferred sites in this area. Generally, development in the Inner Trangie Area is supported and DPE has clarified they would support LLR development in the Inner Area. A number of additional / alternative sites are put forward for consideration.
Consolidate R5 (Less Impact Ag.)	Significant potential to naturally extend existing Zone R5 lands to south east (Belgrove St) and along Mungery Street.
Holding Size /Agricultural Conflicts	Inner Trangie Area significantly fragmented and small holding patterns so little agricultural constraints except at outer interface.
Road Access	Most lots have at least one (if not two) road frontages to local roads so access is rarely an issue. Most preferred have a sealed road frontage closer to urban area. The further from urban area the lower the quality of roads (gravel). Many road reserves are not even formed so efficient development requires substantial yield to offset cost.
Other Land Use Conflicts / Buffers	Only cemetery and Trangie-Dandaloo Roads may require some small buffers for heritage and road noise but limited impact. Need to allow for some natural growth of urban residential area of Trangie – accommodated in northern half of Lot 1 and with business/industrial uses to northwest along Mitchell Highway.
Other Infrastructure	Lot 2 between Trangie-Dandaloo Rd and Campbell St has potential for extension of sewer (& most likely water) to northern part of site. May be possible to connect large lot residential for additional yield / efficiency. Electricity present through or near majority of key lots.
Unknowns	Desirability Undetermined. Take up of existing areas is a bit sporadic. Competitiveness with LLR closer to Narromine. Need for additional urban residential growth areas unknown.
PRINCIPLES	OUTER TRANGIE –AREA NO.2 – Not Suitable at this time (Relevant Principles in rough order of Priority)
Nominated Sites	Majority of nominated sites in Outer Area. GHD has other preferred sites in this area. Generally, development in the Outer Trangie Area is NOT RECOMMENDED. However, if sufficient take-up in Inner Trangie Area they could be considered.
Consolidate R5 (Less Impact Ag.)	No natural extension of existing small lot lands except for Lot 122 adjacent to Inner Area.
Holding Size /Agricultural Conflicts	Outer Trangie Area is somewhat fragmented but still significant holding sizes. Large perimeters to agricultural lands has potential for significant conflict.
Road Access	Some good road access from Enmore and Widgeree Roads and Trangie Cemetery Road but some area gravel and would require substantial upgrades. Lot depths would require significant internal road construction which may make these developments less viable.
Other Land Use Conflicts / Buffers	Buffers to Mitchell Highway and rail line generally already provided. Only cemetery and Enmore Roads may require some small buffers for heritage and road noise but limited impact. Agricultural buffers are the key issue.
Other Infrastructure	Electricity present through or near majority of key lots but may require significant extensions.
Unknowns	Desirability / Demand undetermined. Take up of existing areas is a bit sporadic. Competitiveness with LLR closer to Narromine.

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PRINCIPLES	TOMINGLEY (Relevant Principles in rough order of Priority)
Nominated Sites	Only 1 nominated site considered. GHD has other preferred sites in this area closer to the village. Generally, development of the nominated site is NOT RECOMMENDED. However, if sufficient take-up of GHD preferred sites it could be considered. A more thorough review of constraints from mining and the environment is required.
Consolidate R5 (Less Impact Ag.)	No natural extension of existing small lot lands except that one of the GHD preferred sites extends along the Newell Highway north of the village as far as the nominated site. The GHD sites located adjacent to the village are less likely to impact on agriculture.
Mineral Resource Buffer	Nominated site is just on the edge of the NSW Government Mineral Resource Audit area. This resource would need to be validated but it is assumed this site would potentially have less impact on mining outside the buffer area.
Waste Depot Buffer	The Site is opposite the Tomingley Waste Depot/Transfer Station. Usually these facilities would have a 200-400m minimum buffer for odour and dust that would preclude development of the western section of the nominated area.
Holding Size /Agricultural Conflicts	Nominated site has a significant holding size and perimeter to adjacent agricultural lands increasing the potential for land use conflicts. It is a long skinny holding/lot so 80-100m buffers for dwellings from adjacent agricultural land would consume a significant portion of this land and produce a lower yield.
Road Access	Access to Newell Highway unlikely to be granted. Access to Gundong Road (sealed) is good but passes through significant biodiversity area with potential for impact.
Other Land Use Conflicts / Buffers	Need to protect biodiversity areas. Proximity (on adjacent lands) to Gundong Creek and a number of lower level watercourses through sites would make subdivision of this land less efficient. Groundwater sensitive lands. Bushfire prone lands (2003) subject to further review.
Other Infrastructure	Electricity present through or near nominated site but may require significant extensions.
Unknowns	Desirability / Demand undetermined. Take up of existing areas is a bit sporadic. Mineral potential area extends to north but likelihood of extraction is lower. Flood potential / overland flow unknown. Biodiversity characteristics and threatened species unknown.

11. Proposed Amendments and Updated Supply/Demand

11.1. Introduction

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

11.2. Existing Zone R5 Area (Reduced Lot Size)

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

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

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

It is clear that the existing Zone R5 area is over 85-90% developed and there is no further subdivision potential at the current MLS. The only alternatives are to consider a reduced MLS for this area or expand the Zone R5 area.

Reducing the MLS to 1.5ha is likely to produce an additional 8 lots (or at demand of 4 lots/year = 2 years' supply) or double this if it is serviced.

In order to minimise impact on agricultural land it is suggested a MLS of 4000m² serviced may generate additional lots. However, it is highly unlikely that many people will take advantage of the serviced lot size due to less desirability for these sizes, cost of extending services and access, competition with urban lots, opposition from neighbours, and it is unlikely to generate significant additional yield without introducing new internal roads at significant cost and with low yields (unlikely).

11.3. South-East Narromine – South of Mitchell Highway (outside Existing Zone R5 Area)

The proposal(s) for this area are to:

- a) **Area B** - Webb Siding to Dappo Roads (Lots 145-147 & 149-151) – logical extension **short-medium term** of Zone R5 into smaller 8.8ha lots that have dual road frontage and limited interface to intensive agriculture (but may have some drainage issues);
- b) **Area C** - South of Jones Circuit (north part Lots 227-228) – logical extension **short-medium term** of Zone R5 from Jones Circuit to south-east of showground with smaller lot potential (similar to Jones Circuit) (but must avoid conflict with showground);
- c) **Area D** - Gainsborough Rd (south showground) (part Lots 227-228) – Extend E1 in **medium term** to Gainsborough Road with good access back to town and logical extension of Gainsborough Road (but must have 80-100m setback of dwellings from intensive agriculture to south);
- d) **Area F** - Nellie Vale to Gainsborough Rd (west of showground) (Lots 55-56/ 72-73/part 11) – logical extension in **medium term** to the west of the showground providing a buffer between the showground and urban residential areas and animal boarding house;
- e) **Area G** – South-East of Dappo Rd (Lots 152-153/ parts Lot 155/542) – **Medium to longer term** extension to south-east wrapping around electricity substation with 23 potential road frontages extending Gainsborough Rd and connecting to Dappo Rd;
- f) **Area H** – Webbs Siding Rd to Dappo Rd (Lots 160-163) – **Longer term extension** between Webb Siding Rd (sealed) and Dappo Rd (requires upgrades) with buffers to intensive agriculture to south.

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

11.4. East Narromine – North of Mitchell Highway

The proposal(s) for this area are to (in the **Medium Term**):

- a) **Existing R5** - Reduce the Minimum Lot Size (MLS) in the Existing Zone R5 area No.3648A Mitchell Highway from 5ha to 3.5ha (unserviced) to promote development of this land due to access costs and potential to align with neighbouring land (see below);
- b) **Area E** - Reduce the MLS for the lots along High Park Road from 400ha (which does not reflect their existing 10ha lot size) to 5ha to permit some additional battle-axe subdivision of land; (**NOTE**: This has not been tested with these owners and this should occur prior to any rezoning)
- c) **Area G** - Add part of the adjacent land (Lot 52) to Zone R5 with a MLS of 3.5ha as it is a logical connector between No.3648A and High Park Road and could provide alternative access to No.3648A via River Drive (avoiding or minimising new access to the Mitchell Hwy). Once the levee bank is raised then there is also potential to expand this area into the current flood planning area and connect River Drive back into Narromine town centre.

Area	No. Lots	Av. Lot Size	Existing Dwell. Pot.	Existing Subdiv. Pot.	Proposed MLS Lot potential (unserviced)
Existing Zone R5 - No.3648A Mitchell Hwy (Lot 5122)	1	~21.2ha	2 exist. 2 pot.	3-4 lots proposed	Proposed MLS of 3.5ha (down from 5ha). Up to 5 lots @ 40% probability due to access but if adjacent land rezoned may increase to 80% probability. 4 lots likely (medium term)
Area E - High Park Road	13	10-11ha	None	None	Proposed MLS of 5ha. Reduction to 5ha MLS up to 10 lots @ 50% probability due to amenity = 5 lots likely (medium term)
Area G - No.3650 Mitchell Hwy (part Lot 52)	Part 1	Suggest part lot ~42ha (of total)	None existing	None	Proposed MLS of 3.5ha. Up to 9-10 lots possible but @ 50% probability due to access = 5 lots likely (medium to longer term)
TOTAL	15	New land 11ha Med. 42ha Long	2 only	3-4	9 lots likely (medium term) 5 lots likely (longer term) Total 14 lots

11.5. North East Narromine

The proposal(s) for this area are to:

- a) **Area A** – Existing Zone R5 Area (recently rezoned) south of Eumungerie Road (Lot 52). This area is likely to be affected by the most recent nominated corridor for Inland Rail. It may not be completely sterilised but it would consume at least 20%-40% of the land and possibly require up to 60m setbacks for dwellings from the rail corridor. The amenity and value of this land has decreased. No change proposed to MLS at this time. Unsure if owner will be proceeding with development. Inland rail needs to be resolved.
- b) **Area B** – South of Macquarie View Road (Lots 1, 2, 501, 5021 & 5022). These are existing 40ha or greater lots all of which have an existing dwelling with good views across the river and out to the Sapa Bulga mountains. Macquarie View Rd provides safe access to Eumungerie with good sightlines. Current MLS of 400ha could be reduced to 20ha MLS to allow additional subdivision of 1 per lot in **short term**. Most existing dwellings located down towards river so new lots likely up towards Macquarie View Road (battle-axe existing dwellings). No new dwelling should be permitted within flood area or 100-200m of watercourse for riparian buffer. Buffer to Clay target club area must be provided so Lot 511 may not be developable.
- c) **Area C** – Eumungerie to Macquarie View Road (Lot 49). This lot is ~141ha and would be a logical extension of the adjacent recently rezoned R5 area. It has lower agricultural potential than surrounding lands and good views. Current MLS of 400ha could be reduced to 3.5-5ha (unserviced) in **short to medium term**. This may promote a new access road through to existing Zone R5 area and minimise new access to Eumungerie Road (classified road).
- d) **Area D** – west of Macquarie View Road and part Lot 32 towards Colyburly Quarry could be a **longer-term** area subject to closure of the quarry or suitable buffers being provided.

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

11.6. West Narromine

We note that the Department of Planning & Environment representatives have opposition to continued LLR growth to the West of Narromine in the existing flood planning area. It is important to recognise that a number of land use strategies for this area GHD2009 and GHD2013 have suggested additional growth in this area and these have been adopted by Council and endorsed by the Department – so it is difficult to remove that expectation.

It is also important to recognise that once the levee raising is finalised and constructed, this area's flood potential may reduce significantly (though there is still a need to check impacts from Backwater Cowal after inland rail is resolved). Therefore, the potential of this area should only be delayed to medium to longer term (subject to flood analysis post levee).

Whilst it is recognised that it would be generally preferred that land less likely to be flooded has priority over this land – it is not appropriate to prevent any investigation of the development potential of this area.

The proposal(s) for this area is similar to the 2009 strategy as follows:

- a) **Area A** – Dandaloo to Old Backwater Road (Part Lot 223 identified in 2009 Strategy). **Medium term** logical extension of existing Zone R5 area with excellent sealed road frontages. 1 small (closed road) lot + part 1 larger lot - ~30ha total. Needs to provide buffer to low-lying drainage corridor from Old Backwater Road north to railway line. This would provide a suitable buffer to existing agri-business (GrainCorp), railway corridor,

and pound. Proposed MLS of 3.5ha similar to existing Zone R5 area and provides sufficient area to build up for flooding.

- b) Area B** – South of Old Backwater Road (part lots 175, 6 & 7 identified in 2009 Strategy). **Medium to longer term** local infill between recent R5 zoned area to west and existing small lot holdings to east with good access from sealed Old Backwater Road and no current interface to intensive agriculture. Proposed MLS of 3.5-4ha similar to existing Zone R5 area.
- c) Area C** – north of Dandaloo Road (Lots 98, 99, 106, & 126, and part lot 9 identified in 2009 Strategy). **Long term** consideration. This area was identified and endorsed as part of the GHD2013 Strategy and forms part of a natural infill between the two existing Zone R5 areas. Keeping it along Dandaloo Road provides some separation from the aerodrome though it is still on the runway approach so noise will need additional consideration. It also acts as a part replacement of land further south-west that has been removed in this strategy but is held by the same owner.

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

11.7. Supply/Demand Total for All Strategy Areas in Narromine

Area	No. Lots	Proposed MLS	Short (1-10 years)	Medium (10-20 years)	Long (20-30 years)	Total
South-East Existing R5	75	0.4-3.5ha (subject to servicing)	8-15	--	--	8-15
East Narromine (part existing Zone R5 area)	15	3.5-5ha	--	9	5	14
South-East Narromine (NEW)	21	1.5-5ha	17	14	10	41
North-East Narromine (NEW)	8	3.5-20ha	4	13	10	27
West Narromine (NEW)	9	3.5-5ha	0	7	3	10
TOTAL SUPPLY	128	--	29-36	43	28	100-107
Demand (Years) @ 4-5 lots/ dwellings per year			5.8-9 years	8.6-10.75 years	5.6-7 years	20-26.75 years

Note: Rezoning of medium and longer-term land is subject to earlier prioritised land achieving at least 60% subdivision and take-up for dwellings to avoid an over-supply.

The above summary of supply/demand shows that the total supply would provide a minimum of 20 years supply in Narromine and that if the proposed new areas are rezoned in the time frames specified that:

- a) In the short term would produce another 6-9 years supply using ~40-50ha new land,
- b) In the medium term 9-11 years supply using ~200ha new land, and
- c) In the long term another 6-7 years supply using ~400ha new land.

Note: Existing de-facto large lot residential land such as High Park Road or south of Macquarie View Road (where the proposed reduced MLS will not generate significant yield) is not considered 'new land' and not counted for the purpose of area).

11.8. Comparison to 2013 Strategy – Land Removed/Included

This Strategy has amended the 2013 Strategy recommendations as shown in Figure.6 above to remove a substantial amount of land that was previously recommended and replace it with new more suitable land as set out in the following table. In this way it can be seen that there is roughly the same amount of land added and removed so the 2018 Strategy is consistent with the endorsed amount of large lot residential land in the 2013 Strategy.

It should also be noted that whilst there is a larger area of land recommended for Narromine – most of this land is nominated for the medium to longer term.

Note: *Only preferred areas in Trangie included although the entire Inner Area is open for further investigation.*

Settlement	2013 Strategy land REMOVED	2018 Strategy land ADDED	Difference
Narromine	~348ha	~645ha	+~297ha
Trangie	~223ha	~60ha (Areas A-D only)	-163ha
Tomingley	~194ha	None	-194ha
TOTAL	~765ha	~705ha	-60ha

Figure 24: Summary of land added/removed between 2013 Strategy and 2018 Strategy.

12. Dwelling(s) Associated with Intensive Agriculture

Narromine Council completed an Agricultural Land Use Strategy in 2013 which focused on Intensive Agriculture. The recommendations of this strategy have now been implemented in the LEP with a new clause permitting subdivisions for intensive agriculture and ancillary dwellings.

An assessment of critical land mass needed for intensive agriculture was undertaken in this strategy. After considering a range of biophysical, economic and social factors and weightings, a preferred minimum lot size for a dwelling on a lot to be used for intensive agriculture of 40 hectares was recommended.

Following on from these recommendations, Council has had new clauses gazetted in the Narromine LEP which will allow sustainable intensive agriculture subdivisions and dwellings in the entire RU1 (Primary Production) zone. This is a result of the recommendations of the Intensive Agriculture Rural Lands Strategy 2013.

These new provisions are intended to separate genuine intensive agriculture-related enterprise establishments from large lot residential land uses and provide another value-added agricultural use of our primary production lands. The ability to apply for a dwelling is intended to support that agricultural use where it meets the relevant requirements. These recommendations are limited to that dwelling application.

To strengthen the intent of these LEP clauses it is proposed to include in the Narromine DCP a requirement that the subdivision be released when at least 50% of the infrastructure relating to the intensive agricultural pursuit is installed. As most applications received for intensive agriculture to-date have been from established pursuits, this is not considered to be a burden.

Recommendation

That the Narromine Development Control Plan be amended to include provisions which state that a subdivision certificate for a subdivision created under Clause 4.2D of the Narromine LEP relating to intensive agriculture not be issued until 50% of the infrastructure for the intensive agricultural pursuit is constructed/installed on the property.

Note: *A minimum lot size of 40 hectares would still apply to any subdivisions in this zone where a dwelling house is existing or required to support the use of the land for intensive agriculture. This minimum was derived from the above strategy and has been endorsed by the Department of Planning & Environment. This is already legislated in Clause 4.2D(3) of the Narromine Local Environmental Plan 2011 so no change here is required.*

Appendix A – Maps – Potential Growth Directions (Large Lot and Other Uses) – Indicative Priorities

Appendix B – Updated Table 22 – Comments on Previously Recommended Sites in 2013 Strategy

Narramine Shire Residential (& Large Lot Residential) Strategy 2018

Candidate Area	Locality	Gross Area (ha)	Net Area (ha)	Year Supply *	Recommendation	Comment
1	Eumungerie Rd, Narramine Lot 52 / Lot A	121.4	97.1	4.2	Completed	Now rezoned & waiting for DA to be lodged. However, Inland Rail now means this land may have little if any large lot residential potential. Awaiting final Inland Rail corridor route. Discounted from Supply.
2	Burroway Rd Narramine Lot 2	170	138.5	5.9	Not recommended	Original owner who made application has sold. Now being farmed as part of larger holding with significant agricultural potential. Area has significant flood potential and relies on access from Burroway Road which is flood prone. To be REMOVED from 2013 Strategy recommendations. Not Recommended.
3	Eumungerie Rd Narramine	39.8	31.8	1.4	Long term	This land forms part of a larger agricultural holding of nearly 600ha with significant agricultural potential. It also has a watercourse and some flooding potential to the north of the lot. It is only a small lot with limited subdivision potential. Suggestion is land south of Eumungerie Road is preferred in short to medium term. Move to Long Term (once south of Eumungerie Road developed).
4	Old Backwater Rd Narramine	58.2	46.6	2	Long term	This land is south of Old Backwater Road and has a greater perimeter to existing agricultural land and the entire area is flood prone. Land adjacent to the east has recently been rezoned to Zone R5. Flood prone land is not preferred if compared to land to south-east and northeast of Narramine. Move to Long Term (subject to addressing flood issues). Other land closer to Narramine preferred in short to medium term.
5	Mitchell Highway Narramine	26.3	21	0.9	Not recommended	This land has already been swapped for new large lot residential land on Mitchell Highway closer to town. To be removed. Not Recommended.
6	Bimble Box Lane Trangie	5.4	5.4	0.2	Short term	Lots 37 & 38 DP 755126 – still viable. Leave as is. Recommended Short Term.

Narramine Shire Residential (& Large Lot Residential) Strategy 2018

7	Trangie Dandaloo Rd Trangie	17.8	14.2	0.6	Medium to Long term	Lot 98 DP 755126 – still viable. Alternative sites closer to town are preferred in Short Term. Recommended Medium to Long Term.
8	Showground Road, Trangie	54.2	43.4	1.9	Medium to Long term	Lots 76, 77, 78 DP 755126 – still viable. Leave as is. Possible roadworks required on Showground Rd. Alternative sites closer to town are preferred in Short Term. Recommended Medium to Long Term.
9	Trangie Cemetery Road Trangie	22	17.6	0.8	Not recommend ed	Lot 122 DP 755126. Alternative sites closer to town are preferred in Short Term. Not Recommended at this time.
10	Harris St, Trangie	6.8	6.8	0.3	Short term	One dwelling entitlement. Still viable, leave as is.
11	Enmore Rd, Trangie	149	119	5.1	Long term	Still viable long term. Alternative sites closer to town are preferred in Short Term. Recommended Long Term only once closer sites are developed.
12	Tomingley Cemetery Rd Tomingley	6.5	6.5	0.3	Completed	Taken up and rezoned. To be removed.
13	Tomingley West Road, Tomingley	6.2	6.2	0.3	Not recommend ed	Land quite close to Tomingley Gold Operations (TGO) and not appropriate for rezoning to large lot residential at this stage. Ownership has changed since 2013 strategy. To be removed.
14	Newell Highway Tomingley	43.6	34.9	1.5	Not rec. or Long Term	With the further expansion of the TGO, release of this land as large lot residential may not be viable in the shorter term.
*Approximate years supply (@ 23.4 ha per year LGA-wide demand)						

The above candidate areas were included in the 2013 Rural Residential Strategy. The following areas are new candidate areas to be swapped or added to the above list or made long term.							
15	Part lot 32 DP 1129935, Eumungerie Road, Narramine	220				Part Short - Medium term	To be swapped with candidate area 2 as this is now farmed as part of larger holding. This rezoning would be contingent on the use of the Collyburl gravel pit being exhausted. As this part lot is proposed to be zoned to RU2 Rural Landscape, it does not form part of the R5 lands but is considered will cater for a new currently unmet market. Development near Macquarie View Road may be able to address quarry issues in short term and provide suitable access. Development near quarry only once quarry closed. Recommended part Short and part Medium to Long Term.
16	Lot 223 DP 1081087, Old Backwater Road Narramine	89.1	16.72	0.7		Medium to Long Term	This lot borders both residential and large lot residential lands; has frontage to two sealed roads and a garbage service exists on this road. Not all of the land is appropriate for rezoning due to flooding and this rezoning would be subject to further assessment on flooding. Only suitable if no lands identified in south-east or north-east Narramine in medium to Long term.
17	Lot 255 DP 722853, Nellie Vale Road Narramine	19.88	19.88	0.8		Not recommended	This lot is bordered to the north by residential land which has development constraints with servicing and flooding. Access to the site is via a gravel road (Nellie Vale Road). One existing dwelling on site. Flooding extent unknown across this site and is to be considered in the long term once flooding extents clarified. Current agricultural use and access to classified road issues. Not recommended at this time. Land to south-east of Narramine more suitable.
18	Lots 102, 104 and 105 DP 1011933, Tomingley Road Narramine	31.58	31.58	1.3		Long term	This land is currently used for a small-scale intensive agricultural enterprise. It was previously subdivided from land with a dwelling and purchased knowing it was limited to agricultural use. It is opposite the Narramine Waste Depot and could result in potential land use conflict. Development potential is limited and may only result in a few new dwellings. Advice has been given to the owner on alternate ways to seek a single dwelling. This land is only suitable for rezoning once other more suitable lands to the south-east are considered. Long term only once land use conflicts resolved and other suitable land to south-east considered.

Narramine Shire Residential (& Large Lot Residential) Strategy 2018

19	Lot 152 DP 755131, 426 Dappo Road Narramine	17.6	14.08	0.6	Medium to Long term	This lot has been requested for rezoning by the current owner. The land fronts a partly sealed road and further sealing by the applicant would be required to complete a subdivision in this area. No garbage service exists and the land is bordered by broader – scale primary production lands to the east and south. It directly adjoins a large lot residential area to the north and west. This land is located on higher ground and is not flood liable. It is located close to an electricity substation to the south however with larger R5 lots here, appropriate distancing from this station could still achieve good planning outcomes. Medium to Long Term (subject to Inland Rail alignment) once land closer to existing Zone R5 is developed.
20	Lots 145, 146 & 147 DP 755131, Webb Siding Road Narramine	26.8	25.8	1.1	Short to medium term	These lots are bordered by currently zoned R5 land to the north and west. All three lots have frontage to a sealed road and a garbage service is provided to this area. Topographic maps show that this area is slightly higher than nearby flood affected areas, however limitations on major earthworks should be placed on any rezoning to large lot residential in this area to allow waters to disperse. The land is substantially cleared and is appropriate for future rezoning. Short to Medium Term

Please note the above list is not exhaustive. An additional spreadsheet includes lands which have been requested for rezoning following the adoption of the 2013 Strategy.

The above table includes requests for rezoning to large lot residential which have been submitted between the years 2014 and 2016. Prior requests for rezoning are included in the above tables and are still relevant for future large lot residential land releases.

Appendix C – Site Analysis – Nominated (Candidate) Sites by iPLAN PROJECTS

Key Site Analysis Review – Summary of Nominated Sites

Council referred the previous sites nominated by landholders as well as others to a Consultant (**iPLAN PROJECTS**) to review the individual sites as well as provide feedback on a strategic way forward for new large lot residential lands. The following table outlines the Consultant's analysis of these sites previously put forward. Previously recommended sites have additional comments in the Updated Table 22 in Appendix B.

NO.	AREA	ADDRESS	PROPERTY TITLE	RECOMMENDATION
1	NARROMINE NORTH EAST	Burroway Road	Lot 3 DP 531486	Not recommended
2	NARROMINE NORTH EAST	Burroway Road	Lot 211 & Lot 212 DP 230029, Lot 2 DP 532571	Not recommended (Change GHD rec. Lot 2)
3	NARROMINE NORTH EAST	Burroway Road	Lot 2 DP 209376, Lots 12/13/14/ 15/16/17 DP 752581	Not recommended
4	NARROMINE NORTH EAST	Eumungerie Road	Lot 78 DP752581 Lot 42 DP 752581, Lot 57 DP 752581	Not rec. or long term (Mod. GHD timing Lot 78) Not recommended
5	NARROMINE NORTH EAST	Eumungerie Road	Lot 32 DP 1129935	Part Short Term (near Macquarie View Rd) – rest Long term (subject to quarry closing)
6	NARROMINE NORTH EAST	Eumungerie/ Euromedah Road	Lot A DP 376726	Not rec. or Long term (subject to quarry closing & inland rail alignment)
7	NARROMINE NORTH EAST	Macquarie View Road	Lot 2 DP800770	Short to Medium term (subject to rezoning adjacent sites)
8	NARROMINE EAST	High Park Road	Lot 192 DP 850169	Short to Medium Term (subject to rezoning adjacent sites / access)
9	NARROMINE SOUTH EAST	Dappo Road	Lot 152, Lot 153, Lot 542, Lot 155 DP 755131	Medium to Long Term
10	NARROMINE SOUTH	Tomingley / Gainsborough Roads	Lots 102, 104 & 105 DP1011933	Long Term (subject to waste depot closure)
11	NARROMINE SOUTH	Tomingley Road	Lot 1 DP 1086772 & Lot 219 DP 755131	Long Term (subject to north of Gainsborough Road developing)
12	NARROMINE FAR EAST	Dappo Road	Lot 2 DP 1106372, Lot 171 DP 755131, Lot 235 DP 755131	Not recommended.

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13	NARROMINE FAR EAST	Webbs Siding Road	Lot 37, 38, 39 DP 755119	Not recommended.
14	NARROMINE FAR EAST	Tantitha Road	Lot 54 DP755119	Only part recommended for long term.
15	NARROMINE FAR EAST	Tantitha/ Dappo Roads	Lot 2 DP1110036, Lot 102 DP792484, Lot 234 DP755131	Not recommended.
16	NARROMINE INNER WEST	Nellie Vale Road	Lot 64 DP 755131, Lot 22 DP 614993	Not recommended (for urban residential growth if flooding addressed)
17	NARROMINE INNER WEST	The McGrane Way	Lot 255 DP 722853	Not recommended
18	NARROMINE INNER WEST	Wingfield Road	Lot 4 DP 251750	Not recommended
19	NARROMINE INNER WEST	Old Backwater Road	Lot 12 DP114145	Medium term (if flooding can be addressed and as part of wider rezoning)
20	NARROMINE INNER WEST	Mitchell Hwy / Dandaloo Rd	Lot 111 DP 227997, Lot 2221 DP 1101864	Not recommended (for industrial growth only)
21	NARROMINE OUTER WEST	Dandaloo Rd / Backwater Road	(Lot 55, 67 & 68 & Lot 100 DP 755124)(Lot 1 DP 239739, Lot 2 DP 110169)(Lot 1 DP 580621)	Not recommended
22	NARROMINE OUTER WEST	Ceres Siding Road	Lot 661 DP 608132	Not recommended
23	NARROMINE OUTER WEST	Cornucopia Road	Lot 2 DP 539061	Not recommended
24	TRANGIE INNER AREA	Trangie Cemetery Road	Lot 37 DP 755126	Short Term (combined with adjacent Lot 38)
25	TRANGIE OUTER AREA	Enmore St (off Trangie Cemetery Road)	Lot 122 DP 755126	Not recommended OR Long term only (after Inner Area development)
26	TRANGIE OUTER	Enmore Road	Lots 61, 62, 65, 67, 68 DP755126	Not recommended OR Long Term only (after Inner Area development)
27	TRANGIE OUTER	Widgeree Road / Enmore Road	Lot 11 & 14 DP 755177, Lots 100-101 DP1179665 & Lot 66 DP 755126	Not recommended OR Long Term only (after Inner Area development)
28	TOMINGLEY	Obley Rd / Newell Hwy	Lot 11 DP 1138325	Not recommended OR Long Term (after 2036)

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Legend for Development Potential in each Site Analysis Table

For each of the planning principles/issues for each site we have noted a gradation of development potential from **LOW** development potential through to **MEDIUM** and **HIGH** development potential. The inverse of these classifications is the level of constraint or risk. **LOW** or **LOW-MED** boxes are generally highlighted in red where they are a major constraint to large lot residential development in that area.

As with the GHD2013 Strategy typical timeframes for recommended areas consist of **Short Term** (0-10 years); **Medium Term** (10-20 year); and **Long Term** (20 years+). These are all dependent on take-up of existing or earlier zoned land to at least 50-60% (unless clearly discounted) of lots sold to separate buyers and/or dwellings constructed.

Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High

Analysis of Key Sites

We provide an analysis of the sites provided to us by Council using the planning principles noted above. Some sites have an individual table whilst some are grouped because they have similar issues and can be prioritised together.

No.1	NORTH EAST NARROMINE (BURROWAY ROAD)				
Address(es)	'Penola', 55 Burroway Road, NARROMINE				
Lot / DP(s)	Lot 3 DP531486				
Owner(s)	[REDACTED]				
Conclusion/ Timing	NOT RECOMMENDED. This lot is NOT suitable for Large Lot Residential (LLR) purposes primarily because it is flood prone (with most land in a high hazard area), it is on high quality agricultural land along the floodplain and may have substantial land use conflicts with nearby agricultural enterprises. No further assessment of yield required.				
Supp. Graphics	See Narromine North East Plan for aerial view and constraints				
Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area of Land / Holding	Med: ~39ha. No known adjacent lands form part of holding. Whilst this may be a relatively small lot for extensive agriculture it has some potential for intensive agriculture as evidenced by current practices on the land.				
Existing Dwelling	Appears to be existing dwelling near river. Even if this is not a dwelling then rezoning this land as large lot residential to get a limited number of dwellings is not efficient utilisation of this land.				
Current Land Use	Low-Med: Agricultural – Cropping & Grazing with evidence of intensive agriculture in south-east corner (viability not assessed).				

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Adjacent Land Uses / Land Use Conflict	Low-Med: Dwelling on Lot 2 adjacent to south. Narromine Transplants to south-west. [REDACTED] to south within 300m. Cropping to east and north. Moderate potential for agricultural land use conflict. Mineral Resource Audit shows buffer to resource on Warren Road adjacent to site. Land use conflict potential is High.	
Distance Zone R5/ R1/ CBD / Nom. Sites	High: 1.5km to R5 & R1 (Warren Road) / 2.9km to Narromine CBD. Other nominated sites to north and south east but these have low-likelihood of rezoning. Therefore, development of an isolated lot could increase land use conflicts.	
Topography	Low-Med: Very flat (competes with river plain agriculture). This may result in drainage issues in heavy rains.	
Agricultural Classification	Low: Class 2 Land Capability (limited agricultural constraints). Has been used for intensive agriculture. Highly fertile floodplain soils.	
Watercourse/ Drainage	Low: Adjacent to Macquarie River on north-western frontage. Drainage depression around southern end of Site. Site adjacent to River so would require riparian and biodiversity setbacks consuming some land.	
Flood Status	Low: Majority of site below 1% AEP flood level – Majority within High Hazard Zone with some Low Hazard Zone in south-eastern corner. Future flood levee will not reduce flooding and could increase flooding on this property.	
Road Access	Med: ~760m frontage to Burroway Road – sealed good quality road. Note this road is partly below the 1% AEP flood level and in the High Hazard Zone except close to Eumungerie Road. Access to Narromine during floods may be limited as access also cut at Eumungerie Road near bridge over Macquarie River.	
Electricity	High: Electricity through site along River and may also be along Burroway Road (subject to Electricity Authority confirmation).	
Reticulated Sewer/Water	Low-Med: Nearest reticulated water & sewer on Warren Road on western side of river. Unlikely to be extended to this area. This is a major constraint because of the flood issues and difficulties having on-site sewerage management.	
Native Veg.	Med-High: Limited except along River frontage (sensitive biodiversity).	
Bushfire	Med-High: Limited except along River frontage (not shown on Bushfire Map).	
Noise	High: Limited noise from Eumungerie Road. No proximity to rail.	
Groundwater	Med: Site has moderately high and high groundwater vulnerability (though appropriate septic design and less reliance on bore water may reduce impact).	
Other Constraints	Med: Within 1km of Eumungerie Road Quarry (low impact unless blasting).	
Other Opportunities	None	
Sub-Regional LUS GHD 2009	Not identified / included.	
Narromine Rural Residential LUS GHD 2013	Instigated by land owner. GHD concluded NP (No Potential) – most likely due to flooding. Constraint Analysis outcome of Moderately (yellow) to Highly (orange) Constrained. Site assessment result of 81.82%. Suggested MLS of 4ha with potential for 4 lots. Not a known Aboriginal site. Additional information required on Biodiversity, flooding, and riparian impacts.	
Summary of positive's for LLR	Flat land Close to Narromine Good sealed road frontage	Limited agricultural potential (lot size) Electricity across the Site Limited vegetation or bushfire risk

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	Small holding / lot size	Limited noise or other constraints
Summary of negative's for LLR	Flood prone land – High hazard Flooding may block access road Good agricultural productivity Potential for land use conflict high	Low likelihood of sewer/water (septic systems undesirable in flood zone) Some sensitive biodiversity Groundwater vulnerability
Proposed Lot Size (MLS)	Not Applicable	
Potential No. of Lots	Not Applicable	

No.2	NORTH EAST NARROMINE (BURROWAY ROAD)
Address(es)	'Killowen' / 'Wandina', 121 & 185 Burroway Road, NARROMINE
Lot / DP(s)	Lot 2 DP532571 (east of Burroway Rd) & Lots 211 & 212 DP230029
Owner(s)	[REDACTED] (Note: Lot 2 DP532571 instigated by former land owner ([REDACTED]) not current owner. Since sold. Current owner likely to have more agricultural priorities but this requires confirmation).
Conclusion	NOT RECOMMENDED. These lots are NOT suitable for Large Lot Residential (LLR) purposes primarily because the lots west of Burroway Road and the road frontage for the lot east of Burroway Road are flood prone (mostly in high hazard areas) and would have poor emergency access/egress (subject to Council's flood policy). They also form part of a reasonably sized active agricultural holding, are on highly fertile floodplain land that is biophysical strategic agricultural land along the river and are adjacent to other agricultural enterprises so development has a high potential for land use conflict. Note that this changes the GHD2013 recommendation (preferred site) on Lot 2.
Supp. Graphics	See Narromine North East Plan for aerial view and constraints




Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area of Land / Holding	Low: ~575.5ha (large holding with significant agricultural potential) across the 3 lots shown (No known further lots form part of holding).				
Existing Dwelling	Appears to be existing dwelling near river. Holding is greater than 400ha so a dwelling is permissible with consent.				
Current Land Use	Low-Med: Agricultural – Cropping & Grazing with potential for intensive agriculture. Held by an agricultural company.				

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Adjacent Land Uses	Low-Med: Cropping to east, north & south with some intensive agriculture. Sensitive riverfront to west. Land use conflict potential is Med-High.
Distance Zone R5/ R1/ CBD / Nom. Sites	High: 2.3km to R5 & R1 (Warren Road) / 3.6km to Narromine CBD Other nominated sites to north and south but low-likelihood of rezoning so these would be isolated lots with high potential for land use conflict.
Topography	High: Flat along riverfront with small undulation on eastern lot.
Agricultural Classification	Low: Class 2 Land Capability (limited agricultural constraints) and Future Investigation (F.I) on old land capability maps. Has been used for intensive agricultural. Highly fertile floodplain soils.
Watercourse/ Drainage	Low: Adjacent to Macquarie River on western frontage. Also, a number of watercourses & irrigation channels pass through land that are likely to result in riparian setbacks and overland flow issues reducing yield and increasing the potential for environmental conflicts.
Flood Status	Low: Majority of site below 1% AEP flood level – To west of Burroway Road within High Hazard Zone. Aerial photographs of 2010 flood show water also covering most of land east of Burroway Road (except knoll) even though this land NOT totally included in Flood Planning Area.
Road Access	Med: ~3.5km frontage to Burroway Road – sealed good quality road. Note this road is partly below the 1% AEP flood level and in the High Hazard Zone. Access to Narromine during floods may be limited. Access also cut at Eumungerie Road near bridge over Macquarie River.
Electricity	High: Electricity through site across River and may also be along Burroway Road (subject to Electricity Authority confirmation).
Reticulated Sewer/Water	Low-Med: Nearest water & sewer on Warren Road on western side of river. Unlikely to be extended to this area. This is a major constraint because of the flood issues and difficulties having on-site sewerage management.
Native Veg.	Med: Limited except along River frontage and into centre of south-western lot with scattered trees (sensitive biodiversity).
Bushfire	Med-High: Limited except along River frontage (not shown on Bushfire Map).
Noise	High: No proximity to classified road. No proximity to rail.
Groundwater	Med: Site has moderately high and high groundwater vulnerability (though appropriate septic design and less reliance on bore water may reduce impact).
Other Constraints	None
Other Opportunities	None
Sub-Regional LUS GHD 2009	Not identified / included.

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Narromine Rural Residential LUS GHD 2013	<p>Only Lot 2 DP532571 instigated by (former – [REDACTED]) land owner (not current owner). GHD concluded that this land was suitable for rezoning at the time. Constraint Analysis outcome of Most suitable (green) to Marginally suitable (blue) suitable. Recommended for MLS of 10ha with a potential for 13 lots.</p> <p>Lots west of Burroway Road not previously considered in detail but Moderate constraints (yellow) to Marginally suitable (blue). All of this land subject to flooding.</p>	
Summary of positive's for LLR	<p>Flat land</p> <p>Close to Narromine</p> <p>Good sealed road frontage</p>	<p>Electricity across parts of Site</p> <p>Limited vegetation or bushfire risk</p> <p>Limited noise or other constraints</p>
Summary of negative's for LLR	<p>Flood prone land – High hazard</p> <p>Flooding may block access road</p> <p>Good agricultural productivity</p> <p>Large holding size</p> <p>Potential for land use conflict high</p>	<p>Low likelihood of sewer/water (septics undesirable in flood zone)</p> <p>Some sensitive biodiversity</p> <p>Groundwater vulnerability</p>

No. 3	NORTH EAST NARROMINE (BURROWAY ROAD)				
Address(es)	‘Kirkton’, 535 Burroway Rd, NARROMINE				
Lot / DP(s)	Lots 12-17 DP752581 & Lot 2 DP209376 (Note: Land owner did not include Lot 11 DP752581 (existing dwelling) but it is assumed this would form part of the area).				
Owner(s)	[REDACTED]				
Conclusion	<p>NOT RECOMMENDED. These lots are NOT suitable for Large Lot Residential (LLR) purposes primarily because the western areas are flood prone (likely high hazard) and would have poor emergency access/egress (subject to Council’s flood policy).</p> <p>They also form part of a substantial agricultural holding and are adjacent to other agricultural enterprises. They are further from services in Narromine than other sites. As it appears to have an existing dwelling (near the river front) it has sufficient equity for these land owners.</p>				
Supp. Graphics	See Narromine North East Plan for aerial view and constraints				
					
Constraints	High	High-Med	Med	Low-Med	Low

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Development Potential	(shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding	Low: 544ha = ~204ha west of Burroway Road + 340ha east of Road. One large lot (Lot 1 DP209376) to east (adjacent to Eumungerie Rd) held by Bennett (likely to be relation to [REDACTED]) is ~291ha (total of 835ha).					
Exist. Dwelling	1-2 dwellings likely near river (from aerial). Lots >400ha have potential to apply for a dwelling so reasonable equity/value in this property.					
Current Land Use	Low-Med: Mix of Cropping, Intensive Agriculture & Grazing (Fruit trees on northern lots closest to river).					
Adjacent Land Uses / Land Use Conflict	Low-Med: Cropping & Grazing. Adjacent lands to south along river owned by [REDACTED] and lands to north by [REDACTED] (both active agricultural enterprises). Riverfront land sensitivities (see below).					
Distance to R1 Zone / CBD / Nom. Sites	Med-High: 4.5km to R5 & R1 (Warren Road) / 5.9km to Narromine CBD. Other nominated sites to south but low probability of rezoning.					
Topography	High: Flat along riverfront with small undulation on eastern lot.					
Agricultural Classification	Low-Med: Class 2 Land Capability (limited agricultural constraints) & Future Investigation (Urban) areas. Has been used for intensive agricultural. Highly fertile floodplain soils.					
Watercourse/ Drainage	Low: Adjacent to Macquarie River on western frontage. Also, a number of watercourses & irrigation channels pass through land.					
Flood Status	Low: Majority of site below 1% AEP flood level – To west of Burroway Road within High Hazard Zone. Aerial photographs of 2010 flood show water also covering western section of land east of Burroway Road even though this land NOT totally included in Flood Planning Area.					
Road Access	Med: ~1.6km frontage to Burroway Road – sealed good quality road. Note this road is partly below the 1% AEP flood level and in the High Hazard Zone. Access to Narromine during floods may be limited as access also cut at Eumungerie Road near bridge over Macquarie River.					
Electricity	High: Electricity through lots west of Burroway Roads from across River. Eastern side may not have electricity (subject to Electricity Authority confirmation).					
Reticulated Sewer/Water	Low-Med: Nearest water & sewer on Warren Road on western side of river. This is a major constraint because of the flood issues and difficulties having on-site sewerage management.					
Native Veg.	Med: Limited except along River frontage and into centre of eastern lot with scattered trees (sensitive biodiversity).					
Bushfire	Med-High: Limited except along River frontage (not shown on Bushfire Map) and part of eastern lot.					
Noise	High: No proximity to classified road. No proximity to rail.					
Groundwater	Med: Site has moderately high and high groundwater vulnerability (though appropriate septic design and less reliance on bore water may reduce impact).					
Other Constraints	None					
Other Opportunities	None					

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Sub-Regional LUS GHD 2009	Not identified / included.	
Narromine Rural Residential LUS GHD 2013	Instigated by land owner. GHD concluded that Unsuitable Location. Constraint Analysis outcome of Moderately Constrained (yellow) for western lots and Marginally suitable (blue) for eastern lot. Setbacks from river required and sites inundated in 2% flood event so not suitable. Not a known Aboriginal site.	
Summary of positive's for LLR	Flat land Close to Narromine Good sealed road frontage Small lot size along riverfront	Electricity across western lots Limited vegetation or bushfire risk Limited noise or other constraints
Summary of negative's for LLR	Flood prone land – High hazard Flooding may block access road Good agricultural productivity & holding size Potential for land use conflict high	Low likelihood of sewer/water (septics undesirable in flood zone) Some sensitive biodiversity Groundwater vulnerability

No. 4	NORTH EAST NARROMINE (EUMUNGERIE ROAD)
Address(es)	'Wilgadale', 985 Eumungerie Road & 187 Euromedah Road, NARROMINE
Lot / DP(s)	Lots 42 & 57 DP752581 nominated in list of 23 owners. For completeness, we have also reviewed Lots 43, 44, 48 & 78 of DP752581 that form part of the same holding. Note: Lots 42 & 57 were put forward by [REDACTED] who is not the current owner – so the desire for development may have changed.
Owner(s)	[REDACTED]
Supp. Graphics	See Narromine North East Plan for aerial view and constraints



Conclusion	<p>NOT RECOMMENDED OR LONG TERM – Lot 78 ONLY. This lot is possibly suitable for Large Lot Residential (LLR) but is not preferred in the short to medium term because it forms part of a larger agricultural holding, there is substantial land use conflict potential with nearby agricultural enterprises, and a watercourse is likely to result in flooding, increased setbacks and loss of yield. This modifies the GHD2013 Recommendation in terms of timing/priority. There may be potential to review the new holding size to determine if there is potential for (and desire for) an additional dwelling (holding >400ha).</p> <p>NOT RECOMMENDED – Lots 42 & 57. For the same reasons above these lots are Not recommended (not preferred in the GHD2013 Strategy). Lot 42 has limited road access and Lot 57 would require new access to a classified road. There are other more appropriate lands south</p>
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	of Eumungerie Road. Ideally if there was sufficient demand to develop this land in the long term Lots 43, 44 & 48 should also be considered at that time but may have issues with proximity to the quarry and access sight-lines and the size of the holding would be a key issues for Dept. of Agriculture.				
Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Distance Zone R5/ R1/ CBD / Nom. Sites	<p>Med-High: 4.3km to R5 & R1 (Warren Road) but directly opposite recently rezoned R5 on south side of Eumungerie Road / 5.7km to Narromine CBD.</p> <p>Nominated sites to west low probability of rezoning. Nominated sites to south of Eumungerie Road higher probability of rezoning.</p>				
Area of Land / Holding	<p>Low: Lot 42 (150ha) + Lot 57 (~75ha) + Lot 43 (~75ha) + Lot 48 (~151ha) + Lot 44 (~112ha) + Lot 78 (~40ha). Total area is 603ha. This is a large agricultural holding with significant agricultural potential.</p>				
Existing Dwelling	<p>No dwelling visible from aerial photograph but holding has sufficient size to apply for a dwelling providing sufficient equity for these land owners. It only has higher potential because it was previously identified by the GHD 2013 Strategy.</p>				
Current Land Use	<p>Low-Med: Agricultural – Cropping & Grazing.</p>				
Adjacent Land Uses	<p>Low-Med: Cropping & grazing on all adjacent properties.</p>				
Topography	<p>High: Relatively flat with high points along Eumungerie Road (north-south).</p>				
Agricultural Classification	<p>Low: Class 2 Land Capability (limited agricultural constraints).</p>				
Watercourse/ Drainage	<p>Low-Med: Several watercourses flow through centre of holding. This doesn't affect Lots 42 & 57 greatly but there is visible low-lying land on the northern portion of Lot 78 that significantly constrains an efficient yield from this land.</p>				
Flood Status	<p>Low-Med: Subject to overland flows on Lot 78, 44, and 43 the land is not within the Flood Planning Area and is on higher land away from the Macquarie River.</p>				
Road Access	<p>Med: ~4.8km frontage to Eumungerie Road (classified road) may pose a constraint for new access points from RMS. It is a sealed good quality road.</p> <p>Note: Access to Narromine likely to be cut by flooding near bridge over Macquarie River.</p>				
Electricity	<p>Med: According to GIS, electricity on western side of Eumungerie Road but more difficult to access (subject to Electricity Authority confirmation).</p>				
Reticulated Sewer/Water	<p>Med: Nearest water & sewer on Warren Road on western side of river. Land unlikely to be serviced, so on-site sewage management required. Sufficient land area outside any likely flood zone or watercourse area for on-site servicing.</p>				
Native Veg.	<p>Med-High: Limited except along sections of northern and western boundary (sensitive biodiversity). Does not affect Lot 78 substantially.</p>				
Bushfire	<p>Med-High: Limited except along sections of northern and western boundary.</p>				
Noise	<p>Med: Potential for some noise from Eumungerie Road. No proximity to rail.</p>				
Groundwater	<p>High: Area is uncommon in that it is just outside the groundwater vulnerability area (except for sliver on north-western corner). This improves its suitability for large lot residential.</p>				
Other Constraints	<p>Med: Near Acton Quarry (on opposite side of Eumungerie Road) that may require a buffer of 500m to 1km (if blasting).</p>				


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Other Opp.	None	
Sub-Regional	Not identified / included.	
Narromine Rural Residential LUS GHD 2013	<p>Instigated by adjacent land owner.</p> <p>For Lot 78 GHD concluded Preferred. Constraint Analysis outcome of Most Suitable (Green) to Marginally suitable (blue). Site assessment results of 83.62%. Suggested MLS of 10ha with potential for 3 lots (Excel table) or 5ha with 6 lots (Strategy) (Not a high yield). Not a known Aboriginal site.</p> <p>For Lots 42, 43, 44, 48 & 57 GHD concluded LP (Less Preferred) but may be considered in long term after Lot 78. Constraint Analysis outcome of Mild Marginally suitable (blue) to Moderately Constrained (yellow). Site assessment results of 81.82%. Suggested MLS of 10ha with potential for 29 lots. Not a known Aboriginal site. Additional information required on Biodiversity & bushfire.</p>	
Summary of positive's for LLR	<p>Flat land – Not Flood Planning Area</p> <p>Close to Narromine (<10km)</p> <p>Good sealed road frontage</p>	<p>Limited vegetation or bushfire risk</p> <p>Limited noise or other constraints</p>
Summary of negative's for LLR	<p>Holding size/agricultural productivity.</p> <p>Adjacent agricultural enterprises / Land Use Conflict Potential</p> <p>Adjacent quarry + buffer</p> <p>Access to classified road</p>	<p>Drainage issues / overland flows (affect yield). Limited access to electricity</p> <p>Groundwater vulnerability</p>

No. 5, 6 & 7	NORTH EAST NARROMINE (EUMUNGERIE ROAD/ MACQUARIE VIEW ROAD)	
Address(es)	Macquarie View Road Rd, NARROMINE	
Lot / DP(s) & Owners	<p>List of 23 Nominated Sites only included four (4) lots. Lot 52 DP661453 & Lot A DP376726 () GHD2013 Preferred and Lot 52 recently rezoned, Lot 2 DP800770 () and Lot 32 DP1129935 ().</p> <p>We have added Lot 49 DP752581 and Lot 1 DP117790 () (Eumungerie Road frontage) as they sit between the applicant areas and the recently rezoned land at Lot 52 DP661453.</p> <p>We have also added Lot 1 DP800770, Lot 501 DP618512, Lots 5021/5022 DP630086, and part Lot 511 DP1061120 (Macquarie View Road frontage) with 5-6 separate owners () as these are existing smaller 'lifestyle' lots with some subdivision potential and are adjacent to these nominated sites.</p>	
Supp. Graphics	See Narromine North East Plan for aerial view and constraints	



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Conclusion	<p>MEDIUM TERM. It is suggested that once Lot 52 () has sold or developed 60% of the sites / land then Lot 49 DP752581 and/or the lots to the south of Macquarie View Road should be considered for rezoning.</p> <p>Lot 2 DP800770 () should not be considered in isolation (but could be considered with either other lots along Macquarie View Road or with part Lot 32). This aims to minimise the perimeter of large lot residential to agricultural land, utilise Macquarie View Road for efficient and safe access to Eumungerie Rd (classified) and utilise less agriculturally important land.</p> <p>MEDIUM TO LONG TERM: In the medium to long term as Lot 49 reaches 60% development/take-up AND the Council quarry is either at or near the end of its lifespan then development can extend across into Part Lot 32 () starting from Macquarie View Road and extending across to the quarry when it is shut.</p>				
Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding & Dwellings	<p>Lot 49 – Med-High – Area of ~141.2ha (existing dwelling)</p> <p>Lots south of Macquarie View Road – High - Most lots ~40-50ha (except eastern lot) and each has an existing dwelling (except)</p> <p>Lot 32 – Med – Area of ~354ha and part of a larger holding to the north but separated by Eumungerie Road and significantly affected by quarry (no existing dwelling).</p>				
Current Land Use	<p>Lot 49 & 32 Med: Mostly Grazing with what appears to be lower soil qualities compared to north of Eumungerie Road. The western part of Lot 32 has a new solar project currently under construction. A larger area of Lot 32 is affected by the buffer for the quarry.</p> <p>Lots south of Macquarie View Road High: These lands primarily used for dwellings and small-scale agriculture (though one used to be a piggery but we believe this is closed).</p>				
Adjacent Land Uses	<p>Low-Med: Lot at end of Macquarie View Road used as a clay shooting range. This may pose some constraints on development in proximity which is why we have not included Lot 511 DP1061120 so it can be used as a buffer.</p> <p>Med: Remainder of adjacent properties cropping and/or grazing.</p> <p>Med: Macquarie River to south has sensitivities.</p>				
Distance to R1 Zone / CBD / Nom. Sites	<p>Med-High: Adjacent to recently rezoned R5 land on Eumungerie/Euromedah Rd / 4.4km from Macquarie View Road intersection to R5 & R1 (Warren Road) / 5.8km to Narromine CBD. Nominated sites</p>				
Topography	<p>High: Undulating with steeper slopes near river – but this makes it less suitable for intensive agriculture or cropping so suitability increases for large lot residential. Long distance views to south-east towards Sappa Bulga Range adds amenity and desirability for residential use.</p>				
Agricultural Classification	<p>Med: Class 2 Land Capability (limited agricultural constraints) but Class 3 on the slopes to Macquarie River. Appears to only have been used for grazing and limited cropping (compared to floodplain).</p>				
Watercourse/ Drainage	<p>Med-High: Adjacent to Macquarie River on southern frontage. Lot 49 and Lot 32 are relatively free of drainage issues. Whilst there is a small watercourse across the top of some lots south of Macquarie View Road there is still sufficient land for a dwelling envelope.</p>				

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Flood Status	Med-High: Whilst there is a flood planning area across the southern parts of the sites along the Macquarie River, the sloping land limits this area. Lot 49, most of Lot 32, and the northern sections of the Macquarie View Road lots are flood free. Land unlikely to be affected by levee.
Road Access	Med-High: Whilst Lot 49 has a frontage to Eumungerie Road (classified) it also has a frontage to Macquarie View Road with an existing intersection with good sight-lines. Whilst MV Road is currently gravel – if sufficient yield were to be provided on the suggested land then this could potentially be upgraded to sealed bitumen. Note: Access to Narromine during floods may be limited as Eumungerie Road floods near bridge over Macquarie River.
Electricity	Med: Electricity already present on lots south of Macquarie View Road near river. Reasonable likelihood that development of Lot 52 () recently rezoned will require electricity to be extended near Lot 49 and could be run along Macquarie View Road. Lot 32 does not have easy access to electricity at this time.
Reticulated Sewer/Water	Med: Nearest water & sewer on Warren Road on western side of river. Area unlikely to be serviced. Lot sizes need to allow for on-site sewage management. Most lots can be sited well away from Macquarie River with on-site sewage management outside flood zone.
Native Veg.	Med-High: Limited except along River frontage (sensitive biodiversity).
Bushfire	Med-High: Limited except along River frontage (not shown on Bushfire Map).
Noise	Med-High: Development near Eumungerie Road may require appropriate setbacks to minimise noise. No proximity to rail.
Groundwater	High: Area is uncommon in that it is mostly outside the groundwater vulnerability area (except for southern part of lots between river and Macquarie View Road). This improves its suitability for large lot residential compared to most other sites on this issue.
Other Constraints	Further investigation into buffer required for Clay shooting for noise and safety – unlikely to constrain land further west along Macquarie View Road. Further investigation into lifespan & buffer requirements of Colyburly Quarry – only likely to affect Lot 32 in short to medium term. Further investigation into Aboriginal heritage sites (particularly along river) – unlikely to constrain land further away from river. Some review of alternative access to services when Narromine floods may be required.
Other Opportunities	Potential to link development from (Lot 52) via Macquarie View Road. Potential to seal Macquarie View Road to service all of these developments.
Sub-Regional LUS GHD 2009	Not identified / included.
Narromine Rural Residential LUS GHD 2013	Recently rezoned Lot 52 was recommended by GHD (adjacent). Lot 2 DP800770 was put forward by previous owner () but GHD concluded Not Preferred even though the constraint analysis was Marginally suitable (blue) and Moderately constrained (yellow). An Aboriginal heritage site is located on the boundary of this Site. It is partially flood prone, has sensitive biodiversity, and has high ground water vulnerability. Part Lot 32 DP1129935 was put forward by . Eastern part is Moderately constrained (yellow) whilst areas near the quarry are No Go (red). GHD stated the land was unsuitable for

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	development – mostly because of the quarry. However, verbal indications from Council staff are that the quarry is near the end of its life (to be verified).	
Summary of positive's for LLR	Adjacent to recent rezoned R5 & lifestyle river lots (less land use conflicts with agriculture) Close to Narromine Views / proximity to river desirable	Macquarie View Rd provide alternative access to classified road Slightly lower agricultural potential Limited vegetation or bushfire risk Limited noise or other constraints Limited flood risk except close to river
Summary of negative's for LLR	Need to upgrade Macquarie View Road Need to address Clay Shooting Range & Quarry Need to extend electricity	Low likelihood of sewer/water (septics undesirable in flood zone closer to river but may be OK above) Some sensitive biodiversity Groundwater vulnerability
Rec. Timeframe	Short to Medium Term for Lot 49 & South of Macquarie View Road / Longer Term for Lot 32 subject to quarry (amends GHD2013).	

No. 8	EAST NARROMINE (NORTH OF MITCHELL HIGHWAY)	
Address(es)	Mitchell Highway / High Park Road, NARROMINE	
Lot / DP(s) & Owners	<p>North of the Mitchell Highway and south of the Macquarie River two (2) landowners had nominated their land.</p> <p>Lot 5122 DP1083390 () has already achieved a rezoning to Zone R5 with a lot size of 5ha (so other than lot size it will not be discussed at length).</p> <p>Lot 192 DP850169 was originally put forward by () but is now owned by () (so the development expectations may have changed). This is one (1) lot in an existing 13 lot subdivision along High Park Road.</p> <p>We also suggest consideration of part of Lot 52 DP710059 () as it is an appropriate 'infill' site between two large lot residential areas (subject to site constraints).</p>	
Supp. Graphics	<p>See Narromine South-East Diagram for aerial view and constraints.</p> <p><i>Image of Lot 192 High Park Rd with Lot 52 in the background</i> (Source: www.realestate.com.au/ / Raine & Horne</p>	
Conclusion	SHORT TO MEDIUM TERM. Lot 192 () should not be considered in isolation. It forms part of a historic subdivision of thirteen (13) ~10 hectare lots. If supported by the majority of land owners and reasonable access is provided then the High Park Road area could be included in Zone R5 with a minimum lot size of 3.5-5ha so that further subdivision could occur. Lot 192 has a limited road frontage so further subdivision would be dependent on suitable access.	

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	<p>SHORT TO MEDIUM TERM. Recommended for short to medium term rezoning of southern and eastern part of Lot 52 DP710059 () subject to arrangements for access from the Mitchell Highway or adjacent Zone R5 lands and addressing flood issues. This lot acts as infill between historic High Park Road subdivision and recent rezoning of Lot 5122 DP1083390 and thereby minimises the potential for land use conflict with agriculture or other uses. It may be able to support lots of 3.5-5ha. This may provide sufficient incentive for a new road to provide access to the rear of lots along High Park Road for additional subdivision.</p> <p>SHORT TO MEDIUM TERM. The minimum lot size of Lot 5122 DP1083390 () should be reconsidered to ensure it aligns with adjacent areas and provides incentive for road access other than Mitchell Highway (where possible).</p> <p>Note: This may amend some of the GHD2013 Strategy recommendations.</p>				
Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding & Dwellings	<p>High: High Park Road subdivision – Most of the lots are approximately 10ha though Lot 192 () is ~9ha and some lots are slightly larger as 11-12.5ha.</p> <p>High: Lot 5122 () which is already rezoned has an area of approximately 21.5ha. With a minimum lot size of 5ha it can only deliver a maximum of 4 lots.</p> <p>Med-High: Lot 52 () has a total area of ~107.5ha which does not have agricultural potential. However, the area mostly outside the flood planning area is ~55-60ha.</p>				
Current Land Use	<p>Med: Lot 49 & 32 Mostly Grazing with what appears to be lower soil qualities compared to north of Eumungerie Road.</p> <p>High: Lots south of Macquarie View Road These lands primarily used for dwellings (though one used to be a piggery but we believe this is closed).</p>				
Adjacent Land Uses	<p>High: High Park Road is not within Zone R5 but effectively is a large lot residential area (10ha lots mostly for lifestyle). To the east is Crown land with some biodiversity values. North of River Drive is smaller urban lots along the Macquarie River.</p> <p>Low-Med: The lands to the west are in the flood planning area and most are used for agricultural purposes. However, Macquarie Drive / Sunset Ave / Industry Ave are for industrial purposes. Further west of here is the Narromine Urban area.</p>				
Distance to R1 Zone / CBD / Nom.	<p>High: Adjacent to recently rezoned R5 land and historical large lot residential on Mitchell Highway. 2.9km from High Park Road to Zone R1 and ~4km to Narromine CBD. There are no other nominated sites north of the Mitchell Highway.</p>				
Topography	<p>High: Flat lands.</p>				
Agricultural Classification	<p>Med: Predominantly F.I. (Future Investigation – Urban) lands up to the High Park Road subdivision which is in Class 2 lands (but already highly fragmented). Limited agricultural productivity.</p>				
Watercourse/ Drainage	<p>Med-High: Adjacent to or near Macquarie River to north. Drainage corridor to west of Lot 5122 (existing Zone R5). Lot 52 and High Park Road subdivision are relatively free of drainage issues.</p>				
Flood Status	<p>Med-High: Whilst there is a flood planning area across the north-western part of Lot 52, the remaining part of Lot 52 and the High Park Road sites are above the flood planning area. Part of Lot 5122 (existing Zone R5 is in the flood planning area).</p>				
Road Access	<p>Low-Med: Greatest constraint to new development other than flooding is access as the Mitchell Highway is an important classified road and the Roads & Maritime Services would be concerned about new entrances and traffic safety on the highway. However, Lot 5122 is likely to be</p>				

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	granted access to the highway and if this was connected through to River Drive it could open up significant land for subdivision. Subject to further discussion with RMS.
Electricity	Med-High: Electricity lines present along High Park Road, River Drive, and to north-west corner of Lot 5122 and through north of Lot 52. Extension from Lot 52 seems most economic path if sufficient subdivision potential.
Reticulated Sewer/Water	Med-High: Nearest water & sewer in industrial subdivision in Sungift/Industrial Avenue ~400m to west of Lot 5122 (Zone R5), 900m from Lot 5122, and 1400m from Lot 192. May be possible to extend but at likely minimum lot sizes unlikely to be viable / supported. Therefore, minimum lot size of 3.5ha would support on-site sewage systems and these can be located outside flood planning area.
Native Veg.	High: Limited except along River frontage (sensitive biodiversity) and to east of High Park Road subdivision which does not form part of investigation areas.
Bushfire	Med-High: Some bushfire risks on Bushfire Map but this needs updating and is unlikely to be a significant constraint.
Noise	Low-Med: Potential for development adjacent to or near the Mitchell Highway and the rail line (separated by highway). Suitable setbacks to highway (and lot sizes) should provide sufficient buffer. Also, near Narromine Seed Cleaners (but as existing dwellings surround assumed noise is not significant).
Groundwater	Med: Site has moderately high and high groundwater vulnerability (though appropriate on-site sewage design and less reliance on bore water may reduce impact).
Other Constraints	Proposed flood levee could potentially extend towards River Drive. If land protected then additional subdivision potential. I Narromine Seed Cleaners (213 Webbs Siding Road) may have some impacts (see GHD2013 Strategy) but after discussion with Council there are no known complaints and it is immediately adjacent to a number of dwellings in Zone R5 (south of rail line) so it is assumed impacts are manageable. GHD2013 Strategy also mentioned adjacent intensive agriculture (predominantly plant) on and near the land. Most of the existing intensive plant agriculture is fruit trees but on a small scale and not actively managed from preliminary inspection. Whilst it is not ideal it is assumed that existing and proposed large lot residential will most likely result in these industries eventually closing or scaling back and having a lower buffer requirement.
Other Opportunities	Potential to link development from Lot 5122 (existing Zone R5) to River Drive to minimise new access points to the Mitchell Highway.
Sub-Regional LUS GHD 2009	Not identified / included.
Narromine Rural Residential LUS GHD 2013	Lot 5122: Recently rezoned Lot 5122 was not a preferred location in the GHD2013 Strategy. It was part Moderately constrained (yellow) and part Highly constrained (orange). The key reason is that the site was adjacent to an offensive industry and intensive plant industry that would likely cause significant land use conflicts. In addition, the site was close to the railway and noise issues. It was stated that the site is bushfire prone but this results from vegetation along the highway and is not a significant risk. <i>However, obviously the site studies supporting the rezoning proposal addressed these concerns and the rezoning was approved.</i>

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	<p>Lot 52: For the same or similar reasons the GHD2013 Strategy did not suggest Lot 52 DP710059 was a preferred location. In addition, a seed cleaning facility was across the road and the site has been used for intensive plant agriculture. It is also subject to riparian setbacks as well as being flood prone and with high ground water vulnerability. <i>iPLAN would suggest that if Lot 5122 was rezoned then the majority of the same issues are capable of being addressed subject to site contamination assessment and avoidance of dwellings in the flood planning area. Similar buffers to intensive agriculture or industry can be achieved.</i></p> <p>Lot 192: For the same or similar reasons to above the GHD2013 Strategy did not suggest Lot 192 was a preferred location. It did correctly state that one lot should not be assessed in isolation of the other similar sized lots in the locality. It incorrectly identified the site as flood prone. Therefore, if the majority of the High Park Road residents were interested in having a lower lot size for subdivision this should be further investigated.</p>	
Summary of positive's for LLR	<p>Adjacent to recent rezoned R5 & lifestyle river lots-infill development</p> <p>Majority land outside flood zone</p> <p>Potential for future levee protection</p> <p>Close to Narromine & services</p>	<p>Proximity to river desirable</p> <p>Slightly lower agricultural potential</p> <p>Limited vegetation or bushfire risk</p> <p>Electricity nearby (potential for reticulated water & sewer <1km)</p>
Summary of negative's for LLR	<p>Access issues to Mitchell Highway</p> <p>Noise from road/rail/industry</p> <p>Review potential land use conflicts with industry & intensive agriculture</p> <p>Some land in flood planning area (likely to be within PMF)</p> <p>Some pot. Contamination from former intensive ag. uses</p>	<p>Low likelihood of sewer/water (septics undesirable in flood zone but most appears to be above 1% AEP).</p> <p>Some sensitive biodiversity</p> <p>Some bushfire risks</p> <p>Groundwater vulnerability</p> <p>May limit industrial area growth</p>

No. 9	SOUTH-EAST NARROMINE (DAPPO / WEBBS SIDING ROAD AREA)	
Address(es)	Dappo / Webbs Siding / Gainsborough Roads, NARROMINE	
Addresses/ Lot & DP(s)/ Owners / Area	<p>Nominated Lots (yellow boundary) only include Lots 152-155 DP755131 & Lot 542 DP1151292 ([REDACTED]) 426 Dappo Road ~62.2ha.</p> <p>Additional Lots for consideration (pink dotted boundary) include:</p> <p>a) Lots 145-151 DP755131 ([REDACTED]) Webb Siding Road ~53.4ha (6*8.9ha lots);</p> <p>b) Lots 227 & 228 DP755131 & Lot 1 DP249020 ([REDACTED]) 'Amaroo Park' 36 Jones Circuit (also frontage to Gainsborough Road) ~68.8ha.</p>	
Supp. Graphics	See Narromine South East Plan for aerial view and constraints	
Conclusion	<p>MEDIUM TO LONG TERM: Nominated Lots (yellow boundary) only include Lots 152-155 DP755131 & Lot 542 DP1151292 ([REDACTED]). At ~62.2ha in one holding it has some agricultural potential (it appears to be used for extensive agriculture). It acts as a buffer to intensive agriculture to the east and south. It has two road frontages but these are predominantly gravel and would need to be upgraded. The southern edge may be impacted by high voltage electricity easements and the potential Inland Rail corridor. For these reasons we suggest the northern half may be suitable in the medium term while the southern half may be a long-term option for large lot residential. Larger lot sizes (>5ha) to provide buffers to nearby intensive agriculture is recommended. There are other more suitable sites to the north and west as follows.</p>	

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	<p>SHORT TO MEDIUM TERM: Lots 145-151 DP755131 () are immediately adjacent to Zone R5 and a natural extension. It has dual road frontages but only Webb Siding Road is sealed and Dappo Road is gravel. There is existing electricity infrastructure. The key constraints may be a watercourse through the middle of the site and proximity to Narromine Seed Cleaners – but this can be addressed with appropriate lot sizes. Recommended for Short Term Large Lot Residential with a lot size of >3.5ha. This could generate up to 12 lots without significant additional road costs.</p> <p>MEDIUM TO LONG TERM: Lots 227 & 228 DP755131 & Lot 1 DP249020 () are also immediately adjacent to Zone R5 and a natural extension. It has dual road frontages to Jones CCt (sealed) and Gainsborough Road (gravel but near seal). These are larger lots (total ~68.8ha) but appear to be used for grazing only. They do provide a buffer to intensive agriculture to the south. For these reasons we suggest the northern half may be suitable in the medium term while the southern half may be a long-term option for large lot residential. Larger lot sizes (>5ha) to provide buffers to nearby intensive agriculture are recommended.</p>				
Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding & Dwellings	Med-High: Most holdings are less than 30ha (the land is significantly fragmented) and unlikely to be viable for agriculture except intensive plant agriculture. Most holdings have dwellings except for Lots 145-151 ().				
Current Land Use	Med: All lots appear to be used for extensive agriculture including cropping and grazing. The small holding sizes (<60ha) suggest agricultural viability is limited.				
Adjacent Land Uses	Med: Currently the main potential conflict is the Showground and horse training facilities but this could also be an attraction. Intensive agricultural uses to the south and east would need to be buffered by larger lot sizes / setbacks. However, further review is needed of the potential Inland Rail corridor along Gainsborough Road.				
Distance to R1/ R5 Zone / CBD / Nom. Sites	High: Adjacent to existing Zone R5 so natural extension. Zone R1 (urban area) approximately 1-2km to north-east. 3-4km to centre of Narromine. This is a cluster of nominated sites.				
Topography	High: Flat lands.				
Agricultural Classification	Med: Predominantly classified 'Urban' lands on old Ag. Land Classification map or Class 2 lands (but already highly fragmented). Limited agricultural productivity at these holding sizes for extensive agriculture.				
Watercourse/ Drainage	Med-High: A drainage corridor /watercourse passes through Lots 145-151 but does not appear to be linked to the flood planning area (to be confirmed).				
Flood Status	High: All of these sites are outside the flood planning area.				
Road Access	Med-High: Most of these lots have dual road frontage providing easier access and subdivision not requiring substantial internal roads. However, some frontages are gravel and may require upgrade to sealed status.				
Electricity	Med-High: Electricity lines present through Lots 154-151 and nearby remainder of lots. Note: High voltage substation on Lot 541 and high voltage electricity easement along Gainsborough Road.				

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Reticulated Sewer/Water	Med: Nearest water & sewer along Nellie Value / Dappo Road. Low probability of these extending along Dappo Road or into Jones CCT. Land outside flood planning area suitable for on-site sewage management.	
Native Veg.	High: Limited except in some road corridors.	
Bushfire	High: Limited except in some road corridors.	
Noise	Med: Potential for some noise from Showground when in use or horse training at early hours. Long term potential for noise from potential Inland Rail corridor (Gainsborough Road). Suitable setbacks should provide sufficient buffer. Staging long term for sites adjacent to these areas will reduce short to medium term risk.	
Groundwater	Med: All areas north of Gainsborough Road have moderately high and high groundwater vulnerability (though appropriate on-site sewage design and less reliance on bore water may reduce impact). Some lots south of Gainsborough Road are outside the groundwater vulnerability area.	
Other Constraints	Further information on the final preferred Inland Rail Route is required to assess impacts along Gainsborough Road. There is a high voltage electricity easement along Gainsborough Road that may have easement restrictions. This should be readily accommodated in standard setbacks. Further information on any impacts from the Showground and its use for horse training and racing should be considered.	
Other Opportunities	None.	
Sub-Regional LUS GHD 2009	Not identified / included.	
Narromine Rural Residential LUS GHD 2013	Lots 72 & 73 DP755131: Was considered by GHD2013 but not preferred on the basis they had limited dwelling potential, they are 500m from the Waste Depot (but outside its buffer area), and there is high groundwater vulnerability. It seems the lack of development at Villeneuve has also affected the decision about this land. <i>Medium to long term potential may address many of these issues.</i> No other lots were previously considered in this Area by GHD2013.	
Summary of positive's for LLR	Adjacent to Zone R5 to north & west Dual road frontages limits costs All land outside flood planning area Rel. close to Narromine & services	Small holding sizes / limited ag. potential No vegetation or bushfire risk Electricity on many sites or nearby
Summary of negative's for LLR	Noise / light spill from Showground Poss. Inland Rail route (Gainsborough Road) Potential land use conflicts with intensive agriculture to south/east	Need to upgrade gravel roads to seal Low likelihood of sewer/water (outside flood zone) Groundwater vulnerability High voltage electricity easement

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No. 9, 10, & 11	SOUTH NARROMINE (TOMINGLEY ROAD AREA)
Address(es)	Tomingley / Nellie Vale / Gainsborough Roads, NARROMINE
Addresses/ Lot & DP(s)/ Owners / Area	<p>Nominated Lots (yellow boundary) include:</p> <ul style="list-style-type: none"> a) Lots 102/104/105 DP 1011933 () 16 Manildra St ~30.7ha b) Lot 218 DP755131 () 240 Gainsborough Rd ~24.3ha c) Lot 219 DP755131 & Lot 1 DP1086772 ('Cobargo' –) 397 Tomingley Rd ~25.5ha + Lot 220 DP 755131 ()s ~23.8ha. d) Lot 71 DP755131 () 205 Gainsborough Rd (Cnr Tomingley Rd) ~8ha; e) Lot 191 DP755131 () 'The Block' 191 Gainsborough Road ~24ha <p>Additional Lots for consideration (pink dotted boundary) include:</p> <ul style="list-style-type: none"> f) Lots 101 () 'Belema Park' 230 Tomingley Rd ~16.9ha; g) Lot 103 DP1011933 () 246 Tomingley Rd ~2.78ha; h) Lots 70 D P755131 () 243 Tomingley Rd ~8ha.
Supp. Graphics	See Narromine South East Plan for aerial view and constraints
Conclusion	<p>Nominated Lots (yellow boundary) include:</p> <ul style="list-style-type: none"> a) LONG TERM: Lots 102/104/105 DP 1011933 () are currently used for intensive plant agriculture and would likely impact on residential amenity. They are mostly outside the flood planning area. The owner has a shed on the property but would like a dwelling. <i>The best short-term approach for this owner is to apply under Clause 4.2D (Rural Subdivision for Intensive Plant Ag.) and seek an exemption under Clause 4.6 to reduce the 40ha rule down to 30ha (subject to Council's flexibility on the lot size).</i> Once conflicts with the urban area start to make the intensive agriculture less viable - the majority of these lots should be considered long term for large lot residential use (subject to closure of the waste depot and consideration of the Inland Rail Route Option). b) LONG TERM: Lot 218 DP755131 (), Lot 219 DP755131 & Lot 1 DP1086772 ('Cobargo' –) & Lot 191 DP755131 () are outside the flood planning area and have access from Tomingley and Gainsborough Roads. However, they are each ~24-30ha lots with a large perimeter to nearby agriculture so there is a higher probability of land use conflict. These lots should only be considered for long term large lot residential when there is significant take-up of lands to the north of Gainsborough Road (subject to Inland Rail corridor & waste depot shutting). <p>Majority of land within 400m proximity to Waste Depot or in flood prone land should at best be a long term large lot residential consideration (subject to Waste depot closing and being rehabilitated).</p> <p>Additional Lots for consideration (pink dotted boundary) include:</p> <ul style="list-style-type: none"> a) LONG TERM: Lots 101 & 103 DP1011933 – These lots already have a single dwelling. However, as stated above, once conflicts with the urban area start to make the adjacent intensive agriculture (to the south) less viable - these lots (along with Lots 102/104/105) should be considered long term for large lot residential use. <i>Note that Council should consider purchasing part of Lot 101 to extend the Cemetery to the south outside the flood planning area.</i> b) LONG TERM: Lots 70-71 DP755131 – These lots should be considered for long term large lot residential use even though not nominated. They are outside the flood planning area, have dual sealed road frontage/access, have 2-3 existing dwellings (not used for significant agriculture), there is electricity, and are a natural extension of the urban area. Access (preferably not from Tomingley Road), odour/dust from the waste depot must be addressed along with the potential Inland Rail corridor option.

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Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding & Dwellings	Med-High: Most holdings are less than 30ha (the land is significantly fragmented) and unlikely to be viable for agriculture except intensive plant agriculture. Most holdings have dwellings except for Lots 102/104/105 (██████).				
Current Land Use	Low-Med: All but Lots 102/104/105 (██████) are used for lifestyle lots and extensive agriculture / grazing. Lots 102/104/105 are used for intensive agriculture.				
Adjacent Land Uses	Low-Med: Key issues arise from the Waste Depot to the south, (verbally this has a limited lifespan and is unlikely to be expanded), sensitive wetlands and biodiversity to the west, and intensive agriculture to the east. This is adjacent to or in proximity to the Narromine Urban Area.				
Distance to R1 Zone / CBD / Nom.	High: Adjacent to Zone R1 (urban area) to the north. Less than 3km to centre of Narromine. This is a cluster of nominated sites.				
Topography	High: Flat lands.				
Agricultural Classification	Med: Predominantly Class 2 lands (but already highly fragmented). Limited agricultural productivity (except for intensive plant agriculture).				
Watercourse/ Drainage	Med-High: No significant drainage corridors except wetlands to west. Outside Backwater Cowal flood area.				
Flood Status	Med-High: Whilst there is a flood planning area across the north-western part of Lot 102, the remaining lots are above the flood planning area.				
Road Access	Med: There may be some RMS opposition to new access points from Tomingley Road. Where possible new access points should be from Gainsborough Road. Gainsborough Road is sealed only for the first portion (Lot 218) and will need to be extended at developer's cost (though this may occur as part of development to the north of Gainsborough Road).				
Electricity	Med-High: Electricity lines present on perimeter of Lots 70/72/73 and Lots 104/105 and Lots 218/219. It should be relatively easy to extend these lines as required.				
Reticulated Sewer/Water	Med: Nearest water & sewer along Nellie Value Road. Low probability of these extending along Tomingley Road unless Lots 57-60 DP755131 (Zone R1) have significant additional subdivision or if/when developed for Timbregongie House. Land outside flood planning area suitable for on-site sewage management.				
Native Veg.	High: Limited except to west through Wetlands Area.				
Bushfire	High: Limited except to west through Wetlands Area.				
Noise	Low-Med: Potential for significant noise to development adjacent to or near Tomingley Road, the Waste Depot, and the potential Inland Rail corridor (Gainsborough Road). Suitable setbacks should provide sufficient buffer. Staging long term for sites adjacent to these areas will reduce short to medium term risk.				
Groundwater	Med: Parts of site(s) have moderately high and high groundwater vulnerability (though appropriate on-site sewage design and less reliance on bore water may reduce impact).				

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<p>Other Constraints</p>	<p>Further information on the odour and dust impacts from the Waste Depot are required. A 200m buffer has been nominally applied but sometimes a 400m buffer may be required and this would delay any rezoning within that buffer until the depot has been closed and is only used as a waste transfer station.</p> <p>Further information on the final preferred Inland Rail Route is required to assess impacts along Gainsborough Road.</p> <p>There is a high voltage electricity easement along Gainsborough Road that may have easement restrictions. This should be readily accommodated in standard setbacks.</p> <p>Further information on any impacts from the Showground and its use for horse training and racing should be considered, particularly for Lots 72 & 73.</p>	
<p>Other Opportunities</p>	<p>Potential to expand Cemetery into Lot 101 west of Tomingley Road if Council purchases part of this lot. Potential to expand Zone R1 (urban residential) into Lots 55 & 56 to south of Nellie Vale Road (subject to impacts on Showground / horse facilities).</p>	
<p>Sub-Regional LUS GHD 2009</p>	<p>Not identified / included.</p>	
<p>Narromine Rural Residential LUS GHD 2013</p>	<p>Lots 71 DP755131 & Lots 102/104/105 DP1011933: Was considered by GHD2013 but not preferred on the basis they were located adjacent to the Waste Depot, are currently used for intensive irrigated agriculture, partial flood prone land, bushfire prone land, potential contaminated groundwater and high groundwater vulnerability. Lot 71 contains an active boarding kennel (Neverstar Pet Motel) that is likely to need a substantial buffer for noise. <i>Long term potential may address many of these issues.</i></p> <p>Lots 219/220 DP755131: Was considered by GHD2013 but not preferred as lots are located less than 400m to the Waste Depot and contains intensive plant agriculture. It seems the lack of development at Villeneuve has also affected the decision about this land. <i>We agree that at best long-term consideration is suitable.</i></p> <p>Lot 191 DP755131: Was considered by GHD but was not preferred mostly because of proximity (800m) to Waste Depot, high groundwater vulnerability. It seems the lack of development at Villeneuve has also affected the decision about this land. <i>We agree that at best long-term consideration is suitable.</i></p>	
<p>Summary of positive's for LLR</p>	<p>Adjacent to Zone R1 (urban) to north Majority land outside flood zone Close to Narromine & services</p>	<p>Small holding sizes / ag. potential Limited vegetation or bushfire risk Electricity nearby (potential for reticulated water & sewer <1km)</p>
<p>Summary of negative's for LLR</p>	<p>Access issues to Tomingley Road Noise/odour from road/poss. Inland Rail/waste depot Potential land use conflicts with intensive agriculture/waste depot Some land in flood planning area (likely to be within PMF)</p>	<p>Some pot. contamination from intensive ag. uses Low likelihood of sewer/water (but most outside flood zone) Groundwater vulnerability May limit waste depot growth (low probability)</p>

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No. 12, 13, 14 & 15	FAR EAST NARROMINE (DAPPO ROAD AREA)				
Address(es)	Dappo Road, Webbs Siding Road, Tantitha Road, NARROMINE				
Addresses/ Lot & DP(s)/ Owners / Area	<p>Nominated Lots (yellow boundary) include:</p> <p>a) Lot 2 DP1106372 (~22ha), Lots 171 DP755131 (~18ha) (██████████) 'Dappo' 720 Dappo Road (Cnr Webbs Siding Road) (Note that Lots 172 & 238-240 adjacent totalling another ~92ha also appear to be owned by ██████████);</p> <p>b) Lot 235 DP755131 (██████████) 720 Dappo Road (~465ha);</p> <p>c) Lots 37-39 DP755119 (██████████) 'Dappo' 646 Webbs Siding Road (each lot ~25ha - Total ~75ha);</p> <p>d) Lot 102 DP792484 (~561ha) & Lot 2 DP1110036 (~162ha) & Lot 234 DP755131 (~480ha) (██████████n) 'East Lagoon' 913 Dappo Road (across to Tantitha Road) (Total ~>880ha);</p> <p>e) Lot 54 DP755119 (██████████) 'Corringle' 55 Tantitha Road (also with frontage to Reids Road) (~315ha total holding) (including adjacent Lots 1 & 2 DP546167).</p> <p>GHD has a preferred site that is to the north of these nominated sites on the Mitchell Highway (Lot 571 DP574287) but information from Council suggests this has now been swapped for land closer to Narromine on the Mitchell Highway that was recently rezoned – so it is assumed the GHD preference of this area is no longer applicable.</p>				
Supp. Graphics	See Narromine Far East Plan for aerial view and constraints				
Conclusion / Rec. Timeframe	<p>Generally, the larger lots are NOT RECOMMENDED for rezoning for the foreseeable future. If there is sufficient demand for land this distance from Narromine then it should be located at the northern end of Tantitha Road to maximise access, outside the flood planning area, minimise perimeter to agricultural lands and land use conflict, and cover some existing fragmented lots.</p> <p>An indicative area has been suggested for LONG TERM review (subject to detailed studies) that includes Lots 1 & 2 DP546167, Part Lot 1 DP11110036 ('Back Woodlands' / ██████████), part Lot 54 DP755119 (██████████) & Lots 40, 50 & 51 DP755119 that front onto Tantitha and Webbs Siding Road.</p>				
Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding & Dwellings	<p>Low-Med: There are some smaller lots down to ~20-25ha but these are all generally held in larger holdings (except perhaps the ██████████ lands). The ██████████ holding exceeds 315ha, Lot 235 (██████████) exceeds 430ha, and the ██████████ holding exceeds 880ha. These larger holdings are not fragmented and Rural Subdivision Principles would seek to protect these larger holdings / lots.</p>				
Current Land Use	<p>Low-Med: All land is currently used for agricultural purposes with limited dwellings. Most have extensive grazing and cropping areas.</p>				
Adjacent Land Uses	<p>Low-Med: Most adjacent land uses are agricultural. There is also the rail line and Mitchell Highway to the north that may pose some constraints but land is generally separated by Webb Siding Road as a buffer.</p>				
Distance to R1/ R5 Zone / CBD / Nom. Sites	<p>Med: Distances range from 5-8km from the centre of Narromine. The western edge (██████████) may be less than 1km from the tip of the existing Zone R5 area but is separated by agricultural land. This is a cluster of nominated sites in this far eastern area – however, the general recommendation is that these are not preferred for large lot residential or are only for long term consideration (once more suitable lands are taken-up).</p>				

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Topography	High: Reasonably flat lands.
Agricultural Classification	Low-Med: Predominantly Class 2 lands with some small patches of Class 4 where there are significant clusters of native vegetation.
Watercourse/ Drainage	Low-Med: The Backwater Cowal extends from the Macquarie River at the sharp bend across the Mitchell Highway and Webbs Siding Road and across Dappo Road. A number of drainage channels pass through the lots along Dappo Road and near Tantitha Road.
Flood Status	Low-Med: The [REDACTED] and [REDACTED] n land and part of the [REDACTED] land is within the flood planning area of the Backwater Cowal. These areas would not be assisted by any future levee bank along the Macquarie River. The extent of flooding requires further analysis but at this time it must be assumed that flooding would increase the cost of development in all but those lots fronting Tantitha Road.
Road Access	Low-Med: Generally, lots either have a frontage to Dappo Road, Webbs Siding Road, or Tantitha Road. These roads are gravel and some are poorly formed requiring substantial road works to be upgraded. Many of these lots are deep and would require substantial internal roads to subdivide efficiently. They do have access to the Mitchell Highway from Tantitha with a good intersection (but it requires use of an ungated level crossing over the railway which is not ideal for safety) or via gravel on Dappo Road back to Narromine.
Electricity	Med-High: Electricity lines present through most of the nominated lots (though capacity has not been reviewed). Relatively easy to extend to other areas.
Reticulated Sewer/Water	Low-Med: Nearest water & sewer at least 4-5km away. Very low probability of utilities extending to these sites. Issue is achieving on-site effluent management above 1%AEP flood level for [REDACTED] and [REDACTED] land and part of [REDACTED] land. Land outside flood planning area may not have as many issues.
Native Veg.	Med: There are significant patches of native vegetation but these are generally clustered and could be avoided with appropriate subdivision design and buffers.
Bushfire	Med: The patches of significant vegetation have some bushfire risk but are not connected to extensive treed areas. Grass fires may be a risk in these areas closer to the Sappa Bulga ranges.
Noise	Med: Potential for some noise to development adjacent to or near the Mitchell Highway or the rail corridor (Inland rail eastern option to be reviewed). Webbs Siding Road / Reids Road provide a partial buffer but it may affect amenity and desirability. Development away from rail line is suitable.
Groundwater	Med: Most of the area is affected by moderately high and high groundwater vulnerability except for some of the Webb land and the southern areas of Redden Land) though appropriate on-site sewage design and less reliance on bore water may reduce impact.
Other Constraints	Further information on the final preferred Inland Rail Route (possible route south and east of Narromine) is required to assess impacts. Further information is required on flooding along the Backwater Cowal as this area does not appear to have a high level of flood information.
Other Opportunities	It is recognised that Narromine could act as a 'dormitory' suburb for some people employed in Dubbo. If large lot residential lots are located between Narromine and Dubbo this may have potential to attract this market. However, 30 minutes is still a significant commute and it may have trouble competing with large lot residential land west of Dubbo.

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Sub-Regional LUS GHD 2009	Not considered.	
Narromine Rural Residential LUS GHD 2013	<p>Lot 234 DP755131 and Lot 102 DP792484 () where considered by the GHD2013 Strategy but were not preferred until after 2036 (and subject to further heritage, flora and fauna assessments). GHD biophysical analysis found the land was part 'Most suitable' (green), part 'Marginally suitable' (blue), and part 'Moderately constrained' (yellow). Key constraints being part flood prone, part biodiversity and bushfire, part moderately high groundwater vulnerability, Class 2 ag. lands, and there is Aboriginal heritage present (AHIMS) on the site.</p> <p>Lot 1 DP1110036 (not considered in this Report) was not preferred but may be suitable after 2036 given there are more suitable options closer to town. It was Moderately constrained (yellow) but this is only minor biodiversity and bushfire and quality ag. land.</p> <p>Lot 2 DP546167 & Lot 54 DP755119 (Tantitha Road) were not preferred but may be suitable after 2036. It was part Moderately constrained (yellow) and part Marginally suitable (blue) with minor biodiversity and bushfire and access via a non-signalised rail crossing.</p> <p>Lot 171-172 DP755131 were considered Unsuitable by GHD and were Moderately constrained (yellow) and Highly constrained (orange) due to bushfire prone land (questionable?), groundwater vulnerability, flooding and resulting limited yield.</p> <p>Lots 37-39 DP755119 were considered Unsuitable by GHD and were Moderately constrained (yellow) due to noise conflicts with rail, flood prone, groundwater vulnerability, biodiversity, and bushfire prone land.</p> <p>iPLAN PROJECTS agrees with the GHD findings, particularly for the larger holdings, but suggests the smaller lots and areas near Webbs Siding Road could be reviewed in the long term or after 2036 if a specific demand for land closer to Dubbo was clearly identified outside any flood planning area.</p>	
Summary of positive's for LLR	Potential market for Dubbo commuters? Some outside flood and groundwater vulnerable areas	Vegetation & bushfire risk generally clustered Tantitha Road provides access to Mitchell Highway
Summary of negative's for LLR	<p>Larger holdings need to avoid fragmentation</p> <p>Potential land use conflicts with infrastructure & agriculture</p> <p>Flood prone land along Backwater Cowal</p> <p>Noise from highway/rail</p>	<p>Poss. Inland Rail (southern/east option)</p> <p>Most road require significant upgrades and new internal roads for larger lots</p> <p>Distance from services in Narromine</p> <p>Low likelihood of sewer/water</p> <p>Groundwater vulnerability</p>

No. 21	INNER WEST NARROMINE (Flood Prone Lands)	
Address(es)	Dandaloo Road / Old Backwater Road / McNamaras Lane / Wingfield Road / Nellie Vale Road / McGrane Way, NARROMINE	
Addresses/ Lot & DP(s)/ Owners / Area	<p>It is accepted that there are existing Zone R5 Large Lot Residential areas along McNamaras Lane and between Old Backwater and Dandaloo Roads. Nominated Lots (yellow boundary) include:</p> <p>a) Lot 64 DP755131 & Lot 22 DP614993 () 80 Nellie Vale Road ~14.6ha over 2 lots</p> <p>b) Lot 111 DP227997 (39995 Mitchell Highway ~26.6ha) & Lot 221 DP1101864 (1570 Dandaloo Road ~59.7ha) ()</p> <p>c) Lot 12 DP114145 () Former Closed Road – Dandaloo Road ~0.88ha</p> <p>d) Lot 4 DP251750 () 96 Wingfield Road ~10.1ha</p> <p>e) Lot 255 DP722853 () 'Rallima' 2 Nellie Vale Road (McGrane Way) ~19.9ha</p>	


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	<p>GHD has some preferred sites, at Lots 23 & 24 DP755131 (). We understand there may also be a Planning Proposal for lands to the south of Old Backwater Road on Lot 174 DP755131. These are briefly reviewed below.</p> <p>In addition, we have considered the following lands:</p> <p>a) Western part Lot 223 DP1081087 (Owner) between Old Backwater Road and Dandaloo Road ~38ha of 89ha lot;</p> <p>b) Lots 9, 98-108 & 126 DP755131 () between Dandaloo Road and McNamaras Lane ~97.6ha;</p> <p>c) Some limited lots south of Old Backwater Road ~24ha.</p>				
Supp. Graphics	See Narromine Inner West Plan for aerial view and constraints				
Conclusion / Rec. Timeframe	<p>All of the nominated lots are on flood prone lands and in the inner west area there is a higher probability of flooding.</p> <p>a) Lot 64 DP755131 & Lot 22 DP614993 (Nellie Vale Road) are immediately adjacent to Zone R1 and in the flood zone. If the principle of avoiding the flood area is followed then it may be better to leave these lots to allow for future urban residential growth (if flooding can be addressed). However, they could be classified as long term large lot residential (subject to levee bank or further flood studies).</p> <p>b) Lot 111 DP227997 & Lot 221 DP1101864 (Mitchell Highway /Dandaloo Road) are located either adjacent to or near the urban area and existing industrial uses and adjacent to the Mitchell Highway and rail line. They would be best suited to industrial or business uses (if flooding can be addressed) due to noise and industrial buffers and better heavy vehicle access potential.</p> <p>c) Lot 12 DP114145 (Dandaloo Road) has some potential for large lot residential in the medium term but only as part of a greater extension of large lot residential between Dandaloo and Old Backwater Roads to the east (towards Narromine (see below) and only if less flood prone land is not available.</p> <p>d) Lot 4 DP251750 (Wingfield Road) is located near the rail line with slightly poorer access (compared to lots above) and separation from existing large lot residential areas. This should only be considered in the long term if non-flood prone land is not available.</p> <p>e) Lot 255 DP722853 (Nellie Vale Road / McGrane Way) is adjacent to a classified road, wetlands, high hazard floodway, and intensive agriculture. It is not suitable for large lot residential.</p> <p>f) Regarding the GHD Preferred Lots 23 & 24 DP755131 () the northern parts of these lots have some potential but it will be more expensive to provide access to efficiently subdivide this land and it may have a higher flood risk than other land owned by north of Dandaloo Road that has a dual road frontage. We recommend this alternative land because it is between the existing Zone R5 areas and reduces the potential for land use conflict with reduced perimeter to agriculturally productive land.</p>				
Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding & Dwellings	Med-High: Other than land, most holdings are less than 20ha (the land is significantly fragmented) and unlikely to be viable for agriculture except intensive plant agriculture. All holdings (except) have existing dwellings.				
Current Land Use	Med: and land are both used for extensive or intensive agriculture. The remaining lots are more 'lifestyle' in nature but some run stock.				

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Adjacent Land Uses	Low-Med: Key issues arise from adjacency to highways, rail lines, and intensive agriculture that may conflict with large lot residential amenity.
Distance to R1/ R5 Zone / CBD / Nom. Sites	Med-High: Adjacent to Zone R1 (urban area) to the east. Less than 1-2km to centre of Narromine. Some sites adjacent to existing Zone R5 land (except sites to south).
Topography	High: Very flat lands.
Agricultural Classification	Med: Predominantly Class 2 lands (but already highly fragmented). Limited agricultural productivity (except for intensive plant agriculture).
Watercourse/ Drainage	Low-Med: Irrigation channels pass through Lots 111 & 221. Watercourse and Backwater Cowal to south may have additional potential flood issues. Drainage channels between Old Backwater Road and Dandaloo Road.
Flood Status	Low: The entire area is within the Flood Planning Area. Some flooding likely to come from South along Backwater Cowal. Area between railway line and urban area is high hazard zone. Floodway may also extend through golf course and around irrigation channel into Lot 111. Floodwaters break out towards the west over an ill-defined width. Therefore, land to the north of Dandaloo Road and McNamaras Lane <u>may</u> have a lower flood potential (requires more flood information).
Road Access	Med: There may be some RMS opposition to new access points from the Mitchell Highway and The McGrane Way. Access from Dandaloo / Old Backwater Roads and McNamaras Lane is suitable.
Electricity	Med-High: Electricity lines present along Nellie Vale / Old Backwater / Dandaloo / Wingfield Roads and Mitchell Highway. Relatively easy to extend to other areas.
Reticulated Sewer/Water	Low-Med: Nearest water & sewer in urban area (Fifth Ave) and along Mitchell Highway. For Lot 111 this may be ideal for industrial growth connected to sewer and water. Low probability of utilities extending along Old Backwater or Dandaloo Roads now that most of these properties have on-site sewage management. Issue is achieving on-site effluent management above 1%AEP flood level.
Native Veg.	High: Limited native vegetation constraints.
Bushfire	High: Limited bushfire risk.
Noise	Low-Med: Potential for significant noise to development adjacent to or near the Mitchell Highway or the rail corridor (Inland rail western option to be reviewed). Suitable setbacks should provide sufficient buffer. Development along Old Backwater or Dandaloo Roads away from rail line is suitable.
Groundwater	Med: Site has moderately high and high groundwater vulnerability (though appropriate on-site sewage design and less reliance on bore water may reduce impact).
Other Constraints	<p>TBC: Former Sewage Treatment Plant on Dandaloo Road – unlikely to have significant odour impact but may have resulted in contaminated soils / groundwater in Lot 221 and Lot 223.</p> <p>TBC: Noise potential from Narromine Aerodrome needs to be reconfirmed before additional development of the Lots between McNamaras Lane and Dandaloo Road () as it is in close proximity to the flight path.</p> <p>TBC: Further information on the final preferred Inland Rail Route (possible route west of Narromine) is required to assess impacts.</p>

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	<p>TBC: Grain handling facility is only 330m to Lot 255 (McGrane Way) and potential for land use conflict.</p>	
<p>Other Opportunities</p>	<p>None</p>	
<p>Sub-Regional LUS GHD 2009</p>		<p>The Subregional Strategy had previously identified similar lands to those in this 2017 Review.</p> <p>Option 2 makes sense as it is well serviced and further from the flight path and railway line.</p> <p>Option 3 is a natural extension of the existing area between two well serviced roads (subject to addressing flooding).</p> <p>Option 4 is currently progressing (we believe) through the Planning Proposal process.</p> <p>Therefore, the 2017 Review is consistent with this Strategy.</p>
<p>Narromine Rural Residential LUS GHD 2013</p>	<p>Lots 23 & 24 DP755131 (Old Backwater Road) were GHD 2013 preferred locations (subject to flood assessment). With a minimum lot size of 3.5ha there was a possibility of 13 lots. These lots are Moderately constrained (yellow). Key issues were flooding and groundwater vulnerability and agricultural viability. iPLAN PROJECTS suggests that it may be difficult to subsequently reject this as a suitable site BUT by identifying land north of Dandaloo St potentially held by the same owner (that should be cheaper / easier to develop – subject to impacts on/by the aerodrome) that some agreement may be reached as to the most suitable location. An alternative approach is for Council to make a decision as part of the 2017 review to notify the owner that a Planning Proposal must be received within 12-18 months or Lots 23 & 24 will be removed from the Strategy and replaced with more suitable lands. Potential change.</p> <p>Lot 22 DP614993 & Lot 64 DP755131 (Nellie Vale Road) were NOT preferred locations by GHD but recommended for long term if flood and groundwater assessments were completed. iPLAN PROJECTS' suggestion is these are not suitable for large lot residential but if flooding is address may be better suited to an extension of the urban / Zone R1 area in the medium to long term.</p> <p>Lot 255 DP722853 (McGrane Way) was NOT preferred by GHD within the life of the strategy (up to 2036) due to the proximity of the grain handling facility, rail, and other land use conflicts. iPLAN PROJECTS agrees that this land is not suitable for the foreseeable future.</p> <p>Lot 4 DP251750 (Wingfield Road) was NOT preferred by GHD due to conflicts with rail, rural industry, and groundwater as well as being flood prone. The key factor is that this site has limited development potential and already has a dwelling. iPLAN PROJECTS agrees no current potential and limited yield with significant road upgrades required to Wingfield Road.</p> <p>Lot 111 DP227997& Lot 2221 DP1101864 were NOT preferred by GHD as Lot 111 is a proposed industrial growth area. At that time Lot 2221 may have been within the STP buffer but that is now closed. iPLAN PROJECTS agrees these lots are better suited to industrial / business growth than large lot residential. The Inland Rail alignment options may affect this area.</p> <p>iPLAN PROJECTS agrees with the GHD finding but suggests they could be reviewed if flooding could be addressed in the area – particularly for the land identified in the original Subregional Strategy.</p>	
<p>Summary of positive's for LLR</p>	<p>Adjacent to Zone R5 Dual road frontages limits costs (esp. Old Backwater/Dandaloo Roads)</p>	<p>Small holding sizes / limited ag. potential No vegetation or bushfire risk Electricity on many sites or nearby</p>

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	Rel. close to Narromine & services	
Summary of negative's for LLR	Noise from highway/rail/aerodrome Poss. Inland Rail (western option) Potential land use conflicts with infrastructure & agriculture	Some sites require road works/access Low likelihood of sewer/water Groundwater vulnerability

No. 21, 22 & 23	OUTER WEST NARROMINE (Potential Flood Prone Lands)	
Address(es)	Mitchell Highway, Ceres Siding Road, Cornucopia Road, Dandaloo Road, and McNamaras Lane, NARROMINE	
Addresses/ Lot & DP(s)/ Owners / Area	<p>This land is located to the west of Narromine past the existing Zone R5 area. There were a larger number of lots reviewed in the GHD2013 Strategy but the lots requested for additional review include:</p> <p>a) Lot 1 DP580621 & Lot 2 DP1100169 (██████████) 'Billabong' 587 Dandaloo Road & 'Arcadia' 233 Backwater Road ~528.8ha;</p> <p>b) Lots 55, 67 & 68 DP755124 (██████████) 'Cherryville' 372 Dandaloo Road ~146.4ha</p> <p>c) Lot 551 DP608132 (██████████) 'Nundoone Park' 213 Ceres Siding Road ~32.7ha;</p> <p>d) Lot 2 DP539061 (██████████) 'Glen Iris' 70 Cornucopia Road ~202ha.</p>	
Supp. Graphics	See Narromine Outer West Plan for aerial view and constraints	
Conclusion / Rec. Timeframe	<p>All of these properties are within the flood planning area (Cornucopia Road is only partly affected) but it is possible that the further west the lower the flood risk as you move away from the Macquarie River and the Backwater Cowl. However, some flood risk must still be taken into consideration.</p> <p>a) NOT RECOMMENDED: Lot 1 DP580621 & Lot 2 DP1100169 (587 Dandaloo Road/ 233 Backwater Road is a large property at over 500ha in size and as Class 2 agricultural land that is somewhat distance from the urban centre it is better protected for agricultural purposes, particularly considering its proximity to watercourses and flood potential – No potential in this Strategy;</p> <p>b) LONG TERM: Lots 55, 67 & 68 DP755124 (372 Dandaloo Road) is also a reasonably sized agricultural property at approximately 150ha and may form part of a larger holding. It is immediately adjacent to Zone R5 along McNamaras Lane but it would provide too great a perimeter to agricultural land increasing the risk of land use conflict and sits partly under the flight paths for the aerodrome – Long term large lot residential only if no other flood-free land;</p> <p>c) LONG TERM: Lot 551 DP608132 (213 Ceres Siding Road) is a smaller holding at ~30ha with less agricultural potential. Surrounding lots to the west and east are small but the 372 Dandaloo Road property (above) is to the south and has some agricultural potential. As this site is in the flood planning area it should only be considered if no flood free land is available in the long term and with the majority of adjacent land owners with small lots agreeing to be in Zone R5;</p> <p>d) NOT RECOMMENDED: Lot 2 DP539061 (██████████) 'Glen Iris' 70 Cornucopia Road ~202ha is a reasonable sized agricultural holding. It is mostly outside the flood planning area and has good access from Cornucopia Road. However, it is near the new Sewage Treatment Plant and would be partly within the 200-400m buffer and it could impact on adjacent agricultural areas.</p>	

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Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding & Dwellings	Low-Med: There are some large properties in this group that would not be suitable because of their agricultural potential. Smaller properties may be less viable but because they are further from the urban area they have a greater interface with other agricultural properties.				
Current Land Use	Low-Med: All of the nominated lots are used for agricultural purposes, particularly the larger lots. Some smaller lots (e.g. Ceres Siding Road) could be considered lifestyle lots but they still appear to have viable farming operations.				
Adjacent Land Uses	Low-Med: Key issues arise from adjacency to highways, rail lines, and extensive & intensive agriculture that may conflict with large lot residential amenity.				
Distance to R1/ R5 Zone / CBD / Nom. Sites	Med: These lots are within 3-5km of the western edge of Narromine and 4-6km of the town centre). Some are immediately adjacent to Zone R5 (McNamaras Lane) but most are a significant distance.				
Topography	High: Very flat lands.				
Agricultural Classification	Med: Predominantly Class 2 lands (but already highly fragmented). Limited agricultural productivity (except for intensive plant agriculture).				
Watercourse/ Drainage	Low-Med: Most lots are located adjacent to or near irrigation channels or watercourses where there is some additional flood potential.				
Flood Status	Low-Med: All but part of the Ceres Siding Road property is within the Flood Planning Area. Some flooding likely to come from South along Backwater Cowal. Floodwaters break out towards the west over an ill-defined area. Therefore, land to the north of Dandaloo Road and McNamaras Lane may have a lower flood potential (requires more flood information).				
Road Access	Med: All lots have alternative access other than a classified road. However, most lots have limited road frontage which will require significant infrastructure for efficient subdivision. Some roads will need to be upgraded to support extra development.				
Electricity	Med-High: Electricity lines present in reasonable proximity to most lots. Relatively easy to extend to other areas but significant cost.				
Reticulated Sewer/Water	Low-Med: Nearest water & sewer in urban area (Fifth Ave) and along Mitchell Highway. For Lot 111 this may be ideal for industrial growth connected to sewer and water. Low probability of utilities extending along Old Backwater or Dandaloo Roads now that most of these properties have on-site sewage management. Issue is achieving on-site effluent management above 1%AEP flood level.				
Native Veg.	Med-High: Limited native vegetation constraints except along Mitchell Highway / Dandaloo Road and some watercourses (buffers could address).				
Bushfire	Med: Some bushfire risk though bushfire prone land map requires updating. Grass fires are still a risk for properties adjacent to cropping areas.				
Noise	Med: Potential for some noise adjacent to or near the Mitchell Highway or the rail corridor (Inland rail western option to be reviewed). Suitable setbacks should provide sufficient buffer. Development along Dandaloo Roads away from rail line is suitable.				
Groundwater	Med: Site has moderately high and high groundwater vulnerability (though appropriate on-site sewage design and less reliance on bore water may reduce impact).				

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Other Constraints	<p>New Sewage Treatment Plant on Mitchell Highway may require odour assessment to determine buffer area.</p> <p>Noise potential from Narromine Aerodrome needs to be reconfirmed before additional development in close proximity to the flight path.</p> <p>Further information on the final preferred Inland Rail Route (possible route west of Narromine) is required to assess impacts.</p>	
Other Opportunities	None	
Sub-Regional LUS GHD 2009	None	
Narromine Rural Residential LUS GHD 2013	<p>There were a larger number of lots reviewed in the GHD2013 Strategy that included the nominated lots but also surrounding lots. None of these lots or surrounding land were Preferred Locations (outside the Inner West area addressed separately). GHD concluded that none of these sites were required over the life of that Strategy but may be considered post-2036. This was based on constraints such as distance to town, land use conflicts, flooding, aerodrome, bushfire potential, biodiversity, and groundwater vulnerability. iPLAN PROJECTS agrees with these findings and suggests that the Department of Agriculture is unlikely to support subdivision of larger holdings in this area.</p>	
Summary of positive's for LLR	<p>Some lots adjacent to Zone R5</p> <p>Reasonable access / road frontages</p> <p>Rel. close to Narromine & services</p>	<p>Limited vegetation or bushfire risk</p> <p>Electricity on many sites or nearby</p>
Summary of negative's for LLR	<p>Most in flood planning area (flood risks need further review)</p> <p>Poss. Inland Rail (western option)</p> <p>Larger agricultural holdings</p> <p>Potential land use conflicts with infrastructure & agriculture</p>	<p>Noise from highway/rail/aerodrome</p> <p>Most sites require road works/access</p> <p>Low likelihood of sewer/water</p> <p>Groundwater vulnerability</p>

No. 24	TRANGIE (INNER AREA)
Addresses/ Lot & DP(s)/ Owners / Area	<p>There are two key areas nominated for large lot residential around Trangie. The first area we call 'Inner Area' which is bounded by the Mitchell Highway to the north-east, Ashgrove Road to the north-west, Trangie Cemetery / Glenroy Road to the south west, and Richs Road to the south-east. This area is generally within 1.5-1.7km of the Trangie village centre. Most of the lots are highly fragmented and in separate ownerships.</p> <p>The nominated sites in the Inner Area are located to the west and south of Trangie urban area including on Lot 37 DP755126 (██████) Bimble Box Lane ~5.4ha (the rest are in the Outer Area dealt with in the next table).</p> <p>We note that GHD has already recommended the following preferred locations in the Inner Area of Trangie (see more details later in this table):</p> <ol style="list-style-type: none"> a) Lot 37 DP755126 (██████) Bimble Box Lane ~5.4ha (same as above) b) Lot 98 DP755126 (██████████) Trangie Dandaloo Road ~17.8ha c) Lot 128 DP755126 (██████) Harris St (Cnr Sahara Road) ~6.8ha <p>In addition, we have added land for consideration as follows:</p> <p><u>South West</u></p> <ol style="list-style-type: none"> a) Lot 2 DP329094 (██████████) Nicholas St / Dandaloo St / Campbell St ~23.45ha; b) Lot 38 DP755126 (██████) Bimble Box Lane / Mungery St ~4.4ha;

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	<p><u>North West</u></p> <p>c) Lot 1 DP1038618 & Lots 33-35 DP755126 () Bimble Box Lane / Sahara Rd ~18.8ha;</p> <p>d) Lot B DP391447 () Bimble Box Lane / Harris St ~4.1ha;</p> <p>e) Lot 310 DP818034 () Bimble Box Lane ~2.1ha;</p> <p>f) Lot 311 DP818034 () Bimble Box Lane ~2.1ha;</p> <p>g) Lot 29 DP755126 () Harris St / Sahara Rd ~4.2ha;</p> <p>h) Lot 32 DP55126 () Sahara Rd ~4.2ha.</p>				
Supp. Graphics	See Trangie Inner Area (attached) for details.				
Conclusion / Rec. Timeframe	<p>We recommend the following:</p> <p>a) SHORT TERM (New Recommendation): Lot 2 DP329094 () Nicholas St / Dandaloo St / Campbell St ~23.45ha is ideally located for additional development as it is the closest to the Trangie Village centre, it has three road frontages (sealed), part has access to village sewer and water, and it is enclosed by existing urban or LLR development with the golf course to the south so there is little land use conflict. Ideally the land fronting Nicholas Street should be used for urban / serviced lots (<1,000sqm) and the rear half used for large lot residential. For the LLR portion a MLS of 1-2ha could produce 6-12 lots.</p> <p>b) SHORT TERM (Agrees with GHD): Lot 37 DP755126 () should be considered for large lot residential in the short term along with Lot 38 () (total 9.8ha) as it is a natural extension of the existing R5 area along Mungery Street and may make it viable to create a road to allow further development of existing R5 land to the south-east (). It has dual road (sealed) frontages. Impacts on adjacent agricultural lands are likely to be minimal with setbacks. MLS of 1-2ha could generate 12-24 lots.</p> <p>c) MEDIUM TERM (New Recommendation): The North-West land between Bimble Box Lane and Sahara Road (south of Harris St to the Cemetery) could be a medium-term rezoning. If an MLS of 2ha was adopted this could generate another 8-10 lots from () and perhaps () land and recognise the existing LLR character of this area. Sahara Road may require upgrades.</p> <p>d) MEDIUM TERM (Adapts GHD): Lot 128 DP755126 () Harris St (Cnr Sahara Road) ~6.8ha may be suitable for development as part of any upgrades to Sahara Road once 60% sales or construction of dwellings on lots above. It may be combined with Lot 127 () ad/or Lot 99 () adjacent. e) MEDIUM to LONG TERM (Adapts GHD): Lot 98 DP755126 () Trangie Dandaloo Road ~17.8ha could be considered once the above land has had 60% sales or construction of dwellings. It may be combined with the adjacent Lot 130 (). Impacts on adjacent agricultural land are minimal as the cemetery is to the north-west and golf course to the south-east.</p>				
Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding & Dwellings	<p>Med-High: In the Inner Area most of the land is reasonably fragmented with lot / holding sizes generally under 20ha and most only 2-8ha. Most holdings have an existing dwelling (except ()). Lot 2 ()- dwelling / Lot 37 () - no dwelling / Lot 38 () - dwelling. All north-west holdings have a dwelling except Lot 32 () which has a large shed (that may or may not contain a dwelling).</p>				

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Current Land Use	Med-High: These lot / holding sizes are less likely to sustain viable agriculture and more likely to already have a large lot residential character (where there is an existing dwelling). Some have larger sheds and appear to be running small businesses (e.g. [REDACTED] Lot 32). Lot 37 may have some minor grazing or hobby farm functions but does not appear to have viable agriculture. The same applies to Lot 2.
Adjacent Land Uses	Med: Most of the Inner Area would have urban or quasi-urban land uses towards the centre whereas towards the outer perimeter it transitions to agricultural uses but on smaller lots. No intensive agriculture is visible at the time of site visit – most is either grazing or cropping.
Topography	High: Very flat lands.
Agricultural Classification	Med: Predominantly Class 2 lands (but already highly fragmented). Limited agricultural productivity.
Watercourse/ Drainage	Med-High: In the Inner Area there are no significant watercourses but there are drainage lines. The major watercourses are to the north-east of Trangie including the Trangie Cowl and Goan waterhole.
Flood Status	Med-High: All of Trangie and the Inner Area appear to be outside the flood planning area in the LEP located along the Trangie Cowl. However, in heavy rains drainage ditches do experience some overland flows.
Road Access	Med-High: All lots in the Inner Area generally have at least one road frontage and in many cases, this is a sealed road. The key benefit of the Inner West area is that many holdings have 2-3 road frontages without deep holdings allowing subdivision without any new internal roads that will make this development more cost effective. Some roads (e.g. Sahara Rd) will need to be upgraded to support extra development.
Electricity	Med: Electricity lines present in reasonable proximity to most lots but some extensions may be required beyond Bimble Box Road and Nicholas Road. Relatively easy to extend but at developer's cost.
Reticulated Sewer/Water	Med: Lot 2 has direct access to sewer/water along Nicholas Street that suggests this land is ideal as an extension of the village / serviced lots (subject to detailed design/costing). All of the remaining land is near reticulated water/sewer but it is unlikely to be cost effective to extend it unless lot sizes decrease below 1ha. Council will need to argue for 1-2ha lot sizes (unserved) as this is below 2ha 'rule of thumb'.
Native Veg.	Med-High: In the Inner Area there are limited native vegetation constraints except along some road reserves and near the cemetery. The biodiversity maps appear to be incorrect in that the majority of Trangie has some sensitivity – but ground truthing can verify this.
Bushfire	Med: The bushfire prone land maps only show risks around the Cemetery and part of Lot 2 (very little vegetation). There are no major risks in the Inner Area.
Noise	Med-High: Potential for some noise adjacent to or near the Mitchell Highway or the rail corridor but all recommended lots are significantly set back from these areas. Some traffic noise on Trangie Dandaloo Road but this is likely to be minimal.
Groundwater	High: No groundwater vulnerability shown on Groundwater Vulnerability Map (LEP) south of Mitchell Highway / in Inner Area.
Other Constraints	Further investigation of extend of Lot 2 that can be serviced by existing reticulated sewer (and potentially water) to be conducted by engineers but preliminary review suggests possible.

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	<p>Development near cemetery may require a heritage impact statement though impacts are likely to be minimal at lower densities and the cemetery curtilage is clearly defined.</p> <p>Development near cemetery may require assessment of groundwater contamination if bores proposed / under SEPP55 but low likelihood of contamination to Lot 37 due to setback.</p>	
Other Opportunities	Potential extension of village into serviced (reticulated sewer and water) areas on Lot 2.	
Sub-Regional LUS GHD 2009	None.	
Narromine Rural Residential LUS GHD 2013	<p>Lot 37 DP755126 () Bimble Box Lane is a preferred location by GHD (no timing) (Most suitable – green). Only amendment is that GHD recommended MLS of 3.5ha resulting in only 1 dwelling whereas iPLAN PROJECTS is recommending development of adjacent Lot 38 at the same time and a smaller lot sized of 1-2ha to maximise yield and potentially promote a new internal road for efficiency. Groundwater (and possibly heritage) assessments required (agreed).</p> <p>Lot 98 DP755126 () Trangie Dandaloo Road was a preferred location by GHD (no timing) (Marginally suitable -blue) with a MLS of 3.5ha over 80% (14.24ha) resulting in 4 lots. iPLAN PROJECTS agrees that a larger lot size to buffer adjacent agricultural land may be required subject to efficiently developing the land with an internal road system that could reduce this to 2ha and 7-8 lots.</p> <p>Lot 128 DP755126 () Harris St (Cnr Sahara Road) ~6.8ha is a preferred location by GHD (no timing) (Marginally suitable – blue). We agree with GHD that a smaller MLS is suitable to maximise dwelling yield (and avoid an isolated rezoning just for a dwelling entitlement). At an MLS of 2ha this could produce 3 lots. We do not recommend a change to MLS if this lot is retained in Zone RU1 as this undermines the rural MLS for agriculture.</p>	
Summary of positive's for LLR	<p>Most adjacent to urban area or existing Zone R5 LLR areas – access to services</p> <p>Existing fragmented lots</p> <p>Reduced land use conflicts</p> <p>Buffered from highway/rail</p>	<p>Good access / road frontages</p> <p>Limited vegetation or bushfire risk</p> <p>Electricity on many sites or nearby</p> <p>No groundwater vulnerability or flood hazard</p>
Summary of negative's for LLR	<p>Some extensions of electricity & upgrades of roads may be required</p> <p>Some proximity to cemetery / groundwater issues</p>	Low likelihood of sewer/water (except Lot 2 northern areas which is a natural urban residential extension).

No. 25, 26 & 27	TRANGIE (OUTER AREA)
Addresses/ Lot & DP(s)/ Owners / Area	<p>There are two key areas nominated for large lot residential around Trangie. The second area we have called the 'Outer Area' which is outside the Inner Area bounded by the Mitchell Highway to the north-east, Ashgrove Road to the north-west, Trangie Cemetery / Glenroy Road to the south west, and Richs Road to the south-east. This area is generally outside 1.5-1.7km of the Trangie village centre but at its furthest point it is 5.5-6km from Dandaloo St. This area consists of larger lots / holdings that are more likely to have agricultural functions. The nominated sites in the Outer Area are located to the west / south-west of Trangie urban area. The nominated lots are:</p> <p>a) Lot 122 DP755126 () 'Rose Hill' 53 Enmore Road (off Trangie Cemetery Road) ~26.4ha (noting this may be part of larger 'Lilydale' at 240-242 Trangie Road including Lots 1 & 2 DP509020 / Lot A DP362867 ~260ha and Lot 82 DP625277 (~72ha) & Lot 87 DP755126 (~23ha) (Total ~455ha);</p>

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	<p>b) Lots 11 & 14 DP755117 (and possibly Lots 100-101 DP1179665) (██████████) 'Wattle Vale' 23 Widgeree Road (also Enmore Road frontage) ~438ha + Lot 66 DP755126 (██████████) Enmore Road~33.6ha (Total 471ha);</p> <p>c) Lots 61, 62, 65, 67 & 68 DP755126 (██████████) 'Rose Hill' 53 Enmore Road (~125.2ha up to 150ha with Crown road).</p> <p>GHD has already recommended the following preferred locations in the Outer Area of Trangie:</p> <p>a) Lot 122 DP755126 (██████████) 53 Enmore Road (off Trangie Cemetery Road) ~26.4ha (same as above);</p> <p>b) Lots 61, 62, 65, 67 & 68 DP755126 (██████████) 'Rose Hill' 53 Enmore Road (same as above);</p> <p>c) Lot 66 DP755126 (██████████) Enmore Road~33.6ha (same as above);</p> <p>d) Lots 76, 77 & 78 DP755126 Showground Road ~54.2ha.</p>					
Supp. Graphics	See Trangie Outer Area (attached) for details.					
Conclusion / Rec. Timeframe	<p>We do not recommend that any of the lots in the Outer Area are used for large lot residential in short to medium term as the recommended lots in the Inner Area are more suitable in that timeframe. These are generally larger holdings and have significant agricultural potential so further fragmentation is not consistent with the Rural Planning & Subdivision Principles. However, <u>for the lots that GHD has already recommended</u> we suggest that they are amended to have LONG TERM only once there has been significant take up of land in the Inner Areas. If the Outer Areas were to be rezoned in the short to medium term then this would effectively take up all of the demand for the foreseeable future – predominantly with 1 or 2 owners. These lots a higher potential for land use would have a high interface with surrounding agriculture and conflict, particularly land north-west of Enmore Road. For Lot 122 the full holding needs to be reviewed as there may be a way to apply for a single dwelling using a Clause 4.6 Variation to the 400ha rule (subject to further discussions with Council and the land owner).</p>					
Constraints	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 45%;">High</td> <td style="width: 15%;">High-Med</td> <td style="width: 15%;">Med</td> <td style="width: 15%;">Low-Med</td> <td style="width: 10%;">Low</td> </tr> </table>	High	High-Med	Med	Low-Med	Low
High	High-Med	Med	Low-Med	Low		
Development Potential (shown in each table)	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 15%;">Low</td> <td style="width: 15%;">Low-Med</td> <td style="width: 15%;">Med</td> <td style="width: 15%;">Med-High</td> <td style="width: 10%;">High</td> </tr> </table>	Low	Low-Med	Med	Med-High	High
Low	Low-Med	Med	Med-High	High		
Area(s) of Land / Holding & Dwellings	<p>Low: In the Outer Area most of the land has a significant holding size ranging from 125ha (██████████), 455 ha (Gale), and 471ha (██████████). Some lots (e.g. Lot 66 ██████████) may be isolated/ separated by roads but still function as part of the larger holding. There would appear to be dwellings associated with all of the holdings.</p>					
Current Land Use	<p>Low-Med: All of the nominated lots are used for agricultural purposes, particularly the larger lots. This is mostly grazing and cropping.</p>					
Adjacent Land Uses	<p>Low-Med: Key issues arise from adjacency to highways, rail lines, and extensive agriculture that may conflict with large lot residential amenity and the right to farm.</p>					
Distance to R1/ R5 Zone / CBD / Nom. Sites	<p>Med: These lots are within 3-4km of the western edge of Trangie and 4-6km of the village centre. Not in proximity to existing Zone R5 land is to the south/south-east of Trangie. Lots north of Enmore Road do exceed 5km rule except at closest edges.</p>					
Topography	<p>High: Flat lands.</p>					
Agricultural Classification	<p>Low-Med: Predominantly Class 2 lands. Combined with the holding sizes they have significant agricultural potential.</p>					
Watercourse/ Drainage	<p>Med-High: Outer Area has no significant watercourses but there are drainage lines. The major watercourses are to the north-east of Trangie including the Trangie Cowl and Goan waterhole.</p>					

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Flood Status	Med-High: All of Trangie and the Outer Area appear to be outside the flood planning area in the LEP located along the Trangie Cowal. However, in heavy rains drainage ditches do experience some overland flows.
Road Access	Med: All lots in the Outer Area generally have at least one road frontage and in some cases, this is a sealed road. However, the size and depth of many of these lots would require significant upgrades to perimeter (gravel) roads and/or new internal roads at significant cost. Enmore Road provides suitable access to the Mitchell Highway.
Electricity	Med: Electricity lines present in reasonable proximity to some lots and existing dwellings but significant extensions would be required into large lots at developer's cost (Capacity of these lines has not been reviewed).
Reticulated Sewer/Water	Med: These lots are all distant from existing reticulated water and sewer networks in Trangie Village and are unlikely to have extensions of these services to the nominated lots. However, as they are outside flood planning areas and not in groundwater vulnerable areas on-site effluent management is less of an issue with a suitable lot size.
Native Veg.	Med: There are some significant patches of native vegetation on some of the lots (particularly along Enmore Road), particularly along crown road reserves but also across some lots. Subdivision of these lands is likely to have an impact on these areas.
Bushfire	Med: Some bushfire risk though bushfire prone land map requires updating. Grass fires are still a risk for properties adjacent to cropping areas.
Noise	Med: Potential for some noise adjacent to or near the Mitchell Highway or the rail corridor. Suitable setbacks should provide sufficient buffer.
Groundwater	High: No groundwater vulnerability shown on Groundwater Vulnerability Map (LEP) south of Mitchell Highway / in Outer Area.
Other Constraints	Development near cemetery (Lot 122) may require a heritage impact statement though impacts are likely to be minimal at lower densities and the cemetery curtilage is clearly defined. Development near cemetery (Lot 122) may require assessment of groundwater contamination if bores proposed / under SEPP55 but low likelihood of contamination to Lot 37 due to setback.
Other Opp.	None
Sub-Regional LUS	Not identified
Narromine Rural Residential LUS GHD 2013	As stated above, GHD has already recommended the following preferred locations in the Outer Area of Trangie: a) Lot 122 DP755126 () 53 Enmore Road (off Trangie Cemetery Road) ~26.4ha (same as above) – GHD MLS 3.5ha – Resulting 5 lots; b) Lots 61, 62, 65, 67 & 68 DP755126 () 'Rose Hill' 53 Enmore Road ~121ha (same as above) – GHD MLS of 10ha – Resulting 9 lots; c) Lot 66 DP755126 () Enmore Road~33.6ha (same as above) – GHD MLS of 10ha – Resulting 2 lots; d) Lots 76, 77 & 78 DP755126 Showground Road ~54.2ha – GHD MLS of 3.5ha – Resulting 12 lots (iPLAN PROJECTS did not conduct a site visit or review of these lots).

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	iPLAN PROJECTS suggests that these lots (except possibly the lots south of the Showground -as these were not reviewed) should only be considered in the LONG TERM because of the impacts on agricultural lands, increased fragmentation of large holdings, and potential for land use conflicts with surrounding agriculture. GHD found that all of these lots were only Marginally suitable (Blue). Lot 122 needs groundwater investigations due to proximity to the cemetery. Most needed review of biodiversity and bushfire risks. The large lot sizes (particularly 10ha) result in a low yield so the Applicants would need to confirm market potential for the lot size.	
Summary of positive's for LLR	<p>Relatively close to Trangie</p> <p>Some isolated lots.</p> <p>Some buffered from highway/rail</p> <p>Reasonable access / road frontages</p>	<p>Some limited vegetation or bushfire risk</p> <p>Electricity on many sites or nearby</p> <p>No groundwater vulnerability or flood hazard (supports on-site sewage management)</p>
Summary of negative's for LLR	<p>Large agricultural holdings >100-300ha (relatively unfragmented)</p> <p>Sig. potential for land use conflicts with surrounding agricultural lands</p> <p>Sig. extensions of electricity & upgrades of roads likely to be required</p>	<p>Some lots close to rail line and highway (noise)</p> <p>Some significant biodiversity and bushfire risks</p> <p>Some proximity to cemetery / groundwater issues</p> <p>Low likelihood of sewer/water (not major issue).</p>

No. 28	TOMINGLEY (Gundong Road & Newell Highway)	
Addresses/ Lot & DP(s)/ Owners / Area	There is only one (1) nominated lot in or near Tomingley that Council required us to consider. This is Lot 11 DP1138325 owned by [REDACTED] on the corner of the Newell Highway and Gundong Road known as 'The Ranch' 169 Obley Road. This lot has an area of 515.6ha (511.8ha by GIS).	
Supp. Graphics	See Tomingley Plan for aerial view and constraints	
Conclusion / Rec. Timeframe	<p>FURTHER REVIEW REQUIRED – Most Likely only LONG-TERM POTENTIAL (after 2036) Due to the overlays of mineral potential, large holdings with agricultural potential, groundwater vulnerability, biodiversity sensitivity and gaining access to roads other than the Newell Highway there will be very few lots in and around Tomingley that would be clearly suitable for large lot residential. <u>Considering one lot in isolation to determine large lot residential potential is likely to be significantly flawed.</u> All of the GHD Preferred Lots have significant constraints – and whether they would achieve a rezoning is subject to a number of hurdles / additional studies / consultation.</p> <p>We have not conducted a full review of alternative sites (outside the brief and we would need additional information/consultation) but recommend this is done prior to nominating a preferred site. Therefore, the best we can say is that there are several positive aspects to the nominated Site but several significant constraints that would require addressing as set out below. At best it is suitable for reconsideration after 60% of all of the nominated sites / yield have either being developed or rejected.</p> <p>The determinative issue is that demand in and around Tomingley for large lot residential is untested but not likely to be large. It would be better practice to test the market with the GHD preferred lots prior to expending significant money trying to rezone larger holdings that may provide too many lots in the short to medium term.</p>	

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Constraints	High	High-Med	Med	Low-Med	Low
Development Potential (shown in each table)	Low	Low-Med	Med	Med-High	High
Area(s) of Land / Holding & Dwellings	Low: On the basis of lot size alone it is undesirable to subdivide such a large holding for large lot residential purposes in an agricultural area in accordance with the SEPP (Rural Lands) Rural Planning & Subdivision Principles. The other lots preferred by GHD are generally smaller holdings.				
Current Land Use	Low-Med: The nominated lot is used for agricultural purposes. A preliminary review (and aerial photos) suggest this is mostly grazing and cropping.				
Adjacent Land Uses	Low-Med: Key issues arise from adjacency to highways and extensive agriculture that may conflict with large lot residential amenity and the right to farm. The shape of this lot results in a large interface to adjoining agricultural properties.				
Distance to R1/ R5 Zone / CBD / Nom. Sites	Med: Villages such as Tomingley create a difficult assessment in determining access to services and employment. Tomingley no longer has a village, residential or business zone – though it clearly has a historic village pattern and some limited services – but higher-level services would require access to Dubbo, Narromine or Parkes. It sits immediately adjacent to the Tomingley Gold Mine which is the key employer but not all people would be employed by the mine. The nominated site is approximately 3-4km to the centre of the village at its closest point but the majority is outside the 5km rule applied to smaller villages. Usually this distance would be considered a significant constraint for a smaller village but the mineral potential area effectively excludes land out to this point. GHD has recommended preferred sites closer to the village.				
Topography	High: Flat to gently undulating lands.				
Agricultural Classification	Med: Part Class 2 and Part Class 4 lands (based on rough alignment of old Land Capability Maps). Vegetation and watercourses may reduce the potential of this land for agriculture but adjacent lands to the north are Class 2				
Watercourse/ Drainage	Med: Gundong Creek (the most significant watercourse) runs along the southern perimeter of Gundong Road to the south of the Site. An unnamed 1 st and 2 nd order watercourse runs through the centre of the site in a roughly east-west alignment but does not have any significant trees in the aerial view and is likely to be significantly degraded. There are also watercourses on the adjacent land to the north. The key issue is that setback to these watercourses may consume a significant amount of land or add cost to developing this land.				
Flood Status	Med: There is no flood mapping we are aware of for Tomingley but the proximity to watercourses mentioned above may result in some overland flows during heavy rainfalls.				
Road Access	Med: It has a limited (~600m) frontage to the Newell Highway but it is expected that new access points to this important classified road would not be supported by the Roads & Maritime Services (though GHD has recommended other sites which may rely on their highway frontage). The lot is fortunate in having a long frontage to Gundong Road that can provide an alternative access point and is sealed (for the frontage). However, biodiversity and sight-lines along Gundong Road may make it more difficult for all lots to front Gundong Road.				
Electricity	Med-High: Electricity lines cross the site and it is expected these could be extended to development of the Site.				
Reticulated Sewer/Water	Med: These lots are not expected to have access to reticulated water and sewer as none is present in Tomingley. The lot is likely to be outside any significant flood hazard, but the presence of watercourses combined with groundwater vulnerability may impact on-site effluent management but could be addressed with a suitable lot size.				

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Native Veg.	Low-Med: There are some significant patches of native vegetation on the Site (particularly along the Gundong Road frontage). The aerial photograph suggests there are clusters and sparser areas. Subdivision of these lands is likely to have an impact on these areas and if Gundong Road is relied on for multiple access driveways there is a greater potential for impact. This vegetation also forms part of what appears to be a potential ecological corridor along Gundong Creek though it is separated by the road. Avoiding this area would push development closer to the watercourse in the centre of the site.
Bushfire	Low-Med: On the bushfire prone land map all of the land between the Newell Highway and Gundong Road is bushfire prone. It would appear to be predominantly Vegetation Category 2. ON one hand this would reflect the significant biodiversity areas, but a significant portion of the Site (and adjacent lands) are cleared so the bushfire potential needs to be rechecked. Proximity to and connection through vegetation to the National Park to the south-east of Tomingley does pose a higher threat.
Noise	Med: Potential for some noise adjacent to or near the Newell Highway but this could be addressed by suitable setbacks that would consume significant land along this narrow frontage.
Groundwater	Med: The Site is affected by groundwater vulnerability on Groundwater Vulnerability Map (LEP). The groundwater vulnerable area extends across the Site and adjacent properties and it is not ideal to locate large lot residential in this area (but it could be managed). However, it must be noted that GHD has recommended preferred sites that are also partly within this groundwater vulnerable area (Lots 82-88, Lot 27 & Lot 33) so in fairness this may not be a major issue.
Other Constraints	<p>Med: The Site sits outside the north-eastern boundary of the Mineral Potential Area provided by the NSW Government. This is a good outcome. However, the mineral potential area is approximate only and the site's proximity means that there is a risk of mineral potential OR being in proximity to any mining activities IF it were to extent to the north of the town. This may have a low probability but protection of mineral resources is a significant concern. Further discussions with the Mineral Resources Department & Alkane may be required.</p> <p>However, it must be noted that GHD has recommended ALL of the preferred sites within the Mineral Potential Area so if these sites were able to be rezoned and developed it wouldn't be fair to exclude the nominated lot in this table.</p> <p>Med: The Site is immediately opposite a Waste Transfer Station on Gundong Road. GHD recommended a 300m buffer (a 400m buffer is shown) that would potentially remove a significant amount of developable land. This is only a waste transfer station (not a landfill) so impacts may not be that great. However, it would not be a desirable feature for residential use nearby.</p> <p>Med: GHD has also recommended Aboriginal heritage assessments need to be undertaken as an Aboriginal site is located on the Site along Gundong Road.</p> <p>Med: Site identified by GHD as having significant amount of dryland salinity that may require additional costs during construction.</p>
Other Opp.	Difficulties with finding suitable sites around Tomingley are noted in the conclusion above.
Sub-Regional LUS	Not identified
Narromine Rural Residential LUS GHD 2013	As stated above, GHD has already recommended the following preferred locations in areas closer to the village of Tomingley: a) Lot 145 DP755110 - Tomingley Cemetery Road ~6.5ha – GHD MLS 5ha results in 1 dwelling; b) Lots 76, 101, & 117 DP755110 – Tomingley West Road ~10ha – GHD MLS 3.5ha results in 2-3 lot/dwellings;

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	<p>c) Lots 27, 33, 82, 83, 85, 87 & 88 DP755110 Newell Highway ~194ha BUT GHD only recommended Lots 87 & 88 in short to medium term ~43.6ha – GHD MLS 3.5ha results in 9 lots.</p> <p>GHD did NOT prefer Lot 11 DP1138325 even though it was part Most suitable (green) and part Marginally suitable (blue) but they suggested it may be appropriate to reconsider after 2036. iPLAN PROJECTS agrees with this assessment.</p>	
Summary of positive's for LLR	<p>Relatively close to Tomingley</p> <p>Outside mineral potential area</p> <p>Access from Gundong Road (sealed) avoids need to access Newell Highway</p>	<p>Limited vegetation in centre of site</p> <p>Electricity through sites</p>
Summary of negative's for LLR	<p>Large agricultural holdings >500ha (relatively unfragmented)</p> <p>Sig. potential for land use conflicts with surrounding agricultural lands</p> <p>Proximity to a waste transfer station</p> <p>Proximity to a mineral potential area</p> <p>Known Aboriginal site along Gundong Rd</p>	<p>Adjacent to Newell Highway (Noise)/no access</p> <p>Some significant biodiversity and bushfire risks that may interfere with access from Gundong Road</p> <p>Watercourses & setbacks may interfere with on-site sewage management and developable area</p> <p>Groundwater vulnerable area</p> <p>Low likelihood of sewer/water (not major issue).</p> <p>Large lot likely to produce too much supply for demand in and around Tomingley</p>

Appendix D – Survey to Real Estate Agents

NARROMINE SHIRE COUNCIL

SURVEY: RURAL RESIDENTIAL LAND DEMAND

Narromine Shire Council is conducting a review of its Rural Residential Land Strategy to ensure it fits with community needs and incoming residents' wants. Part of this review includes assessment of perceived demand from the 'coal face' of enquiries; being local Real Estate Agents. Your professional input into this Strategy is much appreciated and will provide Council with information to assist with projections for current and future demand for lifestyle lots. This survey will take approximately 4 minutes to complete. If you have any questions throughout you may contact Council's Consultant Planner Melissa Ward on 0417 269 432 or email mward@narromine.nsw.gov.au

1. Of the following, which is the most common purchase enquiry you receive?

- | | |
|--|---|
| <input type="checkbox"/> Vacant residential land | <input type="checkbox"/> Rural residential land WITHOUT A HOUSE |
| <input type="checkbox"/> House in town | <input type="checkbox"/> Rural residential land WITH A HOUSE |

2. Of the rural residential land enquiries you receive, number from most favourable (1) to least favourable (6) the following lot size requests:

*NOTE: these may already have a house or have the ability to have a house built on them.
We want to know what is the most requested size of lifestyle lot.*

- Under 3 hectares (7.4 acres)
- Between 3 and 5 hectares (7.4 – 12 acres)
- Between 5 and 8 hectares (12 – 20 acres)
- Between 8 and 20 hectares (20 – 50 acres)
- Between 20 and 40 hectares (50 – 100 acres)
- Over 40 hectares (100 acres)

3. Which of the following is your most common residential rental enquiry?

- | | | |
|--|--|--|
| <input type="checkbox"/> House out of town | <input type="checkbox"/> House in town | <input type="checkbox"/> Fairly even between these two |
|--|--|--|

4. Which of the following housing choices for purchasers are on the market for the LEAST amount of days (sell very quickly) within the last 2 years?

- House in town Lifestyle lot or rural residential lot with house
 House with large acreage (over 200 ha)

Why do you believe the above to be the case?

5. Number from most common (1) to least common (4) the household types you encounter looking for rural residential house and/or land:

- Couple families with children Young Couples without children
 Single parent households Older/retired couples without children

6. Of the enquiries you receive from intending purchasers of lifestyle lots with either a house or the ability to build one, which of the following is the most common request:

- Flood-free land
 River frontage
 Bigger size than that currently available on the market
 Smaller size than that currently available on the market
 Distance from annoying adjoining land uses (such as a noisy, odorous or dusty operation)

7. Of the intending rural residential land and house purchasers you see, where are most of them from?

- Within the Narromine Shire Outside of the Narromine Shire

8. Thinking of the enquiries you receive for rural residential house and land from residents who live outside of the Narromine Shire, where are most intending to move from?

Nyngan/Bourke/Cobar

Dubbo/Wellington/Orange/Bathurst

Parkes/Forbes/West Wyalong

Sydney, interstate and the coast

Other comments regarding rural residential land in the Shire

SUMMARY COMMUNITY FEEDBACK ON DRAFT NARROMINE RESIDENTIAL (LARGE LOT) STRATEGY 2017 (dated 12/03/18 - prepared by iPLAN PROJECTS)

No.	Name	Area	Address	Title	Previous Strategy	Holding/Lot Size	Supportive/Against	Main Argument/Comment	CHANGE STRATEGY?	TIMING	Response
1	Donald Murray (Barnsons)	1. SE Narrormine	425 Dappo Rd	Lot 148 DP755131	Existing R5 (identified in 2009 Strategy)	~8.8ha	Supportive	Wants reduced MLS from 5ha to 2ha. Has lodged a draft Planning Proposal supporting this proposed lot size amendment.	SUBMISSION IS CONSISTENT WITH DRAFT & UPDATED STRATEGY. NO CHANGE REQUIRED.	SHORT TERM	The site is in the existing Zone R5 area. The exhibited (draft) strategy has already highlighted the need to consider reduced lot sizes in the existing Zone R5 area to SE of Narrormine. The updated (post-exhibition) strategy has refined this to suggest that 1.5-2ha lot sizes (un serviced) may be supported (subject to detailed site investigations) to promote efficient use of the land and upgrades to Dappo/Ironbark Road. This is a short to medium term area for rezoning. It is noted that the submitter has lodged a draft Planning Proposal and this suggests they are in a position to move forward relatively quickly towards a modified MLS and subdivision. Until such time as land to the east and south is rezoned for large lot residential then the submitter may need to manage / buffer adjacent agricultural uses.
2	Robert Edmunds	1. SE Narrormine	541 Dappo Rd	Lots 160-163 DP755131	No	~67ha (SIX Maps)	Supportive	Wanted clarification whether lots included in proposed LLR area. Supported Strategy if they were included.	CONSISTENT WITH UPDATED STRATEGY. NO CHANGE REQUIRED.	LONG TERM	These lots were included in the Strategy for potential longer term consideration. They have access to multiple road frontages included Webb Siding Road (sealed) and Dappo Road (unsealed). They are identified for future LLR use but are located at the periphery of that proposed area, currently used for agriculture, and therefore are only suitable once other short to medium term land (further west) achieves reasonable take-up of lot/dwelling potential. No change is required to the Strategy but its long term status has been clarified. It is unlikely that a dwelling can be constructed on the lots in the meantime as the holding is below the Minimum Lot Size unless it has another basis for a dwelling application consistent with the LEP.
3	Tony Roberts (Bernie Wilder)	2. South Narrormine	254 Tomingley Rd	Lots 102, 104, 105 DP1011933	2013 Strategy (Less Pref. Location)	~32ha (SIX Maps)	Both	Subdivision concept & house plans lodged. Wants ability to construct a dwelling in short term. Long term wants 7 lot subdivision potential (agrees with timing in strategy). Submission only briefly addresses strategy issues.	NO.254 WILL NOT BE IDENTIFIED AS LLR IN 2018 STRATEGY. DISCUSSION WITH DPE REQUIRED RE ONE ADDITIONAL DWELLING.	REVIEW SINGLE DWELLING POTENTIAL ONLY	These lots were formed as part of a historic subdivision when a dwelling entitlement was created on the adjacent lot and the 3 subject lots were restricted to agriculture. It is understandable that the adjacent neighbours' expectation is that no new dwelling would be constructed (see submission below). However, over time planning controls change and with this site on the southern boundary of the urban area of Narrormine it seems that over time additional dwelling potential is likely to extend down Tomingley Road outside the flood zone. However, proximity to the waste depot and nearby animal boarding house and potential contamination from intensive agriculture means that it has limited potential and the proposed denser subdivision pattern (7 lots) is unlikely to be acceptable at any time. Council will discuss with DPE seeking an 'Additional Permitted Use' for a dwelling on this lot (not guaranteed). The Applicant should be advised that there are a number of hurdles to achieving a single dwelling on the land and they would need to conduct these further investigations and studies at their own cost and risk (not guaranteed). Further subdivision is not recommended until the waste depot is closed and also not a Transfer Station.
4	Matt Ward	2. South Narrormine	Re 254 Tomingley Rd	Lots 102, 104, 105 DP1011933	See Above	See Above	Against	These lots were formed as part of a historic subdivision when a dwelling entitlement was created on the adjacent lot and these were restricted to agriculture. It is understandable that the adjacent neighbours' expectation is that no new dwelling would be constructed.	NO.254 WILL NOT BE IDENTIFIED AS LLR IN 2018 STRATEGY. DISCUSSION WITH DPE REQUIRED RE ONE ADDITIONAL DWELLING.	SEE ABOVE	Council understands that the adjacent three (3) lots were formed as part of a historic subdivision when a dwelling entitlement was created on the adjacent lot and these three (3) lots were restricted to agriculture. It is understandable that the submitter's expectation is that no new dwelling would be constructed on these lots at the time of purchase of their land/dwelling. However, over time planning controls change and with this site on the southern urban boundary of Narrormine it seems that over time additional dwelling potential is likely to extend down Tomingley Road outside the flood zone. However, as the response to No.254 Tomingley Road highlights, this land also has other constraints including proximity to the waste depot/animal boarding house, potential contamination, and existing intensive agriculture. It is recommended that Council have further discussions with this submitter to determine whether the impacts of one (1) additional dwelling (connected to reticulated water/sewer) could be reasonably mitigated. However, it would be up to the owner of No.254 to demonstrate that the dwelling site was free of contamination and suitable for this purpose.
5	Warren Rd Residents	3. NE Narrormine	Warren Rd	MULTIPLE	Not rec. in 2013 Strategy	Multiple sites	Both	Petition by multiple owners requests reduction in MLS for subdivision from 3.5ha to 0.4ha without needing connection to reticulated sewer and water.	STRATEGY MINOR AMENDMENTS. CONNECTION TO SERVICES UNLIKELY AND FLOOD IMPACT HIGH. NEEDS FURTHER REVIEW.	NEEDS FURTHER REVIEW	In our meeting with the NSW Government (DPE) they were not in support of additional dwelling potential on lots along Warren Road for a number of reasons. As the proposed levee bank is unlikely to protect these properties and they will be in the flood planning area and new dwellings will be substantially affected. NSW Office of Environment and Heritage was also not in support of additional densities along key waterways and riparian / flood zones. These lots are currently not serviced by reticulated water/sewer so there are environmental impacts from flooding of older septic systems. Lots to the north are also within the buffer to the nearby quarry. There may be further discussions with Council about ability to connect these sites to reticulated sewer/water (from near Sky Park) to improve environment outcomes but this is unlikely to generate additional dwelling potential. The Strategy needs to be amended to clarify that further study is required and consent of all land holders along Warren Road due to impacts on amenity.
6	Rob McCutcheon	4. West Narrormine	Old Backwater Rd	Part Lot 223 DP1081087 (west of railway)	2009 Strategy supported smaller extension	2009 Part ~16ha 2017 Part ~30ha	Both	Supports the part of their land identified for future LLR but suggests all land should be identified for LLR as the remnant will have no feasible use.	NO CHANGE TO 2018 STRATEGY AT THIS TIME (SUBJECT TO DPE REVIEW). KEEP 2009 STRATEGY AREA (EXPANDED).	MEDIUM TERM (SUBJECT TO FLOODING & DPE REVIEW)	In our meeting with the NSW Government (DPE) they were not in support of additional dwelling potential on lots in West Narrormine in the existing flood planning area. However, Council acknowledges that with potential levee improvements/extensions flooding in this area may reduce (subject to Backwater Cowl flood studies). Also there are expectations resulting from the 2009 Strategy that this land would be considered for LLR zoning. It is suggested that once flooding is addressed that Council could accept a planning proposal for this land in the medium term (as there are other more suitable lands in the short term). There is a natural drainage depression in the middle of this lot that forms a natural limitation to development to the east. The remnant portion of the land is not suitable because it is affected by drainage issues and buffers to existing railway and agricultural industry (GrainCorp) land. It is recognised that this land is sterilised and has limited use other than as a buffer or quasi-agricultural land. This owner may wish to negotiate with the owner of the adjacent closed road (Lot 12 DP114145) to provide additional land for a natural extension of that lot as part of this rezoning.
7	Dawn Collins	4. West Narrormine	182 Old Backwater Rd	Lot 12 DP114145	2009 Strategy	~0.946 ha	Supportive	Wants ability to put a house on this lot. Draft Strategy lists this as No.1 area in Inner West - assuming that flood issues can be addressed. Strategic decision for Council based on overall supply/demand. Should not rezone a Councilor's site in isolation of adjacent land.	NO CHANGE TO 2018 STRATEGY AT THIS TIME (SUBJECT TO DPE REVIEW). KEEP 2009 STRATEGY AREA (EXPANDED).	MEDIUM TERM (SUBJECT TO FLOODING & DPE REVIEW)	In our meeting with the NSW Government (DPE) they were not in support of additional dwelling potential on lots in West Narrormine in the existing flood planning area. However, Council acknowledges that with potential levee improvements/extensions flooding in this area may reduce (subject to Backwater Cowl flood studies). Also there are expectations resulting from the 2009 GHD Strategy that this land would be considered for LLR zoning. It is suggested that once flooding is addressed that Council could accept a planning proposal for this land in the medium term (as there are other more suitable lands in the short term). However, it is strongly recommended that the rezoning occurs at the same time as adjacent land and the owner of this closed road purchases land adjacent to create a more viable and standard lot area/width similar to adjacent lots in Zone R5.

No.	Name	Area	Address	Title	Previous Strategy	Holding/Lot Size	Supportive/Against	Main Argument/Comment	CHANGE STRATEGY?	TIMING	Response
8	Paul, Susan and Jack McCUTCHEON	4. West Narramine	Dandaloo / Backwater Rds	Lot 1 DP580621 & Lot 2 DP110169/ Lots 55, 67, 68 DP755124	2013 Strategy (Less Pref. Location)		Both	Do not want Lots 1 & 2 on Backwater Road included (Strategy agrees). They then re-iterate that Lots 5, 67 & 68 are suitable for LLR.	NO CHANGE REQ. LAND WILL NOT BE INCLUDED IN STRATEGY.	N/A	Submitter does not want Lots 1 & 2 on Backwater Road included. The Strategy only marked these for 'review' and did not recommend them for LLR so the submission is consistent with the Draft & Updated Strategy. Submitter re-iterated that Lots 5, 67 & 68 are suitable for LLR but provide little justification or review of Strategy Principles. DPE does not support additional growth in the West Narramine Area (particularly outside the inner west area) due to flooding and DPI Agriculture unlikely to support extension into agricultural areas. There is insufficient justification in the submission for extension into these areas. Therefore, this Strategy does not support this extension into Lots 5, 67 & 68 at this time. There are other more suitable sites adjacent to existing Zone R5 areas.
9	Robert & Rosemary Webb	5. Far East Narramine	444 Webb Siding Rd	Lot 2 DP1106372 & Lot 171 DP755131	2013 Strategy Lot 171 (Less Preferred Location)		Against	Accepts Lot 171 flood prone but want to raise ground levels above 1955 event. Disputes Lot 2 affected by 1955 event. Inland Rail nearby but argue further to east (need to recheck).	NO CHANGE REQ. LAND WILL NOT BE INCLUDED IN STRATEGY.	N/A	Our review suggests that this land is partly in the flood planning area and is significantly outside the existing Zone R5 area and its natural extension. Also it appears to be within the proposed corridor for Inland Rail (Nov/Dec 2017 route) though this may change. Until Inland Rail is resolved then this land should not be considered for large lot residential. Even if it were to be considered it would only be long-term as there is other more suitable land closer to the existing Zone R5 area. Likewise, until flood studies suggest this land is relatively flood free up to a 1% AEP flood + 500mm freeboard then there are other sites that are currently flood free that are more suitable. This site also increases the potential for conflict with agriculture and is unlikely to be acceptable to DPI Agriculture. Therefore, this Strategy does not support this extension into Lots 2 or 171 at this time.
10	Katherine Margaret Foster	6. Trangie Inner	Dandaloo & Campbell Sts	Lot 2 DP329094	No		Against	Does not want land included in Strategy for rezoning. Family since 1935. Potential oversupply (query demand assessment).	NO CHANGE REQ. LAND WILL BE INCLUDED IN STRATEGY BUT ONLY DEV. WITH CONSENT OF OWNER		We acknowledge that there was no direct consultation with this land owner prior to the land being identified for potential growth of either urban or large lot residential uses. Council (Mr Guy Marchant) has contacted the owner directly in February 2018 and explained the role of a strategy and that just because land is identified in a strategy for a certain purpose that Council is unlikely to rezone the land without the land owner's consent and the land owner controls whether the land would be developed for the intended purpose. The land is located in such a central location with multiple sealed road frontages and utilities adjacent that it is highly appropriate that it is considered at some time in the future for residential (urban or large lot) use. Whilst the current owner says that there is no intention to develop the land this situation can possibly change with future ownership. Therefore, in consultation with the owner it is suggested it remain in the Strategy as originally exhibited.
11	Allison Vincent (Geolyse)	7. Trangie Outer	Enmore Rd	Lot 66 DP755126	2013 Strategy (Preferred Location) Candidate Area 11		Against	Wants rezoned from Zone RU1 to Zone R5 and 400ha to 5ha MLS. This was not recommended for rezoning in the Strategy. Geolyse have lodged a PLANNING PROPOSAL (Check if Fee paid - formally recognised).	NO CHANGE REQ. LAND WILL NOT BE INCLUDED IN STRATEGY.	N/A	In our meeting with the NSW Government (DPE) they were not in support of additional dwelling potential outside the Trangie Inner Area (existing fragmented land pattern around existing urban core). Their concern was that this was too distant from the urban centre and DPI Agriculture would have significant concerns about the interface with surrounding agriculture. There are other more suitable sites within the Trangie Inner Area that can meet the demand within Trangie for the foreseeable future. Therefore, this Strategy does not support this extension into Lot 66 (or the adjacent lands) at this time. The submitter should be notified that the Draft Planning Proposal is rejected and they are entitled to raise this matter separately with DPE if they wish. The Proposal did not address the principles of the Strategy and highlighted a number of additional constraints (e.g. bushfire) that were not favourable.
12	Malcolm Carpenter	7. Trangie Outer	Lexcen Park '160 Trangie Cemetery Road	Lot 100			Against	Wants land included in LLR as a 'nominated site'.	NO CHANGE REQ. LAND WILL NOT BE INCLUDED IN STRATEGY.	N/A	In our meeting with +A1:M15 the NSW Government (D+A1:M14PE) they were not in support of additional dwelling potential outside the Trangie Inner Area (existing fragmented land pattern around existing urban core). Their concern was that this was too distant from the urban centre and DPI Agriculture would have significant concerns about the interface with surrounding agriculture. There are other more suitable sites within the Trangie Inner Area that can meet the demand within Trangie for the foreseeable future. However, this lot sits at the boundary of the proposed LLR area. Once take up of the Trangie Inner Area reaches 60% of lot / dwelling potential then this land could be reconsidered.

Attachment No 5

PLANNING PROPOSAL

PROPOSED REZONING OF RU1 LAND TO R5
LAND

LOT 66 IN DP 755126
AT ENMORE ROAD, TRANGIE

PREPARED FOR:

ALLISON VINCENT

JANUARY 2018

6887 4500.



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Report Title:	<i>Planning Proposal</i>
Project:	<i>Rezoning of RU1 Land</i>
Client:	<i>Allison Vincent</i>
Report Ref.:	<i>118049_REO_001_PP</i>
Status:	"Draft/Final"
Issued:	"Date Issued"

Geolyse Pty Ltd and the authors responsible for the preparation and compilation of this report declare that we do not have, nor expect to have a beneficial interest in the study area of this project and will not benefit from any of the recommendations outlined in this report.

The preparation of this report has been in accordance with the project brief provided by the client and has relied upon the information, data and results provided or collected from the sources and under the conditions outlined in the report.

All maps, plans and cadastral information contained within this report is prepared for the exclusive use of Allison Vincent to accompany this report for the land described herein and are not to be used for any other purpose or by any other person or entity. No reliance should be placed on the information contained in this report for any purposes apart from those stated therein.

Geolyse Pty Ltd accepts no responsibility for any loss, damage suffered or inconveniences arising from, any person or entity using the plans or information in this study for purposes other than those stated above.

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Executive Summary

The intention of this Planning Proposal (PP) is to provide large lot residential housing in a rural setting alongside minimising the conflict between land uses. In particular, providing additional blocks to the larger lot rural residential market, whilst meeting minimum lot size requirements.

This PP affects the *Land Zoning Map – Sheet LZN_001A* and the *Minimum Lot Size Map – Sheet LSZ_001A* of the *Narromine Local Environmental Plan 2011* (NLEP). In particular, this PP affects one (1) allotment of land, located in a rural setting to the west of Trangie, bounded by Enmore Road to the west.

This PP seeks to rezone the existing RU1 – Primary Production land to R5 – Large Lot Residential land, as shown upon supporting plans **118049_01A_TP02** prepared by Geolyse Pty Ltd. Furthermore, this PP seeks to amend the minimum lot sizes for the land affected by the amended rezoning. The minimum lot size for the rezoned land would change from 400ha to 5ha, as shown on **118049_01A_TP04** prepared by Geolyse Pty Ltd.

The selected land parcel has been chosen to allow for future residential accommodation development or additional land subdivision for large lot residential purposes. Furthermore, the subject site and proposed rezoning is consistent with the *Narromine Shire Council Rural Residential Land Use Strategy 2013*.

Due to the minor nature of the proposal, approval of the planning amendments is sought from the Director-General of the Department of Planning as part of the Gateway Determination.

Details of the proposal's compliance with all applicable strategic, regional, and local planning instruments, state environmental planning policies, and ministerial directions are contained in the body of this report.

This PP has been prepared in accordance with the NSW Department of Planning's (DoP) advisory documents '*A Guide to Preparing Local Environmental Plans*' and '*A Guide to Preparing Planning Proposals*'.

ABBREVIATIONS

Abbreviation	Full Name
PP	Planning Proposal
DoP	NSW Department of Planning
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
SEPP	State Environmental Planning Policy
LEP	Local Environmental Plan
EPA	Environmental Protection Authority
RMS	Roads and Maritime Services
UPA	United Protestants Association
AHD	Australian Height Datum
LGA	Local Government Authority

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Background

1.1 INTRODUCTION

Geolyse Pty Ltd has been commissioned by the applicant (Allison Vincent) to prepare a Planning Proposal (PP) to support a proposed amendment to the *Narromine Local Environmental Plan 2011*. The PP is lodged in relation to one (1) parcel of land, located in a rural setting approximately 3 kilometres north-east of Trangie, formally known as Lot 66 in DP 755126, at Enmore Road, Trangie.

This PP affects the *Land Zoning Map – Sheet LZN_001A* and the *Minimum Lot Size Map – Sheet LSZ_001A* of the *Narromine Local Environmental Plan 2011* (NLEP).

The proposal is considered to be of a minor nature and in this respect approval is sought from the Director-General of the Department of Planning as part of the Gateway Determination.

Details of the proposal's compliance with relevant strategic, regional, and local planning instruments, state environmental planning policies, and ministerial directions are contained in the following sections.

1.2 SCOPE OF REPORT

This PP has been prepared in accordance with the NSW Department of Planning's (DoP) advisory documents '*A Guide to Preparing Local Environmental Plans*' and '*A Guide to Preparing Planning Proposals*'. The latter document requires the PP to be provided in five (5) parts, those being;

- *Part 1* – A statement of the objectives or intended outcomes of the proposed LEP;
- *Part 2* – An explanation of the provisions that are to be included in the proposed LEP;
- *Part 3* – The justification for those objectives, outcomes, and provisions and the process for their implementation;
- *Part 4* – Mapping; and
- *Part 5* – Details of the community consultation that is to be undertaken on the Planning Proposal.

It is noted that Part 4 would be confirmed following a Gateway Determination of this Planning Proposal by the DoP.

1.3 STRUCTURE

This PP is provided in the following structure;

- **Section 2** provides an overview of the subject site; the development intent; and development constraints;
- **Section 3** provides a statement of the objective and explanation of provisions of the PP;
- **Section 4** provides justification regarding the need for the PP; outlines its relationship to strategic planning strategies; and overviews the environmental, economic, and social impacts of the proposal;
- **Section 5** provides the proposed mapping amendments relating to the Planning Proposal area; and
- **Section 6** details how community consultation is to be undertaken with respect to the PP.

Overview

2.1 THE SUBJECT SITE

2.1.1 SITE DESCRIPTION AND LOCATION

The PP is lodged in relation to one (1) parcel of land, located in a rural setting approximately 3 kilometres north-east of Trangie, formally known as Lot 66 in DP 755126, at Enmore Road, Trangie. The site is located within a rural setting and has a historical use of agriculture, primarily the grazing of cattle.

Figure 1 below provides an aerial view of the subject site and locality.



Figure 1: Aerial view of the subject site and locality (source: Google Earth 2018)

The site features a 480 metre frontage to Enmore Road, which runs along the north-western boundary of the lot. Overhead powerlines also traverse the allotment, running in a north-east / south-west orientation, along the Enmore Road frontage. **Photograph 1, 2, and 3** below, represent the subject site.



Photograph 1: Enmore Road



Photograph 2: Existing access off Enmore Road, and view over subject site



Photograph 3: Overhead powerline situated on the subject site

2.2 DEVELOPMENT INTENT

The intent of this PP is to provide land appropriate for large lot, rural residential housing in a rural setting alongside minimising the conflict between land uses. In particular, giving appropriately zoned land the potential for subdivision in the future, and development of residential accommodation.

2.2.1 EXISTING LAND ZONING

The land immediately surrounding the site is considered to be rural in character. The existing Land Zoning Map – sheet LZN_001A of the *Narromine Local Environmental Plan 2011* (NLEP), represents a predominant land zoning of RU1 – Primary Production in the area. The subject site falls within this land zone, as represented in **Figure 2** below, with the subject site being outlined in red. However, the various urban and residential land zonings of Trangie are also witness, given the site's close proximity to the Trangie urban area.

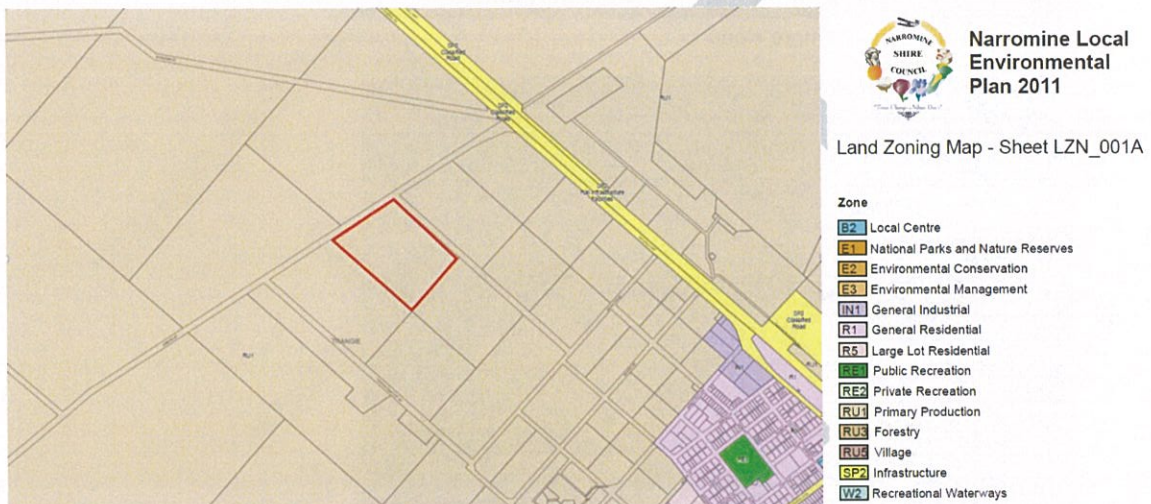


Figure 2: NLEP 2011 Zoning Map LZN_001A extract (source: www.legislation.nsw.gov.au)

The RU1 zoning does not fully reflect the subject site, nor the adjoining allotments in context of their actual sizing and on-site operations. It is considered there are a number of small lot agricultural production uses alongside many residential dwellings and onsite uses in the locality.

2.2.2 EXISTING MINIMUM LOT SIZE RESTRICTIONS

Upon viewing the existing Minimum Lot Size Map – Sheet LSZ_001A it is clearly evident that the predominant minimum lot size for the RU1 zoned land is that of 400ha.

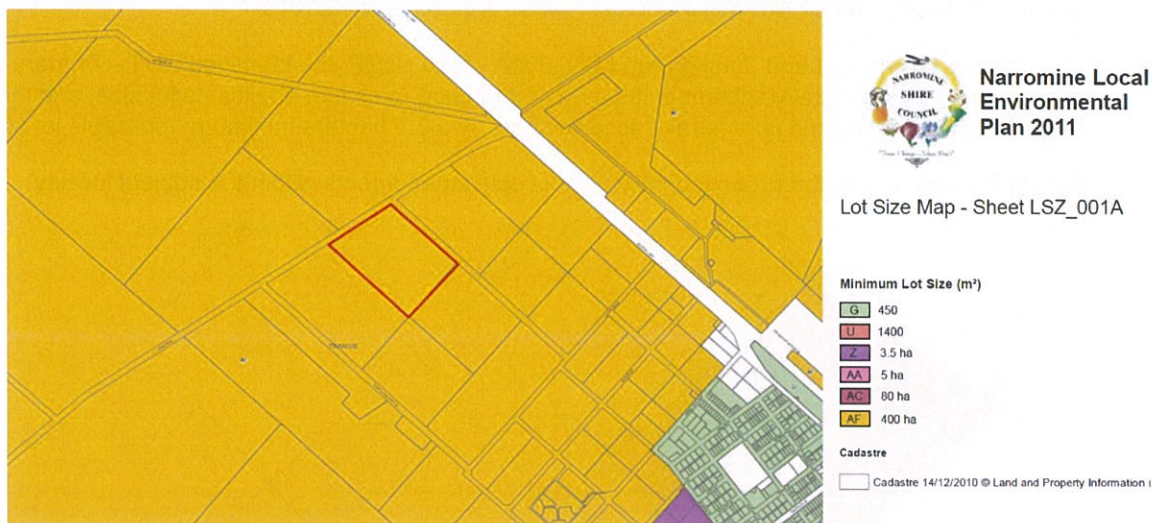


Figure 3: NLEP 2011 Lot size Map LSZ_001A extract (source: www.legislation.nsw.gov.au)

2.2.3 PROPOSED LAND ZONING

The intention of the rezoning is to provide a more practical and functional use of the subject portion of land. The subject portion is proposed to be rezoned from RU1 land to R5 land, as represented in Figure 4 below. The rezoning allows for appropriate management and intensification of the subject lot.

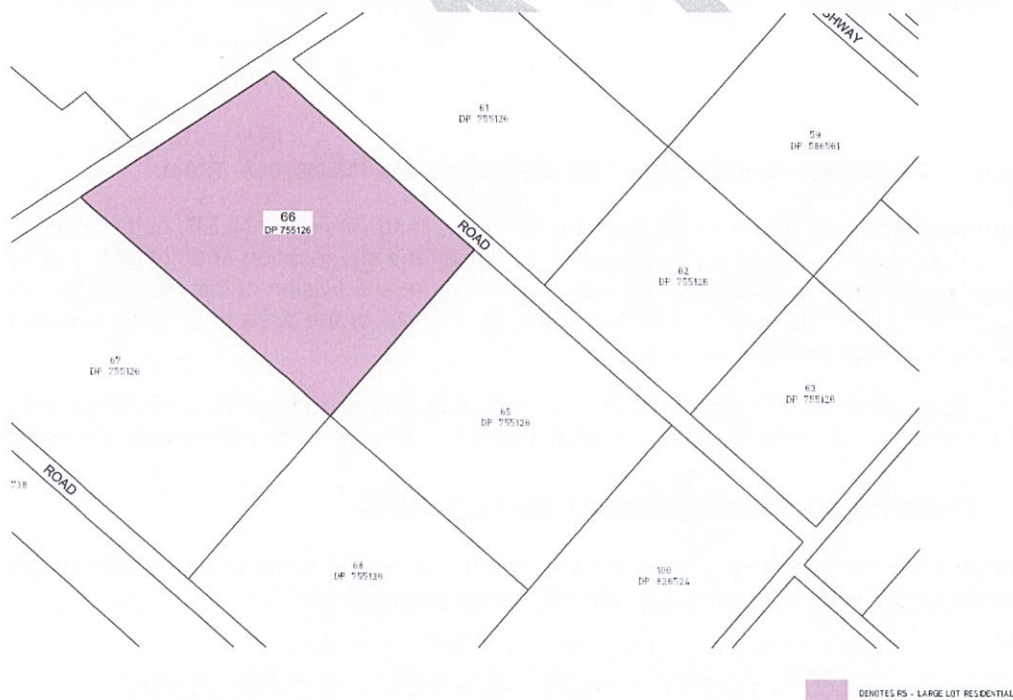


Figure 4: Proposed Zoning Plan extract (Geolyse Pty Ltd 118049_01A_TP02)

The selected portion of land has been chosen to be rezoned to R5 land because of its characteristics and consistency with the *Narromine Shire Council Rural Residential Land Use Strategy 2013*. Furthermore, this specific section of the subject site is of a size and location favourable for future large lot residential development, and potential subdivision. It would seem appropriate that this area of land, be more suited to being zoned as R5 Large Lot Residential.

2.2.4 PROPOSED MINIMUM LOT SIZE REQUIREMENTS

In accordance with the Land Zoning Map LZN_001A of the NLEP, the identified RU1 – Primary production land is generally accompanied by a 400 hectare minimum applicable lot size, and the R5 – Large Lot Residential land is generally accompanied by a 3.5 hectare minimum applicable lot size.

Figure 5 below shows the proposed minimum lot size amendments within the subject locality.

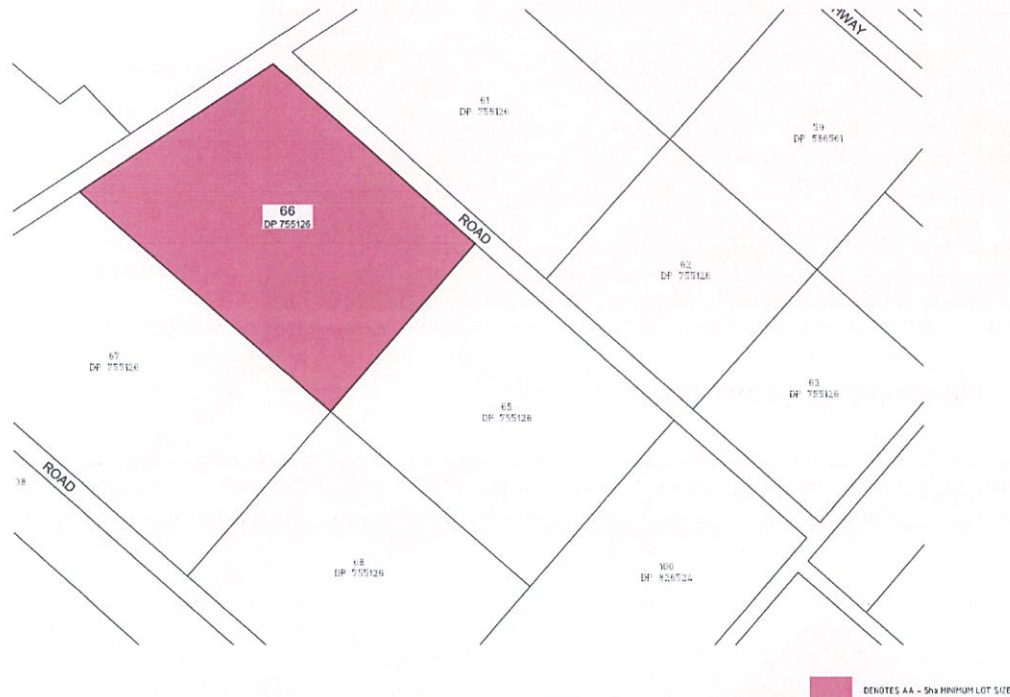


Figure 5: Proposed Minimum Lot Size Plan (Geolyse Pty Ltd 118048_01A_TP04)

There are two applicable minimum lot sizes for R5 zoned land within the NLEP, being 3.5ha and 5ha, for which a dwelling house may be lawfully erected. Given the site location and context, a minimum lot size of 5ha would seem appropriate. This will allow for future subdivision of this rezoned land to create a variety of R5 lots, which would meet the minimum lot size in the area and could feature a lawful dwelling on each future allotment.

In this regard an amendment to the above mentioned Land Zoning and Lot Size provisions of the NLEP would be required in order for the future development of these sites to be permissible and compliant.

2.2.5 PROPOSED DEVELOPMENT OBJECTIVES

The subject allotment that forms part of the PP, and the proposed rezoned land are to be developed and maintained generally in accordance with the following objectives:

- Maintain the existing rural land and its history of agricultural land uses.
- Allow future subdivision of land for large lot residential and agricultural purposes.

The rezoning of the land involves no material change to the existing development of the subject site.

2.2.6 SERVICES

The subject site is located outside of Trangie's reticulated water and sewerage disposal systems. Future underground bore water and rainwater collection would service proposed uses, and on-site sewage disposal would service future uses.

Electricity is readily available to the site, with overhead powerlines traversing the site, running along the Enmore Road frontage, in a north-east to south-west orientation.

2.3 DEVELOPMENT CONSTRAINTS

2.3.1 TOPOGRAPHY AND SOILS

The land subject to this PP is located within the Darling Riverine Plains Bioregion. Soils within this region, according to Morgan and Terry (1992) are:

'Sandy soils are found in linear belts along the older stream channels, sometimes with local source dunes on their border. Texture contrast soils, often badly eroded, are found marginal to channels of all ages, and most of the plains are dominated by deposits of heavy dark-coloured clays. Many clay areas have gilgai micro-relief patterns, most crack extensively, and others are more or less permanently wet in swamplands.'

This soil type is consistent with being able to sustain both residential development and agricultural land uses. Future residential accommodation would be subject to separate assessment, and geotechnical investigation as required.

2.3.2 FLORA AND FAUNA

In accordance with the Terrestrial Biodiversity Map BIO_001 of the *Narromine Local Environmental Plan 2011* (NLEP), the subject site is mapped as a sensitive area. It is however witnessed that the subject site and immediate surrounding locality is largely cleared of trees and reflects its agricultural use.

There is a cluster of trees situated in the southern corner of the property, and also a number of scattered trees with some regrowth vegetation are located upon the site. However due to the agricultural nature of the site and their relatively small size and isolation from large portions of other vegetation, it is unlikely that these areas would be a significant habitat for any threatened species of flora or fauna.

2.3.3 BUSHFIRE

In accordance with Bushfire Prone Land Mapping, accessed via the NSW Government Planning Portal property information, the subject site is classified as bushfire prone land. The north-eastern portion of the site is mapped as being bushfire prone, as per **Figure 6** below.

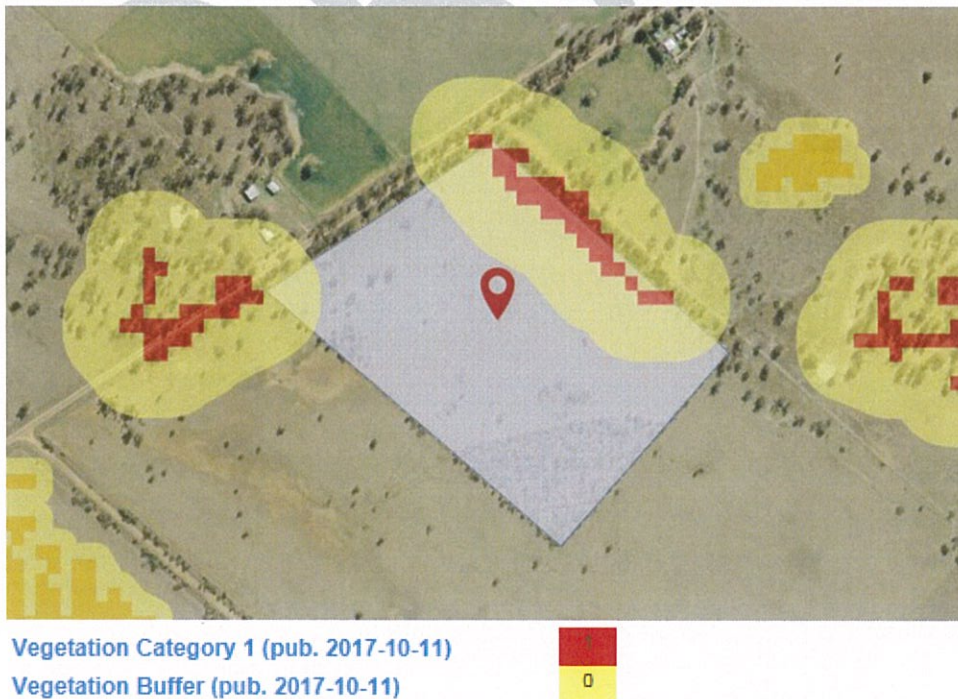


Figure 6: Bushfire Prone Land Map extract (Source: NSW Planning & Environment, Planning Portal)

It is considered further investigation and specialised bushfire assessment is not required as part of the subject Planning Proposal, and would occur as a result of the preparation and lodgement of a Development Application (DA) for the development, intensification or subdivision of the subject site.

2.3.4 FLOODING

It is considered the subject site is not located on the NLEP Flooding Maps, and as such the subject allotment is not identified as being located on flood prone land.

2.3.5 CONTAMINATION

The subject allotment has historically been utilised for agricultural purposes, primarily the grazing of cattle. Table 1 of the *Managing Contaminated Land Planning Guidelines* (Guideline) states that agricultural activities may cause contamination. However, *Appendix A* of the Guideline 'Industries and Chemicals Used' states that the associated chemicals with this use are fertilisers, insecticides, fungicides and herbicides. Given the primary agricultural use for the site has been the grazing of cattle, it is highly unlikely that any of the above mentioned forms of chemicals have been utilised on the site. It is therefore considered to be even more unlikely that the subject site has any form of contamination.

2.4 SOCIAL AND CULTURAL CONSIDERATION

2.4.1 ABORIGINAL ARCHAEOLOGY

A search of the Aboriginal Heritage Information Management System (AHIMS) has revealed that no Aboriginal sites have been recorded in or near the subject site, nor have any Aboriginal places been declared in or near the subject site.

The result of the AHIMS search is attached at **Appendix A**.

2.4.2 EUROPEAN HERITAGE

Schedule 5 – Environmental Heritage of the *Narromine Local Environmental Plan 2011* does not identify any items of local heritage significance on the site. Likewise, the State Heritage Register does not identify any items of state heritage significance on the site.

Intent and Provisions

3.1 OBJECTIVE

The intention of this Planning Proposal (PP) is to provide large lot residential housing in a rural setting alongside minimising the conflict between land uses. In particular, providing additional blocks to the larger lot rural residential market, whilst meeting minimum lot size requirements.

3.2 EXPLANATION OF PROVISIONS

The PP affects *Land Zoning Map – Sheet LZN_001A* and *Minimum Lot Size Map – Sheet LSZ_001A* of the *Narromine Local Environmental Plan 2011*.

This PP seeks to rezone a minor part of the existing RU1 – Primary Production land to R5 – Large Lot Residential land located in a semi-rural area, north-west of Trangie, as shown upon supporting plans **118049_01A_TP02** prepared by Geolyse Pty Ltd.

The PP also seeks to amend the minimum lot size for the land affected by the amended rezoning, as being the R5 zoned land to comprise a minimum lot size of 5 ha, as shown upon supporting plans **118049_01A_TP02** prepared by Geolyse Pty Ltd.

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Justification

The overarching principles that guide the preparation of PP's are:

- The level of justification should be proportionate to the impact the PP would have;
- It is not necessary to address a question if it is not considered relevant to the PP; and
- The level of justification should be sufficient to allow a Gateway determination to be made with confidence that the LEP can be finalised within the timeframe proposed.

The following justification addresses each relevant question applicable to the PP to ensure confidence can be given to the Gateway determination.

4.1 NEED FOR THE PLANNING PROPOSAL

4.1.1 RESULT OF ANY STRATEGIC STUDY OR REPORT

The PP is not a result of a strategic study or report but to add stock to the large lot residential blocks within the Trangie area. The rezoning of the subject site would allow future land subdivision to occur, and subsequent residential accommodation developments to occur on the large lot residential allotments, within a rural setting.

Additionally, the use would be in keeping with the characteristics of the locality, with various rural residential blocks in the surrounding area.

4.1.2 BEST MEANS OF CHIEVEING THE OBJECTIVES OR ONTENDED OUTCOMES, OR IS THERE A BETTER WAY?

The desire is to have a subject allotment that would allow for further large lot subdivision, or development of a dwelling house. This is not currently permissible within the subject RU1 land zoning and subject applicable minimum lot size restrictions.

The submission of a PP to amend the existing zoning and lot size requirements represents the best method of achieving the desired outcome.

4.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

4.2.1 CONSISTENT WITH THE OBJECTIVES AND ACTIONS OF THE APPLICABLE REGIONAL OR SUB-REGIONAL STRATEGY

There are no overriding Regional or Sub-regional strategies that directly relate to the site and its residential development within the Narromine LGA or Central West Region.

- *Central West and Orana Regional Plan? Direction 28: Manage Rural Residential Development...?*

4.2.2 CONSISTENT WITH COUNCIL'S LOCAL STRATEGY OR OTHER LOCAL STRATEGIC PLAN

Narromine Shire Council Rural Residential Land Use Strategy 2013

The purpose of the Narromine Rural Residential Strategy is 'to give both Council and the community clear direction and certainty as to where rural residential land should be located and how much rural residential land should be identified'. The Strategy was designed to identify land constraints in-line with demand for rural residential land, to facilitate ecologically sustainable development.

The Strategy divides the Narromine Local Government Area (LGA) into fourteen (14) candidate areas. The subject site falls within 'Candidate Area 11 – Enmore Road, Trangie'. The proposed rezoning would be consistent with the strategy for the following reasons:

- The subject site has road access off Enmore Road
- In accordance with *Table 25 Narromine – EOI Analysis*, the *Constraints Analysis Outcome* represents the site as being both *Marginally Suitable* and *Most Suitable*.
- The site is mapped and therefore classified as being of sensitive vegetation, and is also mapped in parts as being bushfire prone land. It is however witnessed that the subject site and immediate surrounding locality is largely cleared of trees and reflects its historical agricultural use. There is a cluster of trees situated in the southern corner of the property, and also a number of scattered trees upon the site. However due to the agricultural nature of the site and their relatively small size and isolation from large portions of other vegetation, it is unlikely that these areas would be a significant habitat for any threatened species of flora or fauna.
- No other constraints appear to be present on the site.

4.2.3 CONSISTENT WITH APPLICABLE STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policy No. 55 – Remediation of Land

Clause 6 of the *State Environmental Planning Policy No. 55 – Remediation of Land* requires the issue of contamination and remediation to be considered in zoning or rezoning proposals. The subject area to be rezoned has historically been utilised for agricultural purposes, primarily the grazing of cattle. Table 1 of the *Managing Contaminated Land Planning Guidelines* (Guideline) states that agricultural activities may cause contamination. However, *Appendix A* of the Guideline '*Industries and Chemicals Used*' states that the associated chemicals with this use are fertilisers, insecticides, fungicides and herbicides. Given the primary agricultural use for the site has been the grazing of cattle, it is highly unlikely that any of the above mentioned forms of chemicals have been utilised on the site. It is therefore considered to be even more unlikely that the subject site has any form of contamination.

State Environmental Planning Policy No. 64 – Advertising and Signage

The change in zoning would enable limited business uses subject to development consent from Council. If signage were to form part of a future development application the provisions of *State Environmental Planning Policy No. 64 – Advertising and Signage* would apply and the development would need to ensure the relevant provisions of the policy are achieved. The PP does not include provisions that contradict or hinder the application of this policy.

State Environmental Planning Policy (Rural Lands) 2008

The planning principles of *State Environmental Planning Policy (Rural Lands) 2008* would be achieved via this PP. The provision of opportunities for rural lifestyle and housing would result from the proposed rezoning and no adverse impact on services and infrastructure. Furthermore, the minimisation of land use conflict between residential and rural lands would be achieved.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The provisions of *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* would continue to apply to residential affected development in accordance with the provisions of this policy. The PP does not include provisions that contradict or hinder the application of this policy.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* would continue to apply to the land generally consistent with that achievable under the current land zoning. The PP does not include provisions that contradict or hinder the application of this policy.

State Environmental Planning Policy (Infrastructure) 2007

The provisions of *State Environmental Planning Policy (Infrastructure) 2007* would continue to apply consistent with that achievable under the current zoning. The PP does not include provisions that contradict or hinder the application of this policy.

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

The site is not located within any identified resource areas, potential resource areas or transitional areas. There are no known existing mines, petroleum production operations or extractive industries in the area of the PP or within its vicinity. Given existing development on the site and within the immediate locality the PP would be of minor significance and would not further restrict development potential or create land use conflict beyond existing arrangements.

4.2.4 CONSISTENT WITH APPLICABLE S117 (2) MINISTERIAL DIRECTIONS – 3.1 RESIDENTIAL ZONES

The Minister for Planning and Infrastructure, under Section 117(2) of the EP&A Act 1979 issues directions that local Councils must follow when preparing PP's for new Local Environmental Plans. The directions cover the following broad categories:

1. Employment and Resources
2. Environment and Heritage
3. Housing, Infrastructure and Urban Development
4. Hazard and Risk
5. Regional Planning
6. Local Plan Making

The following discussion demonstrates the PP's consistency with the relevant Section 117 directions.

Direction 1.3 – Mining, Petroleum Production and Extractive Industries

Ministerial Direction 1.3 – Mining, Petroleum Production and Extractive Industries is not applicable as the PP affected land does not prohibit the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials or restricting the potential development of such by permitting a land use that is likely to be incompatible with such development.

Direction 2.1 – Environment Protection Zones

Ministerial Direction 2.1 – Environment Protection Zones does apply to the PP as some areas of the subject site is mapped by the *Narromine Local Environmental Plan 2011* Terrestrial Biodiversity Map BIO_001 as a sensitive area. It is however witnessed that the subject site and immediate surrounding locality is largely cleared of trees and reflects its agricultural use.

In addition, the site and relatively small size and isolation of trees and vegetation from larger portions of other vegetation, it is unlikely that these areas would be a significant habitat for any threatened species of flora or fauna.

Direction 3.1 – Residential Zones

Ministerial Direction 3.1 – Residential Zones is applicable as the PP proposes to rezone existing rural land to residential land.

The PP is consistent with the objectives of this direction as the rezoned area and amended minimum lot sizes:

- Would encourage a choice of housing types to provide for future housing needs, and;
- Would make efficient use of existing infrastructure and services.

The area forming part of the PP features road access off Enmore Road, and overhead powerlines traversing the site for access to electricity.

Direction 3.3 – Home Occupations

Ministerial Direction 3.3 – Home Occupations is applicable as the proposed R5 Large Lot Residential zone permits dwelling houses. The objective of this direction is to encourage the carrying out of low-impact small business in dwelling houses. The PP maintains existing provisions that enable 'home occupations' to be carried out without the need of development consent.

Direction 6.1 – Approval and Referral Requirements

Ministerial Direction 6.1 – Approval and Referral Requirements applies to all Planning Proposals forwarded for Gateway Determination by a local authority.

The proposed rezoning does not include provisions that would trigger a need for concurrence, consultation, or referral to the State Government.

Direction 6.3 – Site Specific Provisions

Ministerial Direction 6.3 – Site Specific Provisions applies to all Planning Proposals forwarded for Gateway Determination by a local authority.

The PP does not propose to create any site specific development standards in addition to those currently within the principal environmental planning instrument. The minimum allotment of 5 hectares for the R5 zoned land is consistent with other R5 zoned land in the immediate Trangie area.

4.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACTS

4.3.1 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?

There are no proposed material changes as a result of the proposed rezoning. The land forming the subject area of the rezoning consists of relatively cleared land, with scattered trees. No known threatened species or ecological communities are present on the subject site. Any future development of these sites would require due consideration of relevant environmental impacts.

4.3.2 ARE THERE ANY OTHER LIKELY ENVIRONMENTAL EFFECTS AS A RESULT OF THE PLANNING PROPOSAL AND HOW ARE THEY PROPOSED TO BE MANAGED?

The PP simply proposes the rezoning of the RU1 zoned land to R5 with no proposed on site works or alterations. The parcel of land proposed for rezoning largely consist of grassland of no particular environmental value. No known threatened species or ecological communities are present on each site.

Any future development of these sites would require due consideration of relevant environmental impacts be undertaken during a development application if Council required assurance whether the land is suitable for the proposed use.

4.3.3 HAS THE PLANNING PROPOSAL ADEQUATELY ADDRESSED ANY SOCIAL AND ECONOMIC EFFECTS?

The proposed rezoning of the subject site would have minimal social and/or economic impacts on the surrounding locality. The proposal would facilitate the future subdivision of the proposed R5 zoned land to allow future large lot residential development.

4.4 STATE AND COMMONWEALTH INTERESTS

4.4.1 ADEQUATE PUBLIC INFRASTRUCTURE FOR THE PROPOSAL?

The existing subject site and subject area for the proposed rezoning features existing connections to public infrastructure. The site features existing vehicle access off Enmore Road, and is traversed by overhead powerlines. The site is also of a size that future subdivision or residential development would allow for on-site sewerage treatment facilities to be installed and utilised. However, due to the site's location within a country area, the site has limited access to public transport.

4.4.2 VIEWS OF STATE/COMMONWEALTH PUBLIC AUTHORITIES CONSULTED IN ACCORDANCE WITH THE GATEWAY DETERMINATION?

The views of State and Commonwealth public authorities would be ascertained in accordance with the comments provided in the Gateway Determination.

Required Instrument Amendments

5.1 AMENDED MAPPING REQUIRED

The following *Narromine Local Environmental Plan 2011* (NLEP) maps would be amended as part of the PP:

- Land Zoning Map LZN_001A of the NLEP 2011 with regard to the amended R5 – Large Lot Residential zone as shown upon supporting plan **118049_01A_TP02** prepared by Geolyse Pty Ltd, and;
- Lot Size Map LSZ_001A of the NLEP 2011 with regard to the amended R5 – Large Lot Residential zoned land, and in particular the amended minimum lot size of 5 hectares, as shown upon supporting plan **118049_01A_TP04** prepared by Geolyse Pty Ltd.

DRAFT

Community Consultation

6.1 TYPE OF COMMUNITY CONSULTATION REQUIRED

Section 5.5.2 of 'A Guide to Preparing Local Environmental Plans' identifies two different exhibition periods for community consultation;

- Low Impact Proposals – 14 days; and
- All other Planning Proposals (including any proposal to reclassify land) – 28 days.

The Guide describes Low Impact Proposals as having the following attributes;

- *A 'low' impact planning proposal is a planning proposal that, in the opinion of the person making the gateway determination, is;*
 - *Consistent with the pattern of surrounding land use zones and/or land uses;*

The proposed amendments to the zoning and minimum lot sizes the subject site accords with Council's local strategies and policies as detailed above and would be consistent with the adjoining R5 zoned land to the north and west.

- *Consistent with the strategic planning framework;*

Responses have been provided within section 4.2 of this report detailing the proposal's compliance with relevant local, regional and state planning strategies, policies, and ministerial directions.

- *Presents no issues with regard to infrastructure servicing;*

The existing and any potential future residential development of the rezoned site would have access to the existing sewer, water, electricity and telecommunication facilities.

- *Not a principle LEP; and*

Not relevant.

- *Does not reclassify public land.*

The PP does not seek to reclassify existing public land.

In accordance with the responses to the above 'Low Impact Proposals' guide, the PP is considered to be of low impact. Respectfully, it is therefore requested that a community consultation period of 14 days be applied to the exhibition of this PP.

References

NSW Department of Planning (DoP). 2009a, A Guide to Preparing Local Environmental Plans, DoP, Sydney.

Morgan and Terry. 1992, Nature Conservation in Western New South Wales. National Park Association, Sydney.

DRAFT



Drawings



Appendix A

AHIMS SEARCH

0

0

Submission to Narromine Draft Land Use (Rural Residential) Strategy


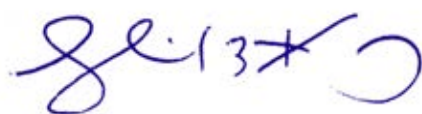
**425 Dappo Road
Narromine NSW 2821**

(Our Reference: 28575-PR01_A)
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Disclaimer

This submission has been prepared solely for Donald Murray (the client) in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report. Barnson Pty Ltd accepts no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

Report Title:	Submission to Draft Land Use (Rural Residential) Strategy 2017
Project Name:	Submission to Narromine Shire Council's Draft Land Use (Rural Residential) Strategy 2017
Client:	Donald Murray
Project No.	28575
Report Reference	28575-PR01_A
Date:	25/01/2018
Revision:	Final

Prepared by:	Reviewed by:
	
Jack Massey B. Urb & Reg. Planning Town Planner	Jim Sarantzouklis B. Arts, Grad. Dip. Urb. Reg. Plan, Dip. EH&B, MAIBS MEHA RPIA Director

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1 INTRODUCTION

1.1 Background

Barnson Pty Ltd has been engaged by Donald Murray to prepare information in support of a submission to Narromine Shire Council's Draft Land Use (Rural Residential) Strategy. The subject land identified as Lot 148 DP 755131, known as 425 Dappo Road, Narromine NSW 2821.

The subject site is located on the northern side of Dappo Road and has an area of approximately 8.8 Hectares. The site is afforded with two existing sheds and contains scattered trees and grassland vegetation.

This submission has been prepared on behalf of Donald Murray, following a site inspection and review of current planning instruments and Narromine Shire Council's Draft Land Use (Rural Residential) Strategy.

The site is zoned R5 Large Lot Residential pursuant to the provisions under the *Narromine Local Environmental Plan 2011* (the LEP). Pursuant to the LEP mapping, the site is benefitted with a Minimum Lot Size (MLS) of 5 Hectares.

This submission consists of:

- One (1) PDF copy including supporting documents.

1.2 Owner

The owner for the subject site is Mr Donald Murray.

1.3 Consultant

Barnson Pty Ltd

Jack Massey

Suite 6 / 11 White Street

Tamworth NSW 2340

2 EXISTING ENVIRONMENT

2.1 Location and Title

The subject site of this application is comprised of Lot 148 DP 755131, known as 425 Dappo Road, Narromine NSW 2821. The site is located on the northern side of Dappo Road as shown in **Figure 1** below.

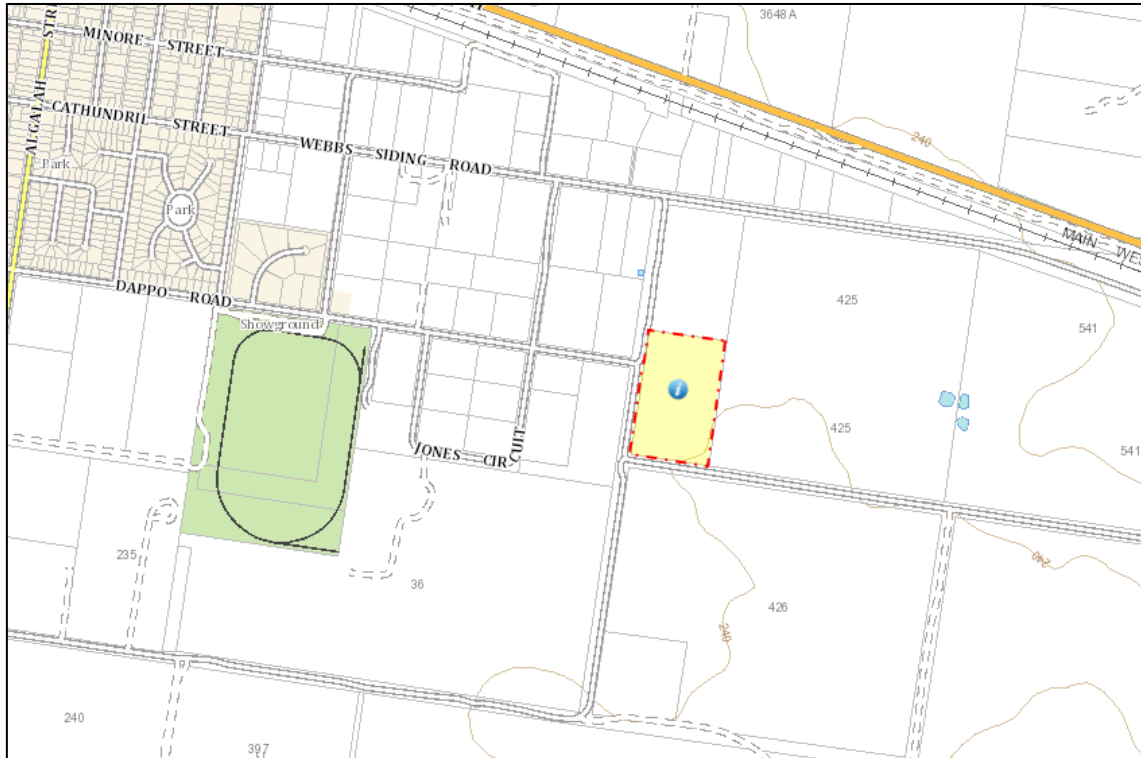


Figure 1 – Site Location

Source: (NSW Spatial Information Exchange, 2018)

Lot 148 DP 755131 has a property area of approximately 8.8 hectares. The site is improved with two existing sheds and contains scattered vegetation throughout. Refer to **Figure 2** and for an aerial view of the site and surrounding locality.

Refer also to **Appendix A**.



Figure 2 – Site Aerial Photograph

Source: (NSW Spatial Information Exchange, 2018)

2.2 Land Use

The subject land has historically been used for agricultural purposes, with rural sheds/outbuildings located on the site. The northern portion of the site is currently vacant and appears to have historically been used for limited grazing purposes. Agricultural and residential land uses are located within proximity to the site.

2.3 Topography

The subject land is generally flat. The surrounding locality generally falls in a northern direction towards the Macquarie River.

2.4 Flora and Fauna

The site contains scattered vegetation but is predominately dominated by grassland vegetation. The northern portion of the site has been historically cleared. There are no species of fauna known to inhabit the site.

2.5 Noise Environment

The subject land is located in an area comprising of large lot residential allotments. Residential and small scale agricultural land uses surround the subject land.

2.6 Natural Hazards

The subject land is not prone to bushfire hazards nor is it liable to inundation by flooding under the *Narromine Local Environmental Plan 2011* (the LEP).

2.7 Services

Electricity and reticulated water infrastructure are available to the site. Future dwellings are capable of being serviced by on-site effluent disposal systems, telecommunications and appropriate stormwater management mechanisms.

2.8 Access and Traffic

Road access to the subject land is gained via the northern side of Dappo Road, which is directly connected to the town centre. Dappo Road is partially sealed with bitumen, with the remainder of the road to the east of the site being gravel. A crossover is afforded to the site for suitable vehicular access.

2.9 Heritage

The site is not identified in the State Heritage Register or in Schedule 5 of the LEP. An Aboriginal Heritage Information Management (AHIMS) search was undertaken for the site and its immediate surrounds. The AHIMS search revealed that there are no Aboriginal sites recorded within 50m of the subject site. Refer to AHIMS Report in **Appendix B**.

3 SITE OPPORTUNITIES AND CONSTRAINTS

The primary planning opportunities and constraints relate to the proposed minimum lot size reduction for the subject land.

The subject land is zoned 5 Large Lot Residential pursuant to the provisions under the *Narromine Local Environmental Plan 2011* (the LEP). Pursuant to the LEP mapping, the site is benefitted with a Minimum Lot Size (MLS) of 5 Hectares.

The objectives of the R5 Large Lot Residential zone are as follows:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

R5 zoning is intended to provide for residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. The subject land is zoned R5 to allow for readily compatible low density residential uses in a rural setting. The R5 zone also allows for a variety of housing types, facilities and services to meet the needs of the community and residents.

Current planning provisions do not allow for the subdivision of the subject allotment. Since the gazettal of the LEP, any subdivision of the site would need to comply with Clause 4.1 of the *Narromine Local Environmental Plan 2011*, as follows:

The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.

The LEP Lot Size Map provided in **Appendix C** indicates that the subject land has a minimum subdivision lot size of 5 hectares. The actual size of the lot is approximately 8.8 hectares. The general size of large lot residential allotments in the locality are between 1.2 - 1.7 hectares. In order to facilitate future subdivision of the site for residential purposes, it would be more appropriate to amend the minimum lot size requirement from 5 hectares to 2 hectares. This will allow the subject land to be used more appropriately in accordance with existing land-use patterns in the area. The opportunities and constraints for the proposed minimum lot size reduction are as follows:

- The site is located in an area consisting of the emergence of residential land uses located within proximity to the Narromine township;
- The subject land has direct access to Dappo Road;
- The subject land is not prone to bushfire hazards, nor is it liable to inundation by flooding under the *Narromine Local Environmental Plan 2011*;

Attachment No 5

- The subject land is not adjacent to any significant agricultural, commercial or industrial developments, thereby minimising any potential land-use conflicts;
- The subject land has no known contamination issues;
- All necessary utility services are available to the site with room for additional suitable on-site services to provide for additional allotments;
- Salinity has not been identified as a major issue for the site or locality;
- The subject land has minimal agricultural potential. Its highest and best use appears to be associated with increased residential activities and associated uses;
- The lands to the east of the site is predominately made up of smaller lots fit for residential purposes. The extension of this area is considered to be a positive impact;
- The future subdivision would not impact on critical habitat or threatened species, populations or ecological communities; and,
- Rural or agricultural lands would not be fragmented as a result.

It is considered that the minimum lot size reduction would contribute to the availability of land for large lot residential purposes within proximity to the township of Narromine.

4 STRATEGIC CONTEXT

4.1 Contribution to Land Supply

The R5 Large Lot Residential land located within close proximity to the township of Narromine is close to being fully developed. The demand for large lot residential holdings appears to exceed the current supply and there is an increase in demand for the availability of these allotments. The locality is dominated by developed large lot residential allotments ranging from 1 Hectares to 8 Hectares. The majority of the residential allotments located to the east of the site are between 1.2 - 1.7 hectares, supporting large lot residential blocks. Due to its topography and location, the site would be more suitably used for residential accommodation with a reduced minimum lot size.

4.2 Key Council Strategies

The rationale for supporting this submission is predominately found in the Narromine Land Use (Rural Residential) Strategy and the *Narromine Local Environmental Plan 2011*, as follows:

- **Narromine Land Use (Rural Residential) Strategy:** This strategy recognises the importance of residential growth in Narromine for sites located outside of flood prone lands. The strategy replaces two previously prepared strategies and aims to keep up with supply/demand for large lot residential land availability. It is noted that the subject allotment has been identified (Sections 12 and 13 of the strategy) as a key opportunity to reduce the current minimum lot size to expand the availability of large lot residential allotments. Key points taken from the strategy are as follows:
 - The smallest lots in the locality are 2000m², with the majority being between 1.2 to 1.7 Hectares. A small number of lots are 2-4 hectares, with two lots being 8.8 hectares (including the subject allotment);
 - The area is not identified as bushfire prone or liable to inundation by flooding;
 - There is no additional subdivision potential in the south-east area;
 - Recommended MLS – The strategy recommends to reduce the minimum lot size for the subject site from 5 hectares to 2 hectares;
 - There is limited potential supply for large lot residential land under existing Minimum Lot Size planning controls;
 - There is very little additional subdivision potential in existing areas located within proximity to the Narromine township; and,
 - There is potential suppressed demand due to land/planning constraints, limited supply and unsuitable lot sizes.

Therefore, in terms of the residential supply and demand requirements in Narromine and the overall objectives of the strategy to improve the availability of large lot residential land in the township of Narromine, the proposed minimum lot size reduction appears to support the strategy.

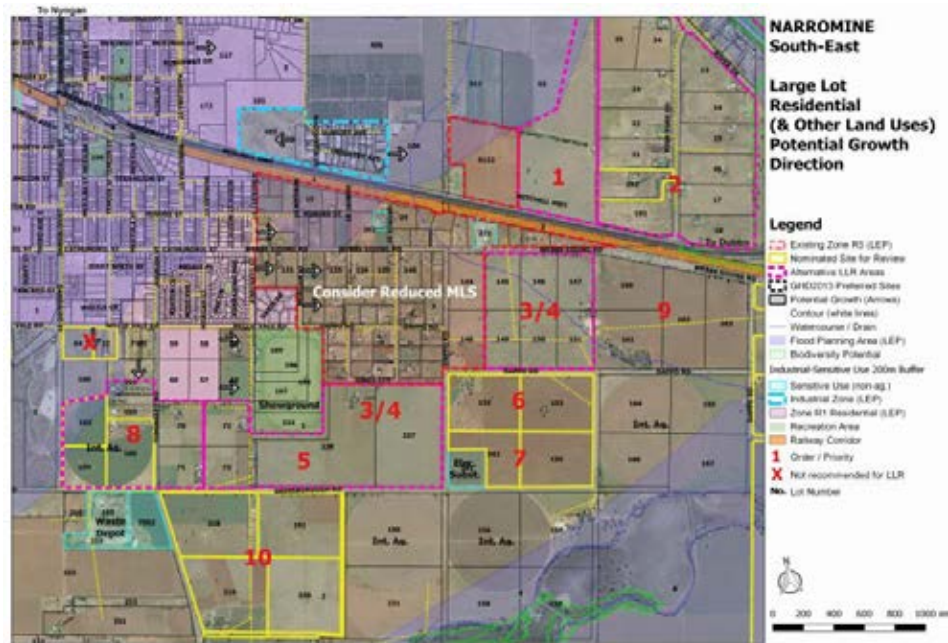


Figure 3 – Narromine South East Potential Growth

Source: (Narromine Shire Council, 2017)

The above map, taken from the Land Use Strategy, indicates that the subject land has been identified to be considered for a reduced minimum lot size.

- Narromine Local Environmental Plan 2011:** The Narromine LEP currently provides statutory planning controls for the Narromine Local Government Area. The general objectives of the plan support the minimum lot size reduction as the site is appropriately located having regard to environmental constraints, accessibility and existing land-use patterns. The objectives of the R5 Large Lot Residential zone are as follows:
 - To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
 - To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
 - To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
 - To minimise conflict between land uses within this zone and land uses within adjoining zones.

It is anticipated that the proposed minimum lot size reduction is consistent with the zone objectives of the R5 Large Lot Residential zone.

Confirmation on the zoning and minimum lot size afforded to the allotment is provided in **Appendix C** of this report.

5 CONCLUSION

The proposed minimum lot size reduction is generally consistent with the objectives set out in Council's planning instrument and Land Use (Rural Residential) Strategy. The proposed minimum lot size reduction would facilitate the permissibility to subdivide the property to create additional residential allotments in an area that has already experienced new residential infill development. The site is located in an established serviceable area and presents few physical and environmental constraints. It would result in:

- Development that is suitable in the locality; and,
- Development to meet the supply of residential demand in Narromine.

Council is encouraged to support the proposed minimum lot size reduction and take all necessary steps to endorse the Narromine Land Use (Rural Residential) Strategy and to amend the *Narromine Local Environmental Plan 2011*.

Yours faithfully

BARNSON PTY LTD



Jack Massey

TOWN PLANNER

6 REFERENCES

Narromine Shire Council. (2017). *Land Use Strategy Update* .

NSW Government. (2017, September 1). *Biodiversity Value Map*. Retrieved from <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap>

NSW Government. (2018). *Planning Portal*. Retrieved from https://www.planningportal.nsw.gov.au/find-a-property/3826497_425_Dappo_Road_148_Narromine_DP755131

NSW Rural Fire Service. (nd). *Guidelines for Single Dwelling Development Applications*. Lidcombe: NSW RFS.

NSW Spatial Information Exchange. (2018). *SIX Maps*. Retrieved from <https://maps.six.nsw.gov.au/>

Appendix A - DP & CT



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 148/755131

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
24/1/2018	2:18 PM	4	31/1/2015

LAND

LOT 148 IN DEPOSITED PLAN 755131
 AT NARROMINE
 LOCAL GOVERNMENT AREA NARROMINE
 PARISH OF WENTWORTH COUNTY OF NARROMINE
 (FORMERLY KNOWN AS PORTION 148)
 TITLE DIAGRAM CROWN PLAN 984.1884

FIRST SCHEDULE

DONALD GORDON SIDNEY MURRAY (T AJ214819)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- 2 DP647259 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART(S)
 SHOWN SO BURDENED IN DP 647259
- 3 AJ214820 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Barnson Pty Ltd (Mudgee)

PRINTED ON 24/1/2018

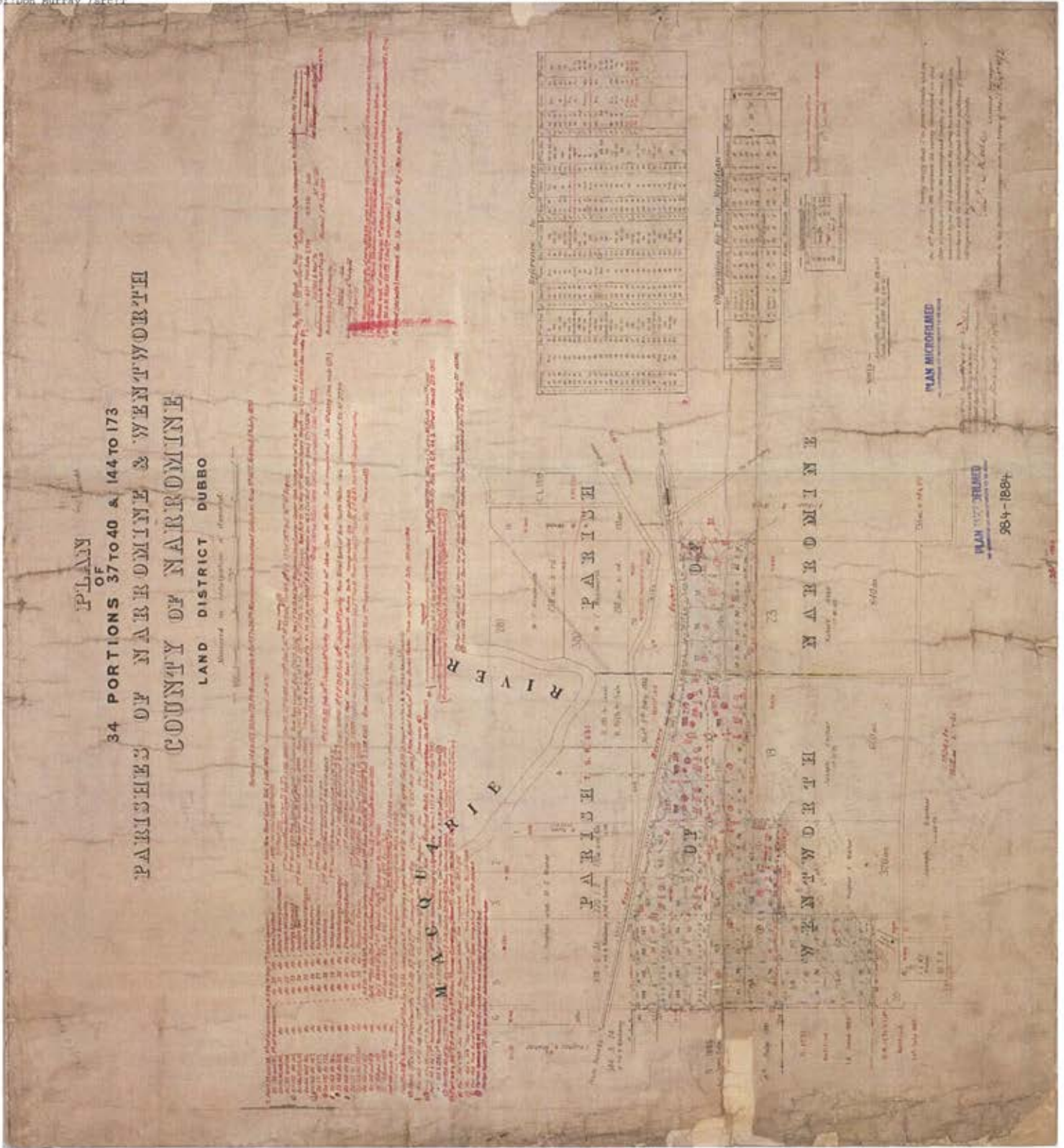
* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
 Warning: the information appearing under notations has not been formally recorded in the Register.

URBISPRO PTY LTD - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

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<http://www.urbispro.com.au/> an approved NSW Information Broker

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Appendix B - AHIMS Search

Barnson
Suite 6 11 White Street
Tamworth New South Wales 2340
Attention: Jack Massey
Email: jmassey@barnson.com.au

Date: 24 January 2018

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 148, DP:DP755131 with a Buffer of 50 meters, conducted by Jack Massey on 24 January 2018.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

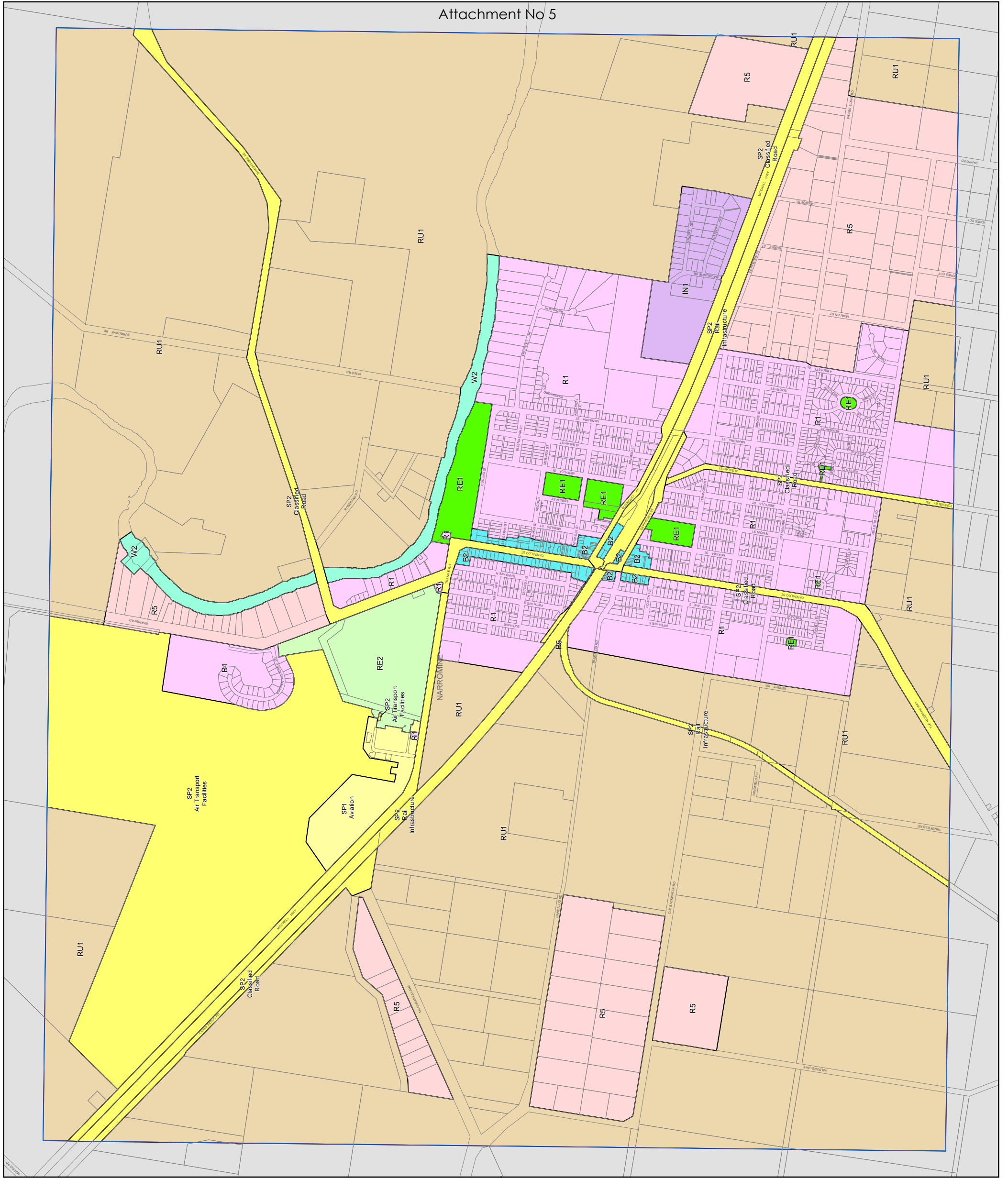
If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Appendix C - LEP Mapping



Narromine Local Environmental Plan 2011

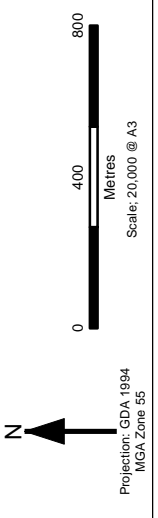
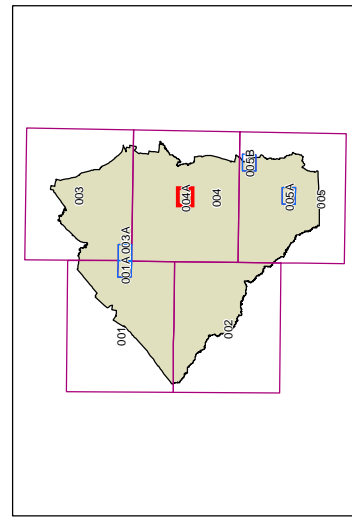


Land Zoning Map - Sheet LZN_004A

Zone	Description
B2	Local Centre
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
IN1	General Industrial
R1	General Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU3	Forestry
RU5	Village
SP1	Special Activities
SP2	Infrastructure
W2	Recreational Waterways

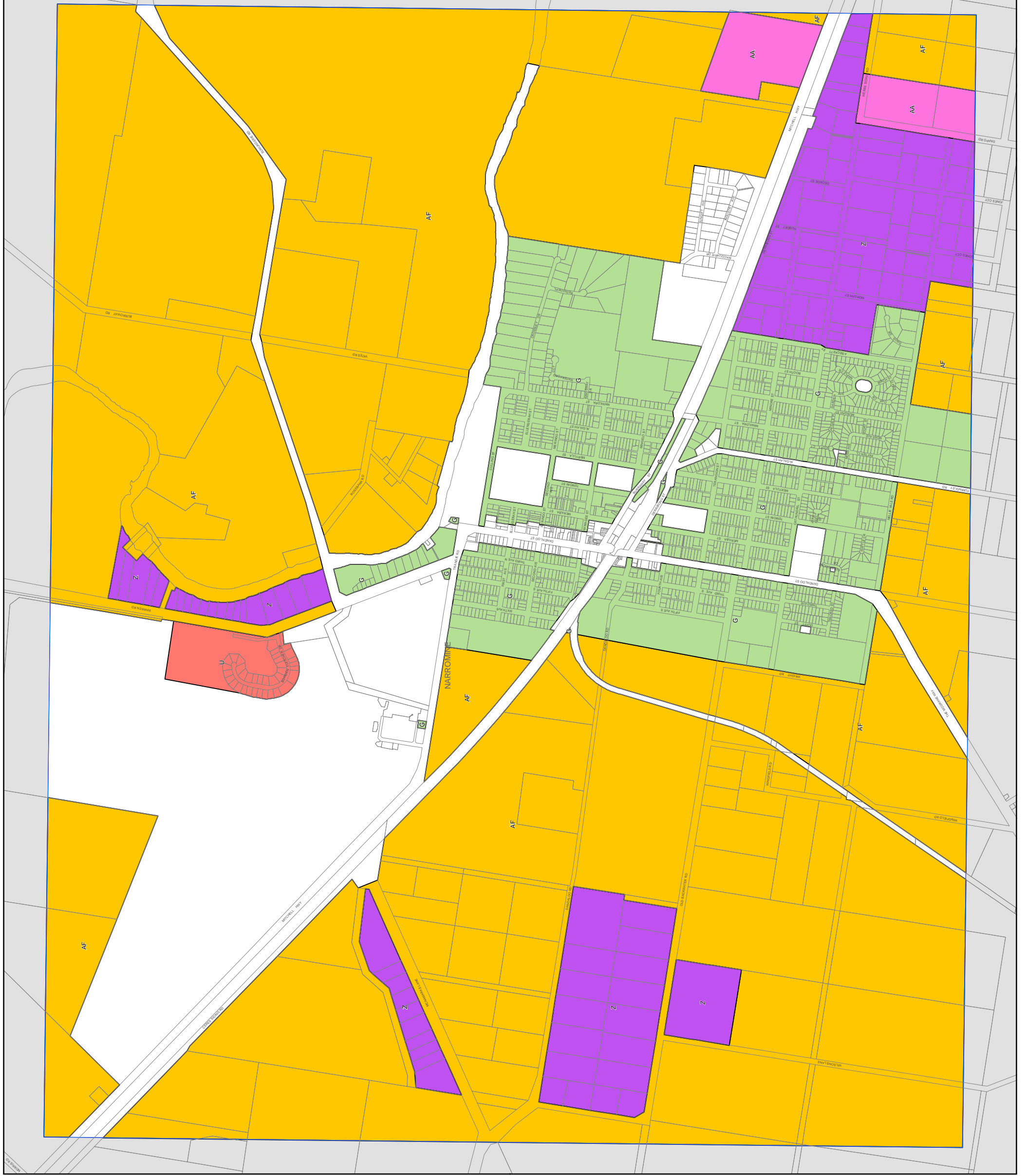
Cadastral

□ Cadastral 3/10/2017 © Land and Property Information (LPI)



Projection: GDA 1984
MGA Zone 55

Map Identification Number: 5850.COM_LZN_004A_020_20171004



Narrormine Local Environmental Plan 2011



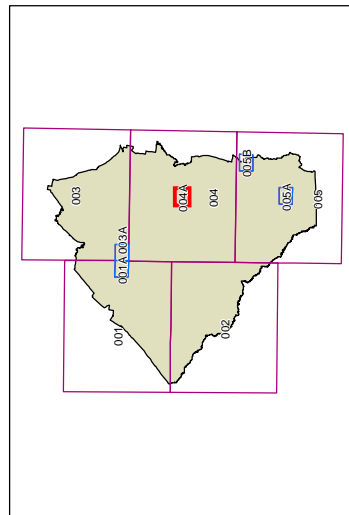
Lot Size Map - Sheet LSZ_004A

Minimum Lot Size (sq m)

- G 450
- U 1400
- Z 3.5 ha
- AA 5 ha
- AC 80 ha
- AF 400 ha

Cadastre

- Cadastre 3/10/2017 © Land and Property Information (LPI)



Projection: GDA 1984
MGA Zone 55

Map Identification Number: 5850_COM_LSZ_004A_020_20171004

NARROMINE SHIRE	
FILE No:	No 5
OWNER:	
DATE:	25 JAN 2018
INFO:	
COMMENTS:	

Robert & Rosemary Webb

444 Webb Siding Rd Narromine

robertwebb51@hotmail.com

Guy Marchant

22nd January 2018

Narromine Shire

Manager Health, Building and Environmental Services

Dear Guy

I write to you asking that council reconsider its decision on lots 171 and 2 situated at 444 Webb Siding Road.

Since our interview on January 5th 2018, I have been able to have some levels taken to assess whether floodwater would present a problem to lot 171. These levels have shown that there would be shallow water over some of the lot and a ridge through the centre of the lot would only have water 100 mm deep in a 1955 type of flood. This could easily be overcome by the use of a pad to lift the levels well above a 1955 event. The Lot in question has single phase power running down the eastern boundary, Telstra to the western boundary. It also has a supply of underground water connected with excellent access to Dappo Road from the south and west boundaries.

Lot 2 is comprised mainly of a gravel ridge which will not be covered by water even in a 1955-like flood event. Lot 2 has 2 phase power through to the eastern boundary. It also has excellent access to both Dappo Road and Webb Siding Road. It is connected to underground water and has Telstra on its west and north boundaries. Please see attached map highlighting the 2 lots mentioned.

Until the inland rail announced its intent to come east of Narromine, I considered lot 171 and lot 2 perfectly suited to Councils large lot rural residential policy. The present indications are that inland rail will not cross any of this lot and will indeed be some distance to the east.

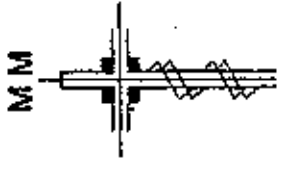
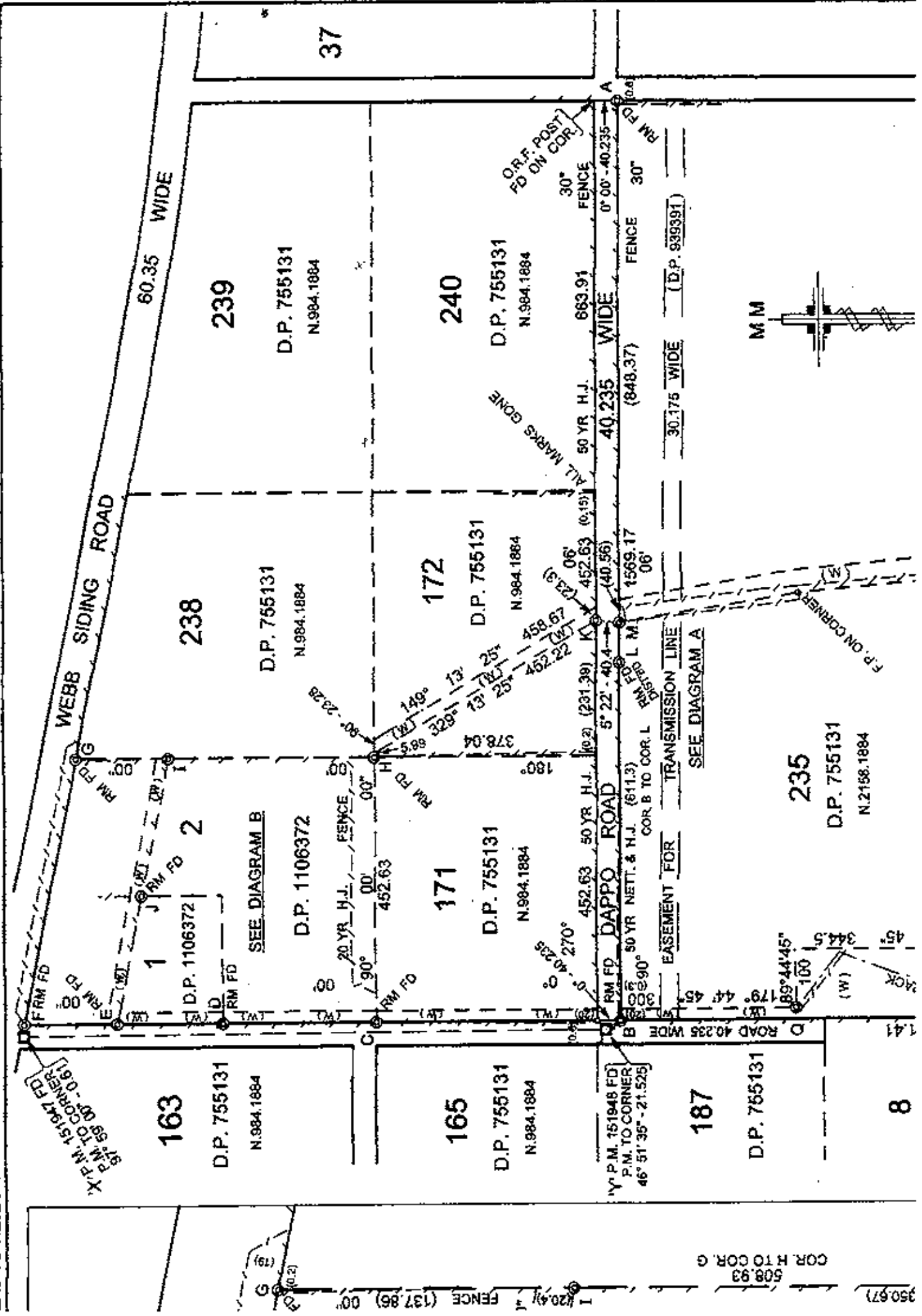
With the above in mind, I ask that council review its decision on lot 171 and lot 2. I would welcome the opportunity for an onsite inspection by you and others.

Yours sincerely,

Robert Webb



0428895321



950.97

509.93

COR. H TO COR. G

120.4

FENCE (137.86) 00'

(19)

(0.2)

141

ROAD 40.235 WIDE

90°

50 YR H.J. (811.3)

COR. B TO COR. L

5° 22' 40.4"

RM FD L M

1569.17

06'

06'

452.63 (0.19)

ALL MARKS GONE

50 YR H.J.

663.91

FENCE 30"

0° 00' - 40.235

RM FD 0.0

A

30.175 WIDE (D.P. 939391)

FENCE 30"

40.235 WIDE (848.37)

60.35 WIDE

37

239

D.P. 755131
N.984.1884

240

D.P. 755131
N.984.1884

238

D.P. 755131
N.984.1884

172

D.P. 755131
N.984.1884

171

D.P. 755131
N.984.1884

235

D.P. 755131
N.2158.1884

163

D.P. 755131
N.984.1884

165

D.P. 755131
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187

D.P. 755131

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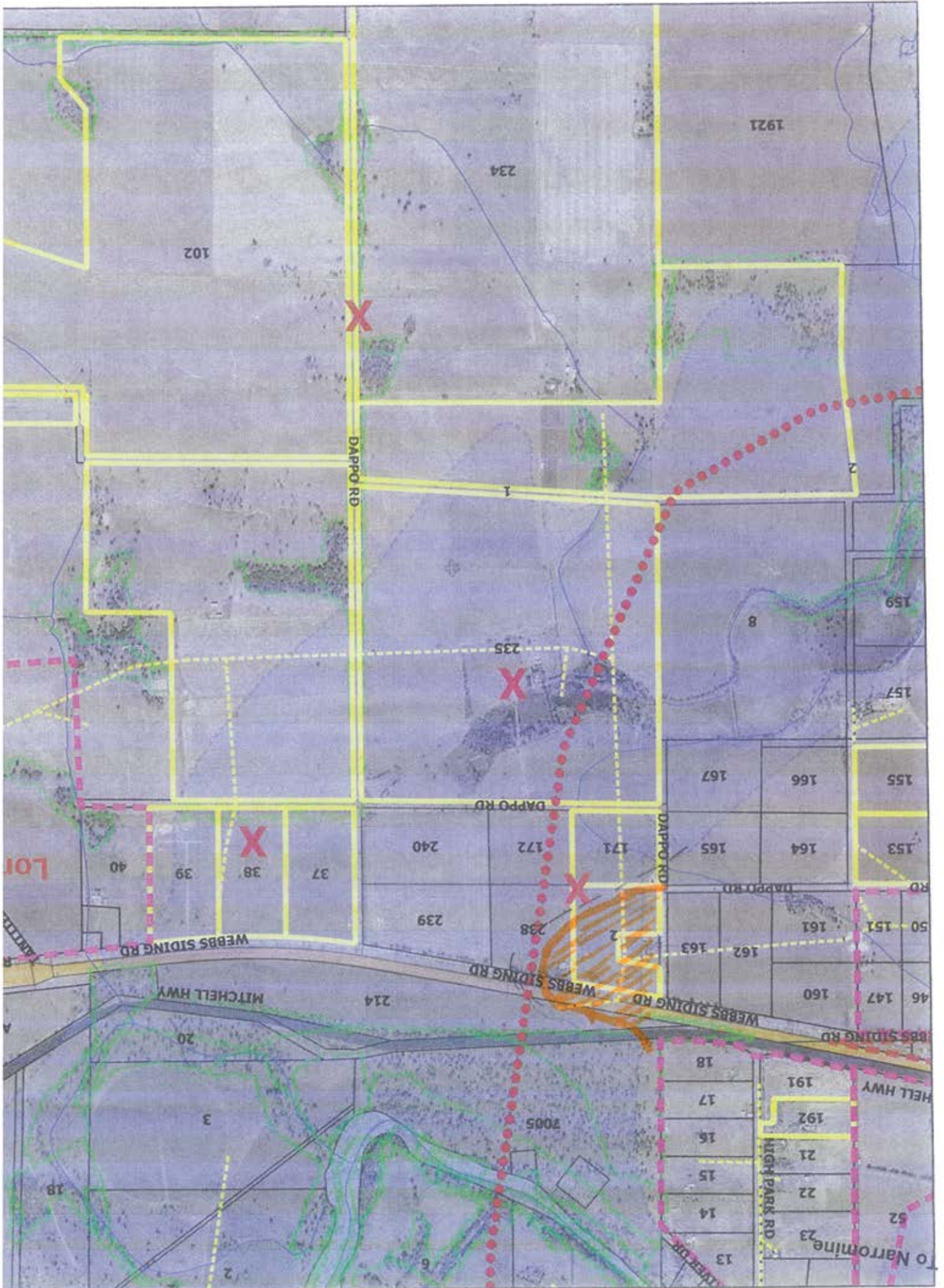
RM FD L M

1569.17

06'

06'

452.63 (0.19)



Attachment No 5

From: [Guy Marchant](#)
To: [Samantha Paine](#)
Subject: FW: Landuse strategy submission
Date: Friday, 16 February 2018 11:59:50 AM
Attachments: [image1.jpeg](#)

Please register

Guy Marchant
Acting Director Community & Regulatory Services
Narromine Shire Council
PO Box 115
NARROMINE NSW 2821
T: 02 6889 9951
M: 0428 891 322
F: 02 6889 9998
E: gmarchant@narromine.nsw.gov.au
W: www.narromine.nsw.gov.au

From: Rob McCutcheon
Sent: Friday, 16 February 2018 11:59 AM
To: Guy Marchant <gmarchant@narromine.nsw.gov.au>; Ned McCutcheon <nedmccutcheon@hotmail.com>; Joe McCutcheon <joemccutcheon@bigpond.com>; Jane Redden <jredden@narromine.nsw.gov.au>
Subject: Landuse strategy submission

Morning Guy,


Thanks for your phone call this morning and I trust I have the correct portion numbers below as per our discussion.

I am writing this note to express concerns my family have with the Narromine Shire Councils proposed changes to the landuse strategy that are currently on public display.

The family are certainly keen to proceed to small lot rural residential subdivision on their land lot number 23 DP 1081087 in the near term.

However as the strategy currently sits their remaining land will become locked in between residential and rural residential and for all practical purposes unable to be farmed in the usual manner and unable to be built on.

This is identified on page 112 of the Strategy as number 3 and the land to the east towards the Narromine township.

<p>Sub-Regional LUS GHD 2009</p>		<p>The Subregional Strategy had previously identified similar lands to those in this 2017 Review.</p> <p>Option 2 makes sense as it is well serviced and further from the flight path and railway line.</p> <p>Option 3 is a natural extension of the existing area between two well serviced roads (subject to addressing flooding).</p> <p>Option 4 is currently progressing (we believe) through the Planning Proposal process.</p> <p>Therefore, the 2017 Review is consistent with this Strategy.</p>
<p>Narromine Rural Residential LUS GHD 2013</p>	<p>Lots 23 & 24 DP755131 (Old Backwater Road) were GHD 2013 preferred locations (subject to flood assessment). With a minimum lot size of 3.5ha there was a possibility of 13 lots. These lots are Moderately constrained (yellow). Key issues were flooding and groundwater vulnerability and agricultural viability. iPLAN PROJECTS suggests that it may be difficult to subsequently reject this as a suitable site BUT by identifying land north of Dandaloo St potentially held by the same owner (that should be cheaper / easier to develop – subject to impacts on/by the aerodrome) that some agreement may be reached as to the most suitable location. An alternative approach is for Council to make a decision as part of the 2017 review to notify the owner that a Planning Proposal must be received within 12-18 months or Lots 23 & 24 will be removed from the Strategy and replaced with more suitable lands. Potential change.</p> <p>Lot 22 DP614993 & Lot 64 DP755131 (Nellie Vale Road) were NOT preferred locations by GHD but recommended for long term if flood and groundwater assessments were completed. iPLAN PROJECTS' suggestion is these are not suitable for large lot residential but if flooding is addressed may be better suited to an extension of the urban / Zone R1 area in the medium to long term.</p> <p>Lot 255 DP722853 (McGrane Way) was NOT preferred by GHD within the life of the strategy (up to 2036) due to the proximity of the grain handling facility, rail, and other land use conflicts. iPLAN PROJECTS agrees that this land is not suitable for the foreseeable future.</p> <p>Lot 4 DP251750 (Wingfield Road) was NOT preferred by GHD due to conflicts with rail, rural industry, and groundwater as well as being flood prone. The key factor is that this site has limited development potential and already has a dwelling. iPLAN PROJECTS agrees no current potential and limited yield with significant road upgrades required to Wingfield Road.</p> <p>Lot 111 DP227997& Lot 2221 DP1101864 were NOT preferred by GHD as Lot 111 is a proposed industrial growth area. At that time Lot 2221 may have been within the STP buffer but that is now closed. iPLAN PROJECTS agrees these lots are better suited to industrial / business growth than large lot residential. The Inland Rail alignment options may affect this area.</p> <p>iPLAN PROJECTS agrees with the GHD finding but suggests they could be reviewed if flooding could be addressed in the area – particularly for the land identified in the original Subregional Strategy.</p>	
<p>Summary of positive's for LLR</p>	<p>Adjacent to Zone R5</p> <p>Dual road frontages limits costs (especially Old Backwater/Dandaloo Roads)</p> <p>Relatively close to Narromine & services</p>	<p>Small holding sizes / limited ag. potential</p> <p>No vegetation or bushfire risk</p> <p>Electricity on many sites or nearby</p>
<p>Summary of negative's for LLR</p>	<p>Noise from highway/rail/aerodrome</p>	<p>Some sites require road works/access</p> <p>Low likelihood of sewer/water</p>

Attachment No 5

With all of the above considered they would like to formally request that all of 89 hectares owned by my family of Lot 223 DP 1081087 be converted to Rural Residential rather than just the 38 ha as in the current draft strategy.

This would provide council with several years of this type of land for sale within the shire with very little infrastructure changes required.

Power and sealed roads are accessible on both sides of the lot and town water is already on the site.

The close proximity to town would make ideal rural residential blocks but it is currently difficult to run as a productive farm. Appropriate buffer zones to the current railway line could be provided.

Damage from town dogs has limited the type of livestock that can be run on the lot and of course conservation tillage practices that involve the application of herbicides is also a constraint so close to residential areas.

On behalf of Edward James McCutcheon the current owner I formally ask that this positive change be included in the Landuse Strategy for the benefit of our community.

Could you confirm receipt of the note and that I have the correct lot details as the Telstra service is most definitely not so good in the patch I am working today.

Yours sincerely and thanks,

Cr Rob McCutcheon
0429889664

K M Foster
122 Geoffrey Road
Chittaway Point NSW 2261
13 January 2018

The General Manager
P O Box 115
Narromine NSW 2821

Attn: Guy Marchant

RE: File No: 18.10.08 Lot 2 DP 329094

Dear Sir/Madam:

After a thorough reading of your Draft Land Use Strategy Update 2017, I am writing to you in an official capacity to strongly object to my property being included in this proposal. I am requesting that it be removed from this strategy update on completion of the review period, prior to the official Land Use Strategy Update being released.

My property, Lot 2 DP 329094, has been in my family since 11 December 1935 and has continuously maintained an agricultural focus to date. Since 1935, and currently, we are using the land for the grazing of cattle, with stock numbers responsibly kept and, insofar as possible, within the limits recommended by the LLS. Whilst the dwelling on the property is not currently occupied full time, improvements and maintenance have been regularly conducted, with a future view to full time occupation by our family.

I am objecting to the potential rezoning of my lot in accordance with your proposal on two main points. Firstly, there is insufficient data presented in the proposal to indicate that a relatively large scale residential development is needed in the town of Trangie. Considering that there are currently identified lots already in your planning, adding my property to these lots will surely oversupply the market. I don't honestly believe that sole reliance on a survey sent to Real Estate agents is the best way to gauge demand for supply of land. The survey that was included in your draft proposal suffers greatly from response bias, in that while questions about "what" feature prominently, questions like "how many" do not feature at all. Asking Real Estate agents if they want more land to sell will always garner a positive response. I am requesting from you the data collected from your own survey, specific to Trangie, which indicates we need considerably more land to meet the actual needs of the area. Casual investigations, mixed with your own numbers printed in the proposal, would indicate to me that Trangie is far from booming.

Secondly, and far more personally upsetting, is that my first indication that my lot was being considered for potential development was when I received the draft proposal. I am assuming that this has been in the works for quite some time, and not conveniently prepared by a junior officer just prior to the Christmas break. During

your preparation time I received no correspondence from council at all about the potential development of my land. I would expect that someone from Council, or planning, or any department really would have contacted me to advise that my property is being considered as part of your new land development proposal and requesting my thoughts on the matter. I would have appreciated being given an opportunity to discuss it. Instead I have been left to find out by reading the proposal, which to an uneducated person looks like a land grab. Unless you were hoping to slip this by in the assumption I would be too busy over the Christmas period to read it, this is rather poor and insulting to a long-standing landowner in Trangie.

If I read the proposal correctly, section 14 indicates heavily to me that inclusion in the rezoning of land is entirely optional. Is this correct? If so I am now formally stating that I have no intention of rezoning my land and I am requesting a formal reply from council acknowledging that fact. I would also like a formal reply from council acknowledging that my lot will be removed from this draft proposal, and that no further inclusion in any future draft land development proposal will happen without prior contact from the council office to discuss the matter first.

I look forward to your prompt reply on this matter.

Yours faithfully,

Katherine Margaret Foster

62 Warren Road
NARROMINE NSW 2821

22 January 2018

Mrs Jane Redden
The General Manager
Narromine Shire Council
PO Box 115
NARROMINE NSW 2821

NARROMINE SHIRE COUNCIL	
FILE No:	
OWNER:	
DATE:	24 JAN 2018
INFO:	
COMMENTS:	

Dear Mrs Redden

NARROMINE LAND USE (RURAL RESIDENTIAL) STRATEGY REVIEW

We refer to an item in the Narromine Shire Council Column appearing in the Narromine News dated Wednesday, January 17, 2018 advising of the above Strategy Review.

Once again, we would like to express our utter disappointment that we were not advised of the Strategy Review. Following our attendance at a Council meeting on 8 October 2014, we were assured, following no consultation from Council on previous occasions, that Council would in the future always consult with us especially on matters concerning our land as is required in any planning process and mentioned in the Strategy (page 9).

We only became aware of the Strategy accidentally today when glancing at the Narromine News to find submissions close on Wednesday, 25th January.

However, we appreciate Council's proactive approach to review the Land Use Strategy and we sincerely thank them. We welcome the Warren Road report included in the Strategy and unanimously support the recommendation of reinstating our previous subdivision rights. We do question why all 20 residents along the Warren Road need to be consulted as our subdivision rights were pre-existing prior to Council withdrawing them.

A copy of our submission to Council dated 23 September 2014 is attached. Could you kindly distribute copies of this letter and the attachment to all Councillors for their information. Please do not hesitate to contact us if you have any queries.

Yours sincerely

Warren Road residents (as listed below) affected by the withdrawal of their subdivision rights.

Sue Richardson	66 Warren Road, Narromine	6889 4471	<i>Sue Richardson</i>
Mal Richardson	66 Warren Road, Narromine	6889 4471	<i>Mal Richardson</i>

[Type text]

Warren Road residents' submission 2018

Attachment No 5

Donna Robertson	118 Warren Road, Narromine	0428 691 344	<i>Barclay</i>	*
Ian Robertson	118 Warren Road, Narromine	6889 4737	<i>Barclay</i>	*
Consie Hayden	70 Warren Road, Narromine	6889 7229	<i>V E Hayden</i>	
Lance Hayden	70 Warren Road, Narromine	6889 7229	<i>L A Hayden</i>	
Ernesto Falcioni	58 Warren Road, Narromine	6889 1637	<i>E. Falcioni</i>	
Jim Barclay	62 Warren Road, Narromine	6889 5430	<i>J Barclay</i>	
Robyn Barclay	62 Warren Road, Narromine	6889 5430	<i>Barclay</i>	
Ian Williamson	52 Warren Road, Narromine	6889 5843	<i>I.D. Williamson</i>	
Jennifer Williamson	52 Warren Road, Narromine	6889 5843	<i>Jennifer Williamson</i>	

* DELEGATED AUTHORITY TO SIGN IN THEIR ABSENCE .

Warren Road
NARROMINE NSW 2821

23 September 2014

The General Manager
Narramine Shire Council
PO Box 115
NARROMINE NSW 2821

Dear Mr Lamont

PP02/2014 – Proposal to Amend Minimum Lot Size in the R5 Large Lot Residential Zone

We, the undersigned, are the residents along Warren Road, Narramine affected by the proposed amendment of the LEP from a subdivision minimum lot size of 0.4 ha to 3.5 ha. All lots are larger than 1.5 ha. Previously the lots were zoned as 1(c) Rural Small Holdings; however, we are under the impression that with the adoption of the recent LEP, zoning changed to R5 – Large Lot Residential.

As written submissions are currently being invited to correct a mistake in the drafting of the LEP lot size maps, we would once again like to take this opportunity to lodge a strong objection to the proposed amendment of the minimum lot subdivision size on the Warren Road on the following grounds:-

- **Economic effects** – The withdrawal of our subdivision rights greatly devalues our land. The right to subdivide justified premium prices for property in this area. Following is an extract from the S149, included in our Contracts for Sale in recent years:

"In accordance with Clause 15 of the LEP, the Council shall not consent to the subdivision of land within Zone No 1 (c) unless each allotment intended to be created for the purpose of a dwelling-house has an area of at least:

- a) 0.4 hectares, in the case of land located within the Parish of Wentworth, Timbregongie or Trangie, or ..."

Council verbally advised recent purchasers of lots on Warren Road that subdivision was permissible however, omitted to mention it would be contingent on connection to water and sewerage.

We consider that in future years Council may install the necessary infrastructure for residents to connect to sewerage and thus, subdivision would have eventually been permissible.

We are at a loss to understand why septic tanks are not acceptable. By deleting this contingency clause, no additional sewer infrastructure would be required thus eliminating any cost to ratepayers and Council.

It is noted that the Department of Local Government – Environment & Health Protection Guidelines for On-Site Sewage Management for Single Households (January 1998) includes –

"An EPA model has been developed for estimating land requirements for effluent irrigation, based on eliminating impacts on soils, waters, and public health (NSW Environment Protection Authority 1995). Assessments with the model in many areas of the State have shown that new subdivisions for residential development involving on-site

sewage management require a minimum of 4000 - 5000 m2 total area per household to reduce impacts in the medium to long term."

Our lots appear to conform to the Department of Local Government Guidelines for on-site sewage management. Re-instating our 4000 m2 (.4 ha) entitlement would be compatible with the above requirements permitting the installation of septic tanks.

- **Social effects** - Residents along Warren Road are predominantly rural retirees seeking to enjoy the location along the banks of the Macquarie and adjacent to Narromine Golf Club. Those purchasing larger lots intended to downsize by subdividing off a portion of their land in future years to make life easier as they mature.
- **Justification** – We consider the proposal to increase the lot size to 3.5 ha does not entirely reflect the Western Councils Sub-Regional Land Use Strategy, upon which Council based its LEP. Therefore it is not a direct result of the recommendations of the adopted and endorsed Western Councils Land Use Strategy 2009. The Strategy recommends "a variety of lot sizes". Item 4 of the Council Assessment Report, includes the following recommendation in the Land Use Strategy:
 - *13.8 (f) increase the minimum lot size for undeveloped areas zoned for rural residential development to 3.5 ha (or a variety of lot sizes) to reflect the prevailing demand. (GHD, 2009, p.112).*

Council's Rural Residential Strategy (November 2012) raises the following points:

- **6.1 Existing Rural Residential Supply** – This process identified a number of locations where dwellings were present in rural residential zoned areas, where the lot size indicated potential for further subdivision. Local knowledge suggests that further subdivision is unlikely and these lots are not considered as having the potential to supply further land to the market.
- **Area 4: Warren Road, Narromine** - currently there are no vacant parcels of land.
- It is expected that the relative proportion of people in the middle (45-64) and older age (65 years plus) will increase.
- It has been determined that the existing rural residential land supply is not sufficient to accommodate projected demand.
- Where rural land is already fragmented (i.e. there is a small prevailing lot size or small holding size) then there may be increased pressure to further develop such land, as the subdivision expectation can be reflected in the value of the property.

Perhaps Warren Road lots may have been overlooked in the Strategy as the suggestion that further subdivision is unlikely does not reflect the attitude of residents. Council had on file at the time the Strategy was prepared objections to the proposed LEP lodged by Warren Road residents in 2011.

In 2011 residents were advised by letter Council was reviewing the LEP. However, the letter gave no indication of Council's proposal to withdraw our subdivision rights in layman's terms and it was only at the very last minute we realised the consequences of Council's proposed action. All residents affected by the proposal and contactable at the time lodged an immediate objection. (Mr & Mrs I Rogan, Mr E Falcioni, Mr & Mrs J Barclay, Mr & Mrs M Richardson and Mr & Mrs L Hayden). No response was received from Council.

- **Site specifics** – The blocks suitable for subdivision will integrate with the amenity of the area. The majority of the remaining lots along Warren Road would be compatible with our proposed lots as they are predominantly approximately .4 ha.

- **Services and infrastructure** – No additional services or infrastructure are required. Electricity, water, gas and telephone are currently available. A sewer pipe also runs along the road frontage adjacent to the lots. However, whether connection is possible is yet to be advised by Council. (Council has indicated that the sewer pipe is in fact a pump line from the Skypark and sewer connection is not currently available at this time. The likelihood of connection by integration with the existing Skypark sewer mains is being investigated and could be a possibility in the future).

Access to each lot would be provided by the current gravel road which, although on Council land, is currently maintained by the residents at no cost to Council for gravel. Residents also regularly mow the road frontage area, also at no cost to Council.

- There are no adverse environmental effects that will result from the subdivision proposal.
- If the LEP is amended, lots our size will be non-compliant with the new LEP. We suggest there is a high demand for these "lifestyle" lots with a minimum lot size of .4 ha in Narromine Shire. The larger 3.5 ha blocks are not economically viable and unsuitable for an ageing population where additional maintenance requirements are necessary for bushfire and weeds control, etc.
- The majority of Warren Road lots are located between the 60 km and 80 km town speed limit. These lots are very close to the town boundary (60 km zone) and are opposite the Golf course.
- Council's Skypark development is situated further from the town boundary than the majority of our lots.

We kindly ask that the status quo remain and that our right to subdivide in future years be reinstated.

Signatories to this objection are attached. Should you or the Councillors have any queries please do not hesitate to contact us. Could you kindly distribute copies of our objection, together with the attached signatories, to all Councillors. We look forward to your reply in due course.

Yours sincerely

(Please see attached for signatures)

Sue Richardson	66 Warren Road, Narromine	6889 4471
Mal Richardson	66 Warren Road, Narromine	6889 4471
Donna Robertson	118 Warren Road, Narromine	0428 691 344
Ian Robertson	118 Warren Road, Narromine	6889 4737
Consie Hayden	70 Warren Road, Narromine	6889 7229
Lance Hayden	70 Warren Road, Narromine	6889 7229
Ernesto Falcioni	58 Warren Road, Narromine	6889 1637
Jim Barclay	62 Warren Road, Narromine	6889 5430
Robyn Barclay	62 Warren Road, Narromine	6889 5430
Ian Williamson	52 Warren Road, Narromine	6889 5843
Jennifer Williamson	52 Warren Road, Narromine	6889 5843

Residents of Warren Road affected by the proposed amendment of the LEP

Enc

Residents of Warren Road, Narromine objecting to the proposed amendment
to the subdivision lot size in the LEP

30 September 2014

Name	Address	Phone No.	Signature
SUE RICHARDSON	66 WARREN RD NARROMINE	6889 4471	<i>Sue Richardson</i>
MAK RICHARDSON	66 WARREN RD NARROMINE	6889 4471	<i>Mak Richardson</i>
Douma Robertson	118 Warren Rd Narromine	0788691 344	<i>Douma Robertson</i>
Iain Robertson	118 Warren Rd Narromine	6889 4737	<i>Douma Robertson RA.</i>
Concise Hayden	470 Warren Rd Narromine	6889 7229	<i>VC Hayden</i>
Lance Hayden	" "	"	<i>L.H. Hayden</i>
Ernesto Rodriguez	58 Warren Rd. Narromine	6889 1637	<i>E. Rodriguez</i>
JIM BARKLEY	62 Warren Rd Narromine	6889 5430	<i>Jim Barkley</i>
ROBYN BARKAY	62 Warren Rd Narromine	6889 5430	<i>Robyn Barkay</i>
IAN WILLIAMSON	52 Warren Rd. Narromine	6889 5843	<i>I.D. Williams</i>
JENNIFER WILLIAMSON	52 Warren Rd Narromine	6889 5843	<i>Jennifer Williams</i>

23/9/2014

NARROMINE SHIRE COUNCIL	
FILE No:	
OWNER:	
DATE:	30 JAN 2018
INFO:	
COMMENTS:	

106 Minore Street
Narromine NSW 2821
23rd January 2018.

Ms. Jane Redden
General Manager
Narromine Shire Council

Dear Jane,

I wish to request a review of a parcel of land to a category of Rural Residential with a building entitlement. The land is situated @ 182 Old Backwater Road Narromine, Lot 12 DP 114145. As I understand this land was previously a closed road and it consists of one hectare or 2.5 acres and is approximately 2km from town.

The land currently has a large shed, water connected to a bore and has three phase power connected.

The subject land has a sealed road frontage and there is a waste pickup service available.

The subject land is in a popular rural residential area which has in recent years attracted several young families. Old Backwater Road has a school bus service.

I believe there is an opportunity for a home to be placed on this land that will suit the ambience of the area. This block currently has establishing trees, shrubs and grassed areas.

Since 2008 there have been several categories of the subject land including large lot residential, residential, rural residential and non urban. The land in question is currently categorised as business.

These categories have all been stated on previous rate notices. See attachments.

I wish it to be noted that Narromine already has other blocks of this size or smaller that currently have building entitlements or already have homes built on them.

As I understand it, M'Namara's Lane at the South West end has two 2.5 acre blocks, one recently having a home built on it and the other block has a shed with a house to come.

At the North East of M'Namara's lane as I believe (information sought from owners) are four 2 acre blocks with building entitlements

Also, 24 L Peak Hill Road Narromine has a house and is very similar to my block as I believe this parcel of land was previously a closed road.

Each of the parcels of land mentioned are all adjacent or surrounded by farming land.

The subject land would be attractive for a desired lifestyle allowing room for a number of activities.

Your consideration in this matter would be most appreciated as a part of the Narromine Land Use Strategy Review and will look forward to your response.

Yours faithfully
D Collins

DAWN COLLINS

RATE NOTICE
1 July 2016 - 30 June 2017



MRS DK COLLINS
106 MINORE ST
NARROMINE NSW 2821

*Paid 16.8.16
Receipt NO175045205*



023
993045
9_1076

Customer Service & Payment Centre
open for receipt of accounts
Monday to Friday 8.45 am to 4.30 pm

Local Government Act 1993. Notice is hereby given that the undermentioned land has been rated by the Council as shown hereunder.

Assessment Number:	1623-52000-2	Description and Location of Property	
Rating Year:	01/07/2016 to 30/06/2017		182 OLD BACKWATER ROAD NARROMINE NSW 2821
Issue Date:	01/07/2016		LOT 12 DP 114145
Due Date:	31/08/2016		
Valuation Date:	01/07/2013	Area:	9463.00000 SqM
Rateable Value:	\$45,000		

PARTICULARS OF RATES AND CHARGES	UNIT	CENTS IN \$	AMOUNT
Residential	45000	0.711118	320.00
Waste Depot Charge	1 @	86.00	86.00

Please deduct any payments made since 01/07/2016

NET AMOUNT DUE \$406.00

1 ST INSTALMENT	2 ND INSTALMENT	3 RD INSTALMENT	4 TH INSTALMENT	TOTAL AMOUNT
\$103.00	\$101.00	\$101.00	\$101.00	\$406.00
Due 31/08/2016	Due 30/11/2016	Due 28/02/2017	Due 31/05/2017	
PROPERTY HAS BEEN CATEGORISED AS		RESIDENTIAL RURAL		

Simple daily interest is charged on overdue amounts

PAYMENT ADVICE

Please detach and return with your payment.
Please tick box if receipt is required



*2023 11456552

Name: Mrs DK COLLINS

Assessment Number: 1623-52000-2

Total Amount: \$406.00

Instalment Amount Due: \$103.00

Due Date: 31/08/2016



Billpay Code: 2023
Ref: 11456552

Pay in-store at Australia Post,
online at auspost.com.au/postal/pay
by phone 13 18 18 or via AusPost app



Billier Code: 47035
Ref: 11456552

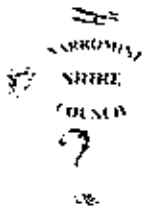
Telephone & Internet Banking - BPAY®
Contact your bank or finance institution to make
this payment from your cheque, debit, credit card or
transaction account. More info: www.bpay.com.au



A Direct Debit to pay your rates from your nominated bank account can be
arranged by contacting Council's Customer Service & Payments Centre or
by downloading and completing the Direct Debit Request form on Council's
website at www.narromine.nsw.gov.au
Completed application forms can be faxed or emailed to Council.

AMOUNT DUE	\$406.00
------------	----------

Payments can also be made via Council's website
www.narromine.nsw.gov.au



NARROMINE SHIRE COUNCIL

120 - 124 Dandaroo Street, Narromine NSW 2821
 PO Box 115 Narromine NSW 2821
 Telephone: (02) 6889 9999 Fax: (02) 6889 9998
 Web: www.narromine.nsw.gov.au
 ABN 99 352 328 405

RATE NOTICE

1 July 2013 - 30 June 2014

MRS VT WRIGHT
 PO BOX 208
 NARROMINE NSW 2821

Previous Owner

Customer Service & Payment Centre
 open for receipt of accounts
 Monday to Friday 8.45 am to 4.30 pm

Under Government Act 1993, notice is hereby given that the Land mentioned and has been rated by the Council as shown hereunder:

Assessment Number: 1623-52000-2	Description and Location of Property
Rating Year: 01/07/2013 to 30/06/2014	PARISH OF WENTWORTH NARROMINE NSW 2821
Issue Date: 16/07/2013	LOT 12 DP 114145
Due Date: 02/09/2013	Area: 9463.00000 SqM
Valuation Date: 01/07/2009	
Rateable Value: \$27,000	

PARTICULARS OF RATES AND CHARGES	UNIT	CENTS IN \$	AMOUNT
Residential	27000	0.676644	247.11
Waste Depot Charge	1 @	80.00	80.00

Please deduct any payments made since 30/06/2013

1 ST INSTALMENT	2 ND INSTALMENT	3 RD INSTALMENT	4 TH INSTALMENT	TOTAL AMOUNT
\$84.11	\$81.00	\$81.00	\$81.00	\$327.11
Due 2/09/2013	Due 1/12/2013	Due 28/02/2014	Due 2/06/2014	

PROPERTY HAS BEEN CATEGORISED AS RESIDENTIAL RURAL

Simple daily interest is charged on overdue amounts

PAYMENT ADVICE

Please detach and return with your payment.
 Please tick box if receipt is required.

Name: Mrs VT WRIGHT
 Assessment Number: 1623-52000-2
 Total Amount: \$327.11
 Instalment Amount Due: \$84.11
 Due Date: 02/09/2013

In person at any Post Office,
 or by phone 13 18 18 or go
 to basic.billpay.com.au



*2023 11456552

POST Billpay Code: 2023
 Ref: 1145 6552

PAY Billpay Code: 47035
 Ref: 11456552

Contact your bank or financial institution to make
 this payment from your cheque, debit, credit card or
 transaction account. More info: www.billpay.com.au

Payments can also be made via Council's website
www.narromine.nsw.gov.au

AMOUNT DUE: \$84.11

Attachment No 5
NOTICE OF VALUATION

Land value as at 01/07/2016



Valuer General

1 800 071 071

Return to: PO Box 745, Bathurst NSW 2795

VALUATION DISTRICT **NARROMINE**
PROPERTY NUMBER **3036183**

20



DAWN KATHLEEN COLLINS
106 MINORE ST
NARROMINE NSW 2821

The Register of Land Values shows you to be the owner(s) or lessee(s) of the property detailed below.
DAWN KATHLEEN COLLINS

ADDRESS OF PROPERTY 182 OLD BACKWATER RD, NARROMINE NSW 2821

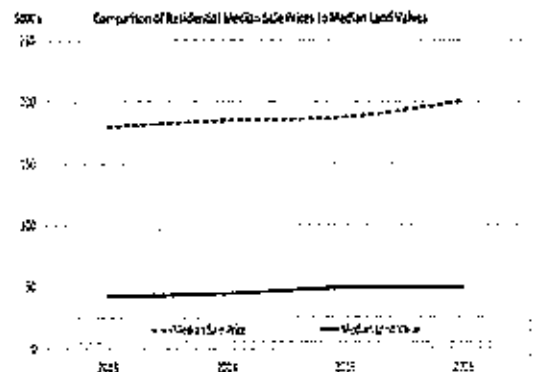
DESCRIPTION OF LAND (Lot/Section/Plan)
12/114145

ZONE Large Lot Residential
AREA 9463 square metres
DIMENSIONS

VALUATION DETAILS

Land value as at 01/07/2016
Land value \$47,400

Narromine Council Area



This chart shows trends in median sale price and median land value for vacant land and improved properties within residential areas in the local government area. The median is the midpoint in a range of sale price or land values. Your land value may differ from the median land value shown on the chart.

LAST DATE TO OBJECT 16/06/2017

BASIS FOR VALUATION

The land value is the freehold value of the land excluding any structural improvements.

This land value reflects the property market conditions as at 01/07/2016. The land value reflects the physical condition and the way in which the land could be used as at 31/03/2016.

Simon Gilkes, NSW Valuer General

a lexcen park u
 TRANGIE
 14/2/18

MR. GUY MARCHANT
 NARROMINE SHIRE COUNCIL.

DEAR MR. MARCHANT,

After viewing the
 Trangie Outer Area Large Lot Residential Review
 of NOMINATED SITES^u, I would like to request
 that 'lexcen park', 160-TRANGIE Cemetery Road,
 Lot 100 be considered as a nominated
 Site for Review -

Thanking you,

Yours Faithfully,

MALCOLM CARPENTER.

Malcolm Carpenter

NARROMINE SHIRE COUNCIL	
FILE No:	
OWNER:	
DATE:	20 FEB 2018
INFO:	
COMMENTS:	

Attachment No 5
Bernie Wilder and Associates

A Division of Modara Towns Pty Ltd ABN: 95 516 117 272



We respectfully acknowledge the traditional custodians, the Gunditjmara peoples. We pay our respects to all Aboriginal Community Elders past and present who have been an integral part of this region's history.

Town Planning, Project Management and Local Government Consultants

9 Robins Ave Portland Victoria 3305

Phone (03) 5523 7000 Fax (03) 5523 4455 Mobile 0419 400 333

E-mail gpbsbourke@gmail.com

Web Site <http://www.berniewilder.com.au/>

4 January 2018

Ms J Redden
General Manager
Narromine Council
PO Box 115
NARROMINE NSW 2821

Dear Ms Redden

Submission Narromine Land Use Strategy Mr T Roberts

We act for Mr Tony Roberts who owns 254 Tomingly Road Narrawong. The land comprises lots 102, 104 and 105 DP 1011933. The land has been identified in the Land Use Strategy as being suitable for rezoning for large lot residential purposes in the longer term.

The land has an area of just over 35 ha and contains a number of sheds and is used for cropping involving cereal crops and irrigated Lucerne production. The type of crop produced is dependent on perceived seasonal demand. The owner lives in Narromine and conducts an electrical contracting business.

The land is currently within the primary production zone for which the minimum lot size for the construction of a dwelling on the land is 400 ha. The land was previously within a rural living zone and was backed zoned some years ago. The owner wishes to construct a dwelling on the land in order that agricultural management of the land will be more convenient. It has been found that living off site has severely limited agricultural development of the land and has restricted viability of the agricultural land use.

The owner supports the council's proposals set out in the exhibited report however the owner seeks a way forward to enable the direction of a dwelling on the land as a first step. In the longer term the owner wishes to subdivide the land into seven allotments as shown on the attached concept plan. The concept plan has been devised to maximise the separation of future dwellings in order that the rural feel to the area will be maintained. The plan envisages the provision of planted windrows to provide demarcation of the various allotments and to provide privacy and separation of future small-scale farming activities. The plan also provides for building envelopes to be prescribed for future buildings.

It is noted that the current local environmental plan allows small allotments in the primary production zone to be developed with a dwelling on the proviso that the dwelling is used in association with a nominated irrigated horticulture development. It is noted that the current irrigated horticultural activity involving cereal crops and fodder are not included in the allowable dispensation. It is also noted that intensive horticulture such as turf growing and vegetable growing viticulture and the like qualify for the relevant dispensation.

The owner is concerned that whilst there may be some support for rezoning the subject land to enable the erection of a dwelling the process involved is likely to be lengthy and expensive accordingly the owner requests that the Council rezone the owners land to enable the construction of a dwelling on the basis of a legally binding agreement to provide that the land will not be subdivided until such time as the tip is converted to a transfer station or closed. It should be noted that the proposed first stage dwelling is unlikely to create any land use conflicts because of the separation distance from the tip.

In the alternative the owner seeks the council's concurrence to the lodgement of a development application for the erection of a dwelling on the land on the basis that a conforming irrigated agricultural and horticultural activity will be established and expanded pending the conversion of the tip to a transfer station and or closed.

It is submitted that the rezoning processes act as an impediment to the development of good ideas because of the cost and uncertainty involved. In that regard it is suggested that the Council formulate an amendment to the local environmental plan to enable some discretion in relation to the construction of dwellings in the primary production zone. It is understood that there are examples of such dispensation in other local environmental plans.

We enclose three plans setting out details of the owners plans for the land and it is requested that the owner be given an opportunity to address the Council in relation to his proposals.

Should you wish to discuss this matter further, please contact the writer on telephone (03) 5523 7000 or mobile 0419 400 333

Yours sincerely



Bernie Wilder
MANAGING DIRECTOR

Bungarley Trading Pty Ltd t/as P&S McCutcheon and Sons
"Bungarley"

1570 Dandaloo Rd

Narromine NSW 2821

ph 02 68890132 mob: 0427890132 e bungarley4@bigpond.com

ABN 21915725747

The General Manager
Narromine Shire Council
PO Box 115
Narromine, NSW 2821

11/1/2018

Re: Draft Narromine Land Use Strategy Update 2017- Focusing on Large Lot (Rural) Residential
Lot 2 DP 110169 (Dandaloo Rd)
Lot 1 DP580621 (Backwater Rd)
Lot 55,67,68 DP 755124 (Dandaloo Rd)

Dear Jane

We wish to make a submission in regard to the above parcels of land to be considered in the Narromine Land Use Strategy Update 2017.

We would like to register our objection to the latter two land parcels: Lot 2 DP 110169 (Dandaloo Rd) and Lot 1 DP580621 (Backwater Rd) being included in the Strategy Update under the DPI policy of 'Right to Farm.'

We have recently sunk two new irrigation bores and erected two irrigation pivots which will deliver 10mgls of water daily to intensive cropping projects. These two lots make up a viable irrigation farm with good bore water availability. Our intention is to develop this agricultural land for intensive farming and fat lamb production.

On the contrary, Lots 55,67,68 DP 755124 (Dandaloo Rd) are surrounded by Rural Residential blocks. A part of this land parcel has access onto McNamaras Lane and the rest onto the Dandaloo Road which are both high quality bitumen roads. The land is close to the amenities of the township of Narromine and would create opportunities for rural lifestyle and housing if developed into smaller land parcels. We would have no objection to the rezoning of these lots.

We feel it is of utmost importance to continually update the Land Strategy and understand the need for more "lifestyle" blocks on the fringes of our towns. Thank you for the opportunity to put forward a submission.

Yours sincerely,

Paul McCutcheon
Susan McCutcheon
Jack McCutcheon

NARROMINE SHIRE COUNCIL	
FILE No:	
OWNER:	
DATE:	17 JAN 2018
INFO:	
COMMENTS:	

RC & VL Edmunds
133 Terangion Street
NARROMINE NSW 2821

Mrs Jane Redden
The General Manager
Narromine Shire Council
PO Box 115
NARROMINE NSW 2821

NARROMINE SHIRE COUNCIL	
FILE No:	
OWNER:	
DATE:	06 FEB 2018
INFO:	
COMMENTS:	

RE: Draft Narromine Land Use Strategy – Large Lot Rural Residential – 541 Dappo Road Narromine
Lot 160, 161, 162, 163
DP 755131

Dear Jane,

I wish to make a submission in regards to the above parcels of land to be considered in the Narromine Land Use Strategy 2017.

It is unclear if the land in questions has been included in the strategy and I would like for Council to confirm if the above lots are included or not.

At the moment, the land is being leased for cropping purposes however there is the intent to eventually build a residence in future and keep the agricultural side of it going.

I support the inclusion of this land in the submission provided a residential dwelling is able to be built on the property whilst maintaining the agricultural use of the land.

Should you wish to discuss this further, please do not hesitate to contact me.



Robert Edmunds
0418 639 107

NARROMINE SHIRE COUNCIL	
FILE NO:	
OFFICE:	
DATE:	16 FEB 2018
INFO:	
COMMENTS:	

The General Manager
Narromine Shire Council
PO Box 115
NARROMINE NSW 2821

16 February 2018

Dear Jane

Narromine Shire Rural Residential Strategy

I wish to express my opinion on some recommendations made in the above Strategy, with particular reference to the Tomingley Road precinct, being lots 102, 104 & 105 in DP 1011933.

To give some background, my wife and I purchased our house in 2008 in an area which we believed would not be built out. Prior to purchasing, we researched the current activities of the neighboring farm lands and how our lot came to be subdivided. We wanted to ensure that the quiet area to which we were intending to move would remain the same as we loved it. Our research showed that our lot was created for the purpose of a dwelling house and that all other lots involved were to be used for agriculture. The owner at the time signed a consent form to state that they understood the terms of the consent and the subdivision was duly activated. I have attached with this letter a copy of this consent which has been acted on.

Whilst we have no problem with the intent of the Strategy, being to designate new rural residential lands, we don't believe this should occur where people have purchased with the knowledge that they would have no neighbours, especially as the lots in question border the Narromine Waste Facility and are adjacent to a Pet Motel and come close to 'fin city', being where Agrigrain and Pioneer are located. The viability of these businesses should not be compromised with unplanned new rural residential living.

The land around us has been used for irrigated pastures and wheat since we moved in 2008. Prior to that I believe the land was used for a rose farm (Comley's Roses). Both intensive agriculture and horticulture use pesticides and fungicides regularly to control pests and disease – changing this land use to residential can be either very costly or plain dangerous. I cite here a case from Armidale City Council where a new residential subdivision was built in a

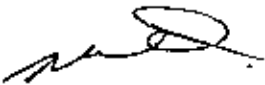
contaminated area and the Council had to pay (at the time in 1996) compensation in the order of \$1.5 million to the developer as Council had prior knowledge of the use of contaminants on the site (see *Alec Finlayson Pty Ltd v Armidale City Council*).

Lots 102 and 104 are also partly flood liable with water entering from the Council wetlands. Development of these lots could result in Council being forced to undertake levee works to ensure the wetlands do not spill over onto private property.

Knowing all of the above made us sure that the land surrounding our house would not contain future dwellings – hence our purchase.

Thank you for your time. I look forward to hearing more on this matter. All the best with the next stage of this work.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Matt Ward', with a stylized flourish at the end.

Matt Ward.

Narromine Shire Council

Council Chambers, 124 Dandaloo Street,
NARROMINE, NSW 2821



Form 4

**Notice of determination
of a development application**
issued under the *Environmental Planning and
Assessment Act 1979* Section 81(1)(a)

**Development application
No**

DA 12/00

**Development application
Applicant name
Applicant address**

KH & MJ Lyne
'Belema Park'
Narromine NSW 2821

**Land to be developed:
address**

Lot 10 DP 114145 and Lots 61, 65 and 66 to 69
DP755131 Peak Hill Road Narromine, Parish of
Wentworth

Proposed development

Re-subdivision and Boundary Adjustment

**Building Code of
Australia building
classification**

**Determination
Made on (date)**

21 / 12 / 1999

Determination

- Consent granted unconditionally
 Consent granted subject to conditions
described below
 Application refused

**Consent to operate from
(date)**

16 / 11 / 1999

see note 1

Consent to lapse on (date)

16 / 11 / 2001 only if operation of the development
is not carried out prior to this date

Details of conditions

1. Development being in accordance with the development application 12/00 and accompanying information including the plan, submitted by the applicants, received by Council on 23 November 1999, as modified by any conditions of this consent.
2. There will be a building entitlement on the proposed Lot 103 with the remainder being used for agriculture
3. An original subdivision plan along with 7 copies be submitted to Narromine Shire council for approval in order to receive a Subdivision Certificate.
4. A fee of \$120 will be required to be payed to Narromine Shire Council when lodging the survey plans, prior receiving a Subdivision Certificate.
5. The developer will nominate a new entry point for lot 103 for allocation of a rural address
6. A culvert driveway will be constructed across the table drain to Council specifications and to a cost to the owner of the new lot.
7. Electricity and Telephone are to be made available to the lot by developer.

see note 2

(including section 94 conditions)

Reasons for conditions

1. To ensure compliance with the terms of the Environmental Planning Instrument and/or Development Control Plan.
 2. Having regard to Council's duties of consideration under Section 79 of the Environmental Planning and Assessment Act, 1979.
 3. To protect the existing and likely future amenity of the locality.
 4. Having regard to the circumstances of the case and the public interest.
-

Other approvals

List *Local Government Act 1993*

Approvals granted under s 78A(5)

General terms of other approvals integrated as part of the consent (list approvals)

Right of appeal

If you are dissatisfied with this decision section 97 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 Months after the date on which you receive this notice

**section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.*

Signed

on behalf of the consent authority

Signature



Name

Bob Meadley

Date

22 / 12 / 1999

Note 1

Where the consent is subject to a condition that the consent is not to operate until the applicant satisfies a particular condition the date should not be endorsed until that condition has been satisfied.

Note 2

Clause 69A of the Regulation contains additional particulars to be included in a notice of determination where a condition under section 94 of the Environmental Planning and Assessment Act 1979 has been imposed.

The attached sheet outlining your understanding of the conditions of consent must be signed and return to Council within 14 days of receipt of this notice.



DOC18/42396

Mr Guy Marchant
Manager of Health, Building and Environmental Services
Narromine Shire Council
PO Box 115
NARROMINE NSW 2821

Dear Mr Marchant

Draft Narromine Land Use Strategy 2017

I refer to your request dated 27 December 2017 seeking comment from the Office and Environment and Heritage (OEH) on the Draft Narromine Land Use Strategy.

OEH has the following primary areas of interest relating to strategic land use planning:

1. The impacts of development and settlement intensification on biodiversity and Aboriginal cultural heritage;
2. Adequate investigation of the environmental constraints of affected land;
3. Avoiding intensification of land use and settlement in environmentally sensitive areas (ESAs); and
4. Ensuring that development within a floodplain is consistent with the NSW Government's Flood Prone Land Policy, the principles set out in the Floodplain Development Manual, and applicable urban and rural floodplain risk management plans.

We also understand that planning proposals must comply with current statutory matters such as the Local Planning Directions under S117 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

We generally support strategic planning proposals which:

- Avoid rural settlement intensification in areas of biodiversity value, Aboriginal cultural heritage value and other environmentally sensitive areas;
- Include objectives, such as 'no net loss of native vegetation'; and
- Minimise flood risk to human life, property and the local environment while maintaining floodplain connectivity for environmental benefit.

Please refer to **Attachment A** which includes our generic recommendations for local government strategic planning.

Flooding

Areas 2,3 and 4 are identified as flood prone and therefore are subject to development controls. Floor levels should be above Flood Planning Level (FPL) (1% AEP flood level + freeboard allowance).

OEH notes that as the current levee in Narromine does not offer the 1% AEP level of protection, the Narromine Shire Council is considering a levee upgrade. It is understood that this project is still under the Investigation and Design phase and the final alignment of the levee is under examination. Any proposals will need to consider the updated FPL's. Should you require further information regarding flooding please contact Ivan Rivas Acosta, Senior Floodplain Officer at ivan.rivas@environment.nsw.gov.au.

Should you require further information regarding all other matters please contact Michelle Howarth, Senior Conservation Planning Officer on (02) 6883 5339.

Yours sincerely



SAMANTHA WYNN
Senior Team Leader Planning North West
Regional Operations Division

15 February 2018

Contact officer: MICHELLE HOWARTH
02 6883 5339

ATTACHMENT A

Office of Environment and Heritage (North West Branch) general advice for local government strategic planning

Biodiversity Values

Rural settlement intensification can have significant impacts on biodiversity. Development will have short and long-term negative impacts on biodiversity. These negative impacts are caused by activities such as:

- the clearing of house and building sites;
- the disturbance caused by infrastructure (such as new roads, fence lines, dams and access to utilities); and
- the construction of asset protection zones for statutory fire protection.

The cumulative effect of multiple subdivisions will magnify these substantial impacts on biodiversity. These impacts are not regulated by the *Biodiversity Conservation Act 2016* or *Local Land Services Act 2013*.

There is also a need to recognise climate change as a severe and wide ranging threat to biodiversity in NSW. Rising temperatures and sea-levels, changed rainfall and fire regimes will affect biodiversity in complex and often unpredictable ways. As a result of climate change, current threats to biodiversity, including habitat loss, weeds, pest animals and drought, are expected to intensify.

In many cases, existing approaches to biodiversity conservation (protection of intact vegetation, species recovery, mitigation of current threats and revegetation and restoration activities) will form the basis of adaptation programs to address the impacts of climate change. Reducing existing threats to biodiversity, such as habitat loss, pests and weeds is the most effective option for enabling species to adapt to climate change (at least in the short term) as this will increase the capacity of species to persist in their current locations and form the base from which migration can occur.

Council has the responsibility to control the location and, to a degree, development standards of settlement and other land use intensification. Local Environmental Plans (LEPs) can be used to avoid settlement and development in Environmentally Sensitive Areas (ESAs) including areas of remnant native vegetation.

The S117 Directions in the *Environmental Planning and Assessment Act 1979* (EP&A Act) require that Councils in preparing a new LEP must include provisions that facilitate the protection and conservation of ESAs. As a minimum, these provisions must aim to maintain the existing level of protection for ESAs within the LGA, as afforded by the current LEP.

As a matter of priority the OEH recommends six actions be taken by Councils when developing new LEPs. These will address the S117 Directions, and protect biodiversity from growth, development and associated pressures and changes:

1. Implement appropriate Environmental Zonings;
2. Avoid development in remnant native vegetation;
3. Establish large minimum lot sizes;
4. Conduct comprehensive environmental studies if areas of high environmental sensitivity occur in sites where there is a strong imperative to intensify land use;
5. Include a biodiversity overlay and clauses within the LEP; and
6. Define biodiversity protection and management measures in Development Control Plans (DCPs).

1. Implement appropriate Environmental Zonings

The zone, E1 'National Parks and Nature Reserves', should be applied to all of the OEH estate within the LGA. We also encourage Councils to apply other environmental and water ways zones in appropriate areas.

The E1 zoning is intended to apply to all lands acquired under the *National Parks and Wildlife Act 1974* (NP&W Act), and therefore is not limited to only the 'National Park' and 'Nature Reserve' classifications.

OEH is also strongly supportive of the implementation of appropriate environmental zonings to other areas identified to have high biodiversity or Aboriginal cultural sensitivity. Private and public lands with high conservation values, including those providing linkages or corridors, can be protected in LEPs through appropriate zoning and/or via overlays with associated development controls. Councils should implement land use zonings such as E2-E4 and W1-W2 to provide as much protection as possible to biodiversity and ecological communities. Specific advice regarding the use of these zones is included in Practice Note previously forwarded to Council.

In particular, we advocate the application of the E2 zone to areas of private or Crown lands that are presently managed primarily for conservation (such as crown reserves or areas under conservation covenants).

We also recommend that Travelling Stock Reserves (TSRs) with known conservation values are included in E3 zones at a minimum, although E2 zoning would be preferred. Mapping of TSRs, including identified conservation values, is available via the Grassy Box Woodlands Conservation Management Network. This mapping can be accessed via <http://gbwcmn.net.au/node/6>.

2. Avoid development in remnant native vegetation

- Council, through the Land Use Strategy and LEP, can protect biodiversity by avoiding development such as settlement and other land use intensification, in areas of remnant native vegetation.
- Development should be directed to areas that have already been cleared, unless such areas have been identified as having environmental importance.

Avoiding development in areas of native vegetation will contribute to the achievement of State biodiversity targets.

Settlement should also be avoided in locations that are likely to be targeted for investment. Landholders in such areas may receive incentive funding for protection and enhancement of native vegetation or revegetation of cleared areas.

OEH will not support strategic land use recommendations or LEP provisions that allow further settlement opportunities in these areas, particularly if Council assumes that ongoing management could be effectively controlled by complex DCP rules.

To assist, the best available mapping of remnant native vegetation has been supplied to Council as part of an interagency package of ESA mapping and associated Technical and Practice Notes to help Council identify areas where further settlement intensification should not be allowed. At the broad strategic level, these maps can be used to identify areas that are most likely to be free from significant land, water or biodiversity constraints, therefore more suited to development.

Excluding remnant native vegetation from development pressure on private land could be largely achieved by retaining such areas on relatively large holdings, within RU1 and RU2 zones for example.

Similarly, higher density settlement in 'fire prone' locations should be avoided in the first instance. Where residential areas abut native vegetation there is pressure for the required Asset Protection Zones and other hazard management measures to encroach on that vegetation, particularly where adequate existing cleared land has not been retained to fulfil that role.

Avoiding settlement in remnant native vegetation is also likely to avoid bushfire prone lands and protect any Aboriginal cultural heritage that may remain in such areas.

3. Establish large minimum lot size limits

Minimum lot size limits should be large in RU1 and RU2 zones as well as environmentally sensitive areas. This will reduce the pressures of development and settlement on biodiversity in rural lands.

Minimum lot size limits can be used to reduce the pressures of development and settlement on biodiversity. The LEP should define realistically large minimum lot size limits with associated dwelling provisions to control the intensity of development and settlement.

In particular, Council needs to ensure that minimum lot sizes in environmentally sensitive areas are of an appropriately large size to control the cumulative impact of any development and settlement intensification permitted in those areas by the LEP.

Council needs to adopt a risk-based approach to this matter. The selected sizes should be designed to meet expectations of rural living while minimising the adverse environmental impacts of any settlement that may occur with the sub division.

If Council is strongly of the opinion that lot sizes need to be reduced then this should not be applied uniformly across the shire with environmentally sensitive areas excluded from such revisions.

4. Conduct targeted environmental studies

Where development in areas of native vegetation or environmentally sensitive areas cannot be avoided, a targeted environmental study should be conducted. This should focus on ensuring a “maintain or improve” outcome for biodiversity.

Where Council is unable to avoid applying zonings or minimum lot sizes which permit essential development intensification in remnant native vegetation, a targeted study should be conducted to investigate the biodiversity values of the area. Any study should determine how potential impacts can be mitigated or, where this is not possible, offset through conservation management of other areas.

This study and any resulting objectives and zonings should aim to ensure a ‘maintain or improve’ outcome. This is a vital step in the strategic planning process and in effectively addressing the S117 Directions.

5. Include a biodiversity overlay and suitable clauses within the LEP

OEH strongly recommends the use of overlays and associated provisions with the LEP to provide additional protection for biodiversity.

It is particularly important to define assessment and development control provisions for those instances where development or settlement intensification cannot be avoided in remnant native vegetation.

LEPs should include objectives and provisions that require a ‘maintain or improve’ outcome for native vegetation and threatened species whenever clearing of native vegetation or environmentally sensitive areas cannot be avoided

Overlays can also be used to update any existing ‘environmentally sensitive lands’ provisions in current LEP and therefore meet the requirements of the S117 Directions to at least maintain existing environmental protection standards.

Importantly, the use of such overlays is consistent with the Department of Planning and Environment (DP&E) Practice Note PN 09–002v (30 April 2009) on environmental zonesⁱ which states:

‘Local environmental provisions may be applied where zone provisions need to be augmented in order to ensure that special environmental features are considered. For example, rural land that is still principally for agriculture but which contains environmentally sensitive areas may be zoned RU1 or RU2 and the environmental sensitivities managed through a local provision and associated (‘overlay’) map.

The benefits of this approach include:

- *The intended conservation or management outcomes for land can be clearly articulated in the LEP.*
- *Areas are clearly defined and controls streamlined.*
- *Sub-zones are not created. (These are not permitted under the standard instrument).*

Provisions for environmentally sensitive areas may include multiple natural resource or other features such as acid sulfate soils and riparian land. A local provisions clause may include objectives and, where the sensitivity is a mappable attribute, a map would accompany the provision.

OEH advocates the inclusion of the environmentally sensitive land overlays developed by the former Departments of Water and Energy, Environment and Climate Change, and Primary Industries (Fisheries). These overlays and clauses have been prepared to provide Council with information on resource assets and environmental constraints and how these assets and constraints should be managed during the assessment of development applications. The use of the environmentally sensitive areas overlays supplied by agencies is now common-place in both exhibited and gazetted LEPs.

The use of these overlays and clauses and how these may affect land uses are outlined in the previously mentioned Practice Note and Technical Note. When implemented in this way the layers and clauses do not exclude development. Rather, they act as a flag for values that may be present at a site. Sites should be checked for these potential values prior to any development approval. If the values are present at the site, the impact should be avoided or, if this is not possible, at the very least minimised and mitigated.

6. Define biodiversity protection and management measures in Development Control Plans

Biodiversity protection and management measures should be defined in DCPs for all areas zoned for rural small holdings, residential and other development intensifications.

We view DCPs as a secondary mechanism to provide biodiversity protection and management measures. It is vital that biodiversity values are first considered strategically in zoning decisions and development assessment provisions. We do not consider it acceptable to completely defer consideration of these matters to the DCP stage.

It is also important to consider the threats to remnant native vegetation posed by adjoining land uses.

For example, threats to biodiversity associated with nearby growth and intensification of residential land use include (but are not limited to):

- Clearing;
- domestic animals;
- invasive plants;
- effluent and waste dispersion;
- changes in hydrology and hydraulics;
- increasing access due to fire trails and other tracks; and
- firewood collection.

Particular attention should be paid to relevant Key Threatening Processes identified and listed under the *Biodiversity Conservation Act 2016*ⁱⁱ. Mechanisms to abate threats to ESAs (such as implementing codes of practice, best management practice, alternative designs and operations, control technology and buffers between remnant vegetation and small holdings) should be considered.

Council should recognise that buffers may be necessary between environmentally sensitive areas and other land uses. The size of the buffer will vary depending on the nature or activity being undertaken and the level of management control required to prevent or minimise adverse impacts. Provisions should be made to rigorously assess any developments within environmentally sensitive areas and adjoining buffers to prohibit land uses and activities that threaten the ecological integrity, values and function of the area.

Some forms of development adjacent to national parks and reserves can impact on their values and should be avoided or restricted. Council should consider how these areas could be buffered from incompatible development and activities so that potential conflicts can be minimised.

The OEH Guidelines for Developments Adjoining OEH Estateⁱⁱⁱ have been designed to assist Councils when they are assessing development on lands adjoining OEH estate. However, the issues

identified in these guidelines are also relevant when considering buffers for protection of environmentally sensitive areas.

Aboriginal Cultural Heritage

Land Use Strategies, LEPs and DCPs should aim to identify and protect culturally sensitive areas, rather than relying on site by site development assessment.

Aboriginal objects, places and areas are protected across all land tenure under the NPWS Act. However, Council should not rely on the site by site development assessment process as the only mechanism for considering the impact of development and settlement intensification on Aboriginal cultural heritage.

It is clear from the S117 directions and mandatory clauses in the Standard Instrument that DP&E supports a **strategic approach** to the protection of Aboriginal cultural heritage. Provisions to facilitate the strategic conservation of Aboriginal cultural and heritage within a local government area should include a landscape framework for assessing potential impacts and partnership development with local Aboriginal people.

We strongly recommend that Councils develop planning strategies that result in the **avoidance** of impacts to Aboriginal cultural heritage and minimise impacts in instances where avoidance is not possible.

Specifically, it is important to:

- Develop a framework for effective Aboriginal engagement; and
- Identify sensitive and least sensitive areas through:
 - accessing existing Aboriginal site information;
 - cross reference to landscape information;
 - assessment of areas of potential development/settlement intensification;
 - use of the Department's search tools;
 - reports from previous studies.
 - Aboriginal knowledge; and by
 - Undertaking site surveys to ground truth assumptions.

We offer the following advice to aid Council efforts in adequately addressing Aboriginal cultural heritage assessment and protection within strategic planning documents and environmental planning instruments:

1. The Aboriginal Heritage Information Management System

Councils should contact the OEH to seek access to the Aboriginal Heritage Information Management System (AHIMS) prior to the drafting of any new Land Use Strategy or LEP. AHIMS is the State register of known Aboriginal site locations. A data licence agreement between the OEH and Council can be prepared on application. Information about obtaining a data licence is available on the OEH website^{iv}. Alternatively, the AHIMS Registrar can be contacted by phone on (02) 9585 6513 or (02) 9585 6345 or by email at ahims@environment.nsw.gov.au.

2. Aboriginal Heritage Study

We recommend using the AHIMS data, along with any previous landscape assessments of the occurrence of Aboriginal objects and sensitive areas, to assist in developing effective strategies to assess impacts to Aboriginal sites in areas being considered for future development. The selection of landscape mapping to overlay with AHIMS site data will highlight distribution patterns between landscape features and Aboriginal sites. This information can assist in identifying potential areas of sensitivity in locations where no location information for Aboriginal sites exists.

OEH can be contacted to advise on data searches for previous cultural and heritage studies undertaken in each Council LGA, and discuss the potential for appropriate desktop tools for use in cultural heritage management.

We recommend that the strategic planning process be used to initiate the development of a strategic framework for engaging local Aboriginal community interests to ensure that active engagement with Aboriginal people evolves over time.

3. Implement a range of tools to ensure strategic management of Aboriginal cultural heritage

We strongly recommend that Councils aim to protect identified areas of Aboriginal cultural sensitivity through:

- The designation of appropriate zoning provisions and boundaries where possible,
- Inclusion on the Heritage Map of any specific important areas identified (which will enable the mandatory clauses in the Standard Instrument to be effectively applied),
- The generation of a cultural heritage constraints map which could be used in a similar way to the ESA layers provided by the natural resource management agencies,
- Appropriate provisions within DCPs to ensure adequate assessment and protection of Aboriginal cultural heritage values,
- Formation of an Aboriginal community Advisory Group to ensure on going input and dialogue on identification and management of Aboriginal cultural heritage for the LGA

4. Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales^v

This code of practice is to assist individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects and to determine whether they should apply for consent in the form of an Aboriginal Heritage Impact Permit (AHIP).

The NPW Act provides that a person who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later unknowingly harm an object without an AHIP.

The NPW Act allows for a generic code of practice to explain what due diligence means. Carefully following this code of practice, which is adopted by the *National Parks and Wildlife Regulation 2009* (NPW Regulation) made under the NPW Act, would be regarded as 'due diligence'. This code of practice can be used for all activities across all environments.

This code sets out the reasonable and practicable steps which individuals and organisations need to take in order to:

- identify whether or not Aboriginal objects are, or are likely to be, present in an area
- determine whether or not their activities are likely to harm Aboriginal objects (if present)
- determine whether an AHIP application is required.

When formulating DCPs and other planning controls, Council should require proponents to undertake due diligence in accordance with the Code of Practice. Proponents should provide Council with evidence that the due diligence process has been followed.

ⁱ <http://www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Environmental-Plans/~media/F1001EC0B1C443CD83286163B43891B8.ashx>

ⁱⁱ **Key Threatening Processes:**
<http://www.environment.nsw.gov.au/threatenedspecies/KeyThreateningProcesses.htm>

ⁱⁱⁱ **Guidelines for Development Adjoining DECCW Estate:**
<http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm>

^{iv} <http://www.environment.nsw.gov.au/licences/AboriginalHeritageInformationManagementSystem.htm>

^v **Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW**
<http://www.environment.nsw.gov.au/licences/archinvestigations.htm>

Contact: Tim Baker
Phone: 02 6841 7403
Mobile: 0428 162 097
Fax: 02 6884 0096
Email: tim.baker@dpi.nsw.gov.au

Guy Marchant
Narromine Shire Council
PO Box 115
NARROMINE NSW 2821

Our ref:

25 January 2018

Dear Mr Marchant

Draft Narromine Land Use Strategy Update 2017 – Public Consultation

Thank you for giving the Department of Industry – Water (Dol Water)(formerly DPI Water) the opportunity to comment on the proposed update to the Narromine Land Use Strategy. It is understood this update is focussing on large lot rural residential development which Dol Water has provided advice to Council previously for individual planning proposals. Dol Water has reviewed the draft strategy and provides the following general considerations and further detailed comment for individual sites as relevant.

1. General Considerations

- Ensure the potable and non-potable water demands are quantified and sources identified. This needs to address the sustainability of proposed sources and the potential for impact on users and the water source within the rezoning site and on adjacent landuses such as agriculture. This is to prevent the potential for the future proliferation of applications to access groundwater or direct pumping from surface water sources which can result in landuse conflict and impact on sustainable management of the water source.
- Ensure adequate consideration is given to the proposed management of sewage effluent. This requires the implementation of adequate buffers to mitigate impacts to existing or future water supply sources or environmental sensitive features such as watercourses.
- Ribbon development along watercourses and the resulting increase in frontage to watercourses is to be avoided. This is to minimise the potential for impacts to riparian corridors and the proliferation of pumping from surface water sources via riparian rights.
- The ability to implement buffers to watercourses in accordance with the "*Guidelines for Controlled Activities on Waterfront Land* (DPI 2012)". The guidelines are available at the following link: <https://www.water.nsw.gov.au/water-licensing/approvals/controlled-activity>
- Applying buffers can result in the requirement for altered minimum lot sizes, lot layouts and zoning options hence these are recommended for consideration at the strategy and rezoning stage.

It is noted in Section 10.8 that planning principles have been included to highlight the significance of watercourses and riparian corridors and the adoption of DPI Water buffers. Reference is also made to the need to provide adequate separation between bores and effluent disposal areas to mitigate impacts to the groundwater sources. These principles are supported by DoI Water.

2. Detailed Comments

Extensions of Zone R1 General Residential

- The proposed extensions to residential land are supported on the understanding reticulated water and sewer is proposed. Waterfront land was not identified as an issue requiring consideration for the mentioned sites.

Priority Area 1 – South East Narromine

- A secure and sustainable water supply to meet the potable and non-potable water demands needs to be identified. The guideline "*How much water do I need for my rural property* (NOW 2016)" estimates an annual requirement of 0.656ML for a 4 person house with septic and a 0.1ha garden on the slopes. The guideline is available at the following link: https://www.water.nsw.gov.au/data/assets/pdf_file/0005/547061/how-much-water-do-i-need-for-my-rural-property.pdf
- The areas proposed are characterised by moderate and/or moderately high groundwater vulnerability. This rating represents the degree of susceptibility to contamination from surface application of contaminants. If on-site sewage application is necessary it is recommended aerated wastewater treatment systems with a secondary disposal site. A buffer distance of 250m is recommended between on-site applications and bores as defined in the guideline "*On-site Sewage Management for Single Households*" and the relevant Water Sharing Plan.

Priority Area 2 – North East Narromine

- A secure and sustainable water supply to meet the potable and non-potable water demands needs to be identified.
- A portion of the area is identified within a flood planning area. It is recommended the potential requirement for embankments due to roads and other infrastructure due to the proposed landuse be considered for potential flooding impacts.
- The areas proposed are characterised by moderately high and high groundwater vulnerability. If on-site sewage application is necessary it is recommended aerated wastewater treatment systems with a secondary disposal site and be located outside of the flood zone. A buffer distance of 250m is recommended between on-site applications and bores as defined in the guideline "*On-site Sewage Management for Single Households*" and the relevant Water Sharing Plan.
- The Macquarie River forms a western boundary to part of this area. It is recommended ribbon development be prevented along the river by maintaining the riparian corridor within a single land parcel. Adequate setback distances would also be required for future development near the river.

Priority Area 3 – Inner West Narromine

- A secure and sustainable water supply to meet the potable and non-potable water demands needs to be identified.
- The area is identified within a flood planning area. It is recommended the potential requirement for embankments due to roads and other infrastructure due to the proposed landuse be considered for potential flooding impacts.

- The areas proposed are characterised by moderately high groundwater vulnerability. If on-site sewage application is necessary it is recommended to use aerated wastewater treatment systems with a secondary disposal site and be located outside of the flood zone. A buffer distance of 250m is recommended between on-site applications and bores as defined in the guideline "*On-site Sewage Management for Single Households*" and the relevant Water Sharing Plan.

Priority Area 4 – Outer West Narromine

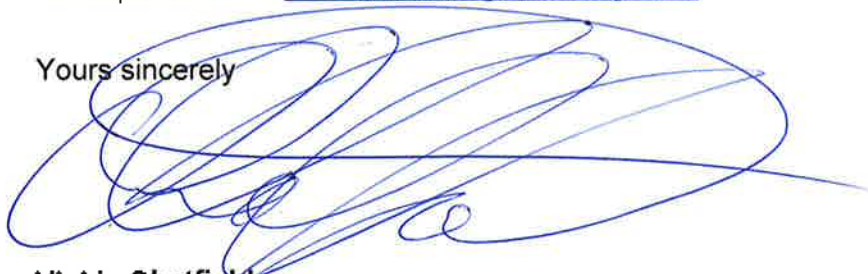
- A secure and sustainable water supply to meet the potable and non-potable water demands needs to be identified.
- Backwater Cowal forms a southern boundary to part of this area. It is recommended ribbon development be prevented along this area by maintaining the riparian corridor within a single land parcel. Adequate setback distances would also be required for future development near the cowal.
- The majority of the sites are identified within a flood planning area. It is recommended the potential requirement for embankments due to roads and other infrastructure due to the proposed landuse be considered for potential flooding impacts.
- The areas proposed are characterised by moderate and/or moderately high groundwater vulnerability. If on-site sewage application is necessary it is recommended to use aerated wastewater treatment systems with a secondary disposal site and be located outside of the flood zone. A buffer distance of 250m is recommended between on-site applications and bores as defined in the guideline "*On-site Sewage Management for Single Households*" and the relevant Water Sharing Plan.

Priority Area 5 – Far East Narromine

- A number of watercourses are present within this area which will require consideration for buffer requirements in accordance with the Guidelines for Controlled Activities on Waterfront Land (DPI 2012).
- A portion of the area is identified within a flood planning area. It is recommended the potential requirement for embankments due to roads and other infrastructure due to the proposed landuse be considered for potential flooding impacts.
- The areas proposed are characterised by moderate and/or moderately high groundwater vulnerability. If on-site sewage application is necessary it is recommended to use aerated wastewater treatment systems with a secondary disposal site and be located outside of the flood zone. A buffer distance of 250m is recommended between on-site applications and bores as defined in the guideline "*On-site Sewage Management for Single Households*" and the relevant Water Sharing Plan.

Should you have any further queries in relation to this submission please do not hesitate to contact Tim Baker on (02) 6841 7403. Please note the generic email address for correspondence is water.referrals@dpi.nsw.gov.au

Yours sincerely



Vickie Chatfield
Manager, Regional Water Regulation
Department of Industry – Water

IRF18/403

Ms Jane Redden
General Manager
Narromine Shire Council
PO Box 115
NARROMINE NSW 2821

Attention: Mr Guy Marchant– Manager of Health, Building and Environmental Services

Dear Ms Redden

Narromine Draft Land Use Strategy Update 2017

Thank you for your letter on 22 December 2017 regarding the public exhibition of the Narromine Draft Land Use Strategy Update 2017 (Draft Strategy 2017).


We commend Council on undertaking this important strategic work and also appreciate the opportunity to contribute to the development of this strategy which will guide the development of future large lot residential land in Narromine.

The Draft Strategy 2017 has been reviewed and comments are provided in **Attachment 1** to this letter. We are available to arrange further discussions regarding these comments to progress the Strategy.

It is recommended once the Draft Strategy 2017 is finalised that endorsement is sought from the Department after Council formally adopting the strategy.

Should you have any further questions in relation to the Department's comments please contact Mr Tim Collins, at the Department on 6841 2180

Yours sincerely



7.2.18

Damien Pfeiffer
Director Regions, Western

Encl:

- Attachment 1 Department of Planning and Environment Comments
- Marked Up South-East Map

Issue No.	Page Ref	Comment Type	Comments or Requested Change	Council Response
1	General	Clarification	Prior to the Department endorsing a final strategy, Council should provide a copy of any community and agency submissions made during consultation and Council is required to demonstrate how submissions have been addressed.	
2	General	Clarification	The Flood Levee Investigation Study that was carried out in 2014 should be finalised and adopted prior to Council adoption of the Strategy given the impacts the study may have on some of the future residential land identified in this draft Update 2017.	
3	General	Clarification	The strategy indicates that some existing land zoned R5 Large Lot Residential is no longer suitable or may not be suitable due to with future inland rail corridors. It is recommended that this land be investigated to determine if a more appropriate zone would be suitable, such as zone RU1 Primary Production (and retain 400ha MLS) in order to appropriately manage exposure to the Inland Rail Corridor.	
4	30-37	Clarification	The Statistics and Demographics Update section should include discussion on population projections. The DPE Demography/Population teams are available to assist with this work.	
5	28	Strategy Amendment	Section 8 Inland Rail requires to provide strategic commentary around avoiding the Inland Rail for future large lot residential or residential development.	
6	General	Strategy Amendment	The draft Strategy recommends a reduction in MLS on certain lands which would require provision of services. The strategy should include discussion on the Population Equivalent (PE) capacity in each town.	
7	5	Strategy Amendment	To remove any ambiguity between the draft Strategy Update 2017 and the current Rural Residential Strategy 2013, this draft Strategy Update 2017 should outline how these 2 documents are to co-function (see strategy recommendation b) on page 5). (i.e. will the Strategy Update 2017 form an addendum, replace it, or update it).	
8	67-68	Strategy Amendment	Paragraphs discussing timing and areas of supply on pages 69/70 require clarification to remove ambiguity. The <i>Executive summary & Key Recommendations</i> sections should provide clear maps and a table of sites being recommended for planning changes. Currently a number of maps and tables show the proposed changes. For clarity of use, the recommendation maps should link directly to the Recommendation table with an ID annotated on the maps.	
9	3-5	Strategy Amendment		
10	17	Strategy Amendment	Section 6.2.2 should be amended to reflect current Regional Plan terminology including: o Full name of Regional Plan (Central West and Orana 2036) o Incorrect statement that the CWO Regional Plan is still in draft form. (Launched 14 June 2017) o Remove incorrect year reference in last paragraph	
11	52-53	Strategy Amendment	The recommendation for rezone from RU1 to R1 Residential on lots 55 & 56 DP 755131 requires further justification given the location of a 2000 tree orchard of which 1500 trees have been planted in recent years indicate significant investment and a commercial-scale agricultural venture. The proposed R1 residential use has the potential to create land use conflict.	
12	53-54	Strategy Amendment	Clarify recommendations for Webbs Siding Road (section 11.3) - Not clear if proposed MLS reduction to 2000m2 will mean that lots will be serviced with water and sewer.	
13	54	Strategy Amendment	Section 11.4 Recommendations for Trangie (pg 54) requires location/subject land map.	
14	Appendix A - North-East	Map	Recommended that if Lot 78 DP752581 is to be included that further justification be provided. The North-East area has sufficient supply proposed in more appropriate locations.	
15	Appendix A - South-East	Map	Department preference is to prioritise infill development to be achieved by reducing MLS. Please see attached marked up map of preferred possible staging priorities for the South East Narramine area. It is recommended removing priority area 8 (Lots 102, 103, 104, and 105 given close proximity to Waste Depot and current intensive Ag land use) and adopt the following revised staging (see attached Marked up staging map): 1. Existing R5 area (with a reduced MLS) 2. Existing large lot subdivision on High Park Road (With a R5 zone and reduced MLS) 3. Lots between Webbs Siding Rd and Dappo Road. 4. Lots 227 & 228 (Between Jones and Gainsborough) 5. Lots 72 & 73 (SW of the showground). 6. Lots 152 & 153 (South of Dappo Road) 7. Lots 155 & 542 (adjoining the electricity substation). 8. Part lot 52 (North of Mitchell Hwy - Pushed back in staging due to current Agriculture uses, access issues and there are better suited sites closer to Narramine. 9. Lots 160, 161, 162 a 163 (South of Webbs Siding Road) 10. Lots 219, 219, 220 & 191 (South of Gainsborough Road)	
16	Appendix A - South-East	Map	Lots 102, 104 & 105 DP 1011933 are problematic for large lot residential given proximity to Waste Depot and current intensive agriculture land use. Further justification is required.	
17	Appendix A - Far East	Map	There are concerns about the proposed Long Term alternative site on Lots 1 & 2 DP546167, Part Lot 1 DP11110036, part Lot 54 DP755119 & Lots 40, 50 & 51 DP755119 for the timeframe of this strategy because there appears to be a preference to contain large lot residential to the South East area of Narramine. Further justification is required.	

18	Appendix A - Inner West	Map	There is concern about potential land use conflict between the proposed residential development in proximity to Grain Corp facility (including lots 2221 DP 1101864 and lot 3 DP 1236598). Further justification is required.
19	Appendix A - Inner West	Map	Alternative large lot residential areas nominated on the map as priority areas 2 and 3 do not seem to be addressed in the Strategy's Analysis of Key Sites section.
20	Appendix A - West	Map	There are concerns about the proposed lots between Dandaloo Road and Cres Siding Road given the intensive agriculture in the surrounding area. Further justification is required.
21	Appendix A - Triangle - Outer Area	Map	From the information provided, there appears to be sufficient proposed large lot residential in the Inner Area. Council should consider the long term impacts for proposing areas in the Outer Area.
22	Appendix A - Triangle - Inner Area	Map	Agree with proposed changes for Inner Area.
23	Appendix A - Tomingley	Map	There are concerns about the proposed large lot residential on Lot 11 DP1138325 . Preference for any large lot residential areas in Tomingley area should be in closer proximity to the Tomingley Village.

File No:
Contact Person: Mr G Marchant

23 March 2018

Att. Damien Pfeiffer
Director Regions, Western
Dept. Planning & Environment
PO Box 58
Dubbo NSW 2830

Dear Damien,

RE – Response to DPE comments - Draft Narromine Land Use Strategy Update 2017.

We refer to the following:

- The Draft Land Use Strategy for Narromine 2017 (focussing primarily on Large Lot Residential Uses) ('2017 Strategy');
- The Department of Planning & Environment (DPE) letter in response dated 7 February 2018, in particular, the table of detailed responses that was attached; and
- Our meeting with Department representatives at Council offices on Wednesday, 21 February 2018.

Firstly Council wishes to thank DPE staff for meeting with Council in regard to this strategy, the ability to have a face to face contact allows for a greater understating from both sides of each other's needs and desires.

Council provides this response to each of the detailed issues/comments received from DPE to demonstrate that in the majority of circumstances the LLR Strategy will be amended or can comply with those requests. Some further justification was provided at the meeting and in this letter where Council has provided an alternative approach to address the concern.

A key point that we would like to emphasise to the Department is that this new 2018 Strategy is a significant change in methodology to the 2013 (GHD) Rural Residential Strategy. The 2013 Strategy had a number of good principles and a good review of overall suitability of lands for LLR. However, the 2013 Strategy was largely based upon a review of nominated sites by individual land owners so it was unable to recommend sites that were NOT nominated even if they had a better suitability.

This resulted in a number of recommended sites in a fragmented pattern around Narromine with little consolidation of LLR areas or minimisation of impact on agriculture. Subsequently some of the recommended sites have changed hands and luckily the new owners are more interested in their agricultural potential than their LLR potential so some of these sites can now be removed.

However, this new 2018 Strategy must still deal with the legacy of previous endorsed/adopted strategies so some recommended land that, whilst not ideal, needs to remain in the Strategy. On the whole though the overarching principle of growing LLR in less flood affected areas and consolidated with existing LLR areas is a significant improvement. On this basis we seek the NSW Government's support to produce a more consistent and well-planned response to LLR development.

We apologise for some of the inconsistencies and areas requiring clarification in the Draft 2017 Strategy as with the departure of Council's Planning Manager and time constraints there was a hand-over just before completion. However, Council believes that the changes from the Draft are of such minor importance and are consistent with the original intent that the re-exhibition of the document is not required.

Issue/ Page Ref.	DPE Comment	Council Response
1 General Clarify	Consultation Feedback: Prior to the Department endorsing a final strategy, Council should provide a copy of any community and agency submissions made during consultation and Council is required to demonstrate how submissions have been addressed.	We have attached a copy of all community and agency submissions and a response table demonstrating how these will/could be addressed. This table will form the basis for written feedback to these submitters. At this stage, only minor amendments and clarification have resulted from the feedback. Complies.
2 General Clarify	Flooding: The Flood Levee Investigation Study that was carried out in 2014 should be finalised and adopted prior to Council adoption of the Strategy given the impacts the study may have on some of the future residential land identified in this draft Update 2017.	As discussed at our meeting, the adoption of the flood study is being actively sought by Council staff but is subject to resolving Councillor and community concerns about alternative levee bank locations. The resolution of the detailed levee location may take some time but all of the options are likely to improve/reduce flood impacts in some existing/proposed LLR areas. We believe that the LLR Strategy can and should be finalised independently of the flood study whilst clearly stating that once

Issue/ Page Ref.	DPE Comment	Council Response
		the levee bank is constructed that some current flood planning areas may improve and their priority for redevelopment may change. Alternative approach proposed.
3 General Clarify	Inland Rail: The strategy indicates that some existing land zoned R5 Large Lot Residential is no longer suitable or may not be suitable due to with future inland rail corridors. It is recommended that this land be investigated to determine if a more appropriate zone would be suitable, such as zone RU1 Primary Production (and retain 400ha MLS) in order to appropriately manage exposure to the Inland Rail Corridor.	As discussed at our meeting, it is not possible for Council to consider 'back-zoning' or rezoning sites until the Inland Rail corridor is finalised and negotiations between land owners and Inland Rail are finalised. The LLR Strategy may note that land to be used for the rail corridor or that is unsuitable for other reasons may subsequently be removed from the LLR supply and/or be rezoned in the future. Will amend/comply.
4 Pages 30-37 Clarify	Population: The Statistics and Demographics Update section should include discussion on population projections. The DPE Demography/ Population teams are available to assist with this work.	We will add DPE population projections for the Shire to the LLR Strategy but note that this does not necessarily tell the full storey for the towns of Narromine and Trangie where Council believes there are some increases in population relocating from rural areas of the Shire. Will amend/comply.
5 Page 28	Inland Rail: Section 8 Inland Rail requires to provide strategic commentary around avoiding the Inland Rail for future large lot residential or residential development.	Please note that the Planning Principles in the Draft included <i>Section 10.5 – Protecting Growth of Other Land Uses/ Infrastructure</i> . However, this was not clearly linked to <i>Section 8 – Inland Rail</i> . We will supplement/clarify the existing principles around avoiding Inland Rail and have also added indicative 1km/2km corridors and indicative rail line/buffers to the maps. We note that it is virtually impossible to avoid the 2km buffer as it overlaps much of the existing urban/large lot area of Narromine. However, the exact rail corridor is yet to be finalised (possibly late 2018?) so the principle

Issue/ Page Ref.	DPE Comment	Council Response
		will need to be applied once the corridor is confirmed. Will amend/comply.
7 Page 5	Integrated Strategies: To remove any ambiguity between the draft Strategy Update 2017 and the current Rural Residential Strategy 2013, this draft Strategy Update 2017 should outline how these 2 documents are to co-function (see strategy recommendation b) on page 5). (i.e. will the Strategy Update 2017 form an addendum, replace it, or update it).	Council agrees that the preference is for the new LLR Strategy to replace and revoke former strategies and this will be clarified in the new LLR Strategy. Will amend/comply. It is important to note that some areas that were previously adopted/endorsed by Council/DPE may need to be carried forward where there is community opposition to losing potential development opportunity even if these sites are in a flood planning area. Council is contacting many of these affected land owners individually (where possible) to re-confirm their positions and let them know the changes. Some of these former endorsed areas can be removed but some will need to be maintained due to the existing expectation and adopted strategies.
8 Pages 67-68	Supply: Paragraphs discussing timing and areas of supply on pages 69/70 require clarification to remove ambiguity.	We have updated the maps to clarify the areas that are to be considered for short, medium and long-term supply and this will be summarised at the start of the LLR Strategy with improved linkage between the table and maps. The adopted 2013 Strategy includes rough areas of land for short/medium/long term consideration and (subject to final lot size) provides a reasonable limit on supply. However, we will update these pages to better clarify how this will work. Will amend/comply.

Issue/ Page Ref.	DPE Comment	Council Response
9 Pages 3-5	<p>Summary: The <i>Executive summary & Key Recommendations</i> sections should provide clear maps and a table of sites being recommended for planning changes. Currently a number of maps and tables show the proposed changes. For clarity of use, the recommendation maps should link directly to the Recommendation table with an ID annotated on the maps.</p>	<p>We have updated the maps to clarify the areas that are to be considered for short, medium and long-term supply and this will be summarised at the start of the LLR Strategy with improved linkage between the table and maps. Will amend/comply.</p>
10 Page 17	<p>Section 6.2.2 should be amended to reflect current Regional Plan terminology including;</p> <ul style="list-style-type: none"> • Full name of Regional Plan (Central West and Orana 2036) • Incorrect statement that the CWO Regional Plan is still in draft form. (Launched 14 June 2017) • Remove incorrect year reference in last paragraph 	<p>This will be updated. This was an oversight from prior to the Draft Regional Plans adoption. Will amend/comply.</p>
11 Page 52-53	<p>The recommendation for rezone from RU1 to R1 Residential on lots 55 & 56 DP 755131 requires further justification given the location of a 2000 tree orchard of which 1500 trees have been planted in recent years indicate significant investment and a commercial-scale agricultural venture. The proposed R1 residential use has the potential to create land use conflict.</p>	<p>This will be amended (as discussed at the meeting) to reconsider the land for LLR/Zone R5 (instead of Zone R1) and make this a medium-term proposition. In the short to medium term it is likely to be retained as Zone RU1/agricultural and can continue to operate as a hobby farm/intensive agricultural pursuit. As either Zone RU1 or R5 it will create a buffer between the existing Zone R1 land and the Showground/Racecourse. However, it is important to note that with access to utilities, a sealed road frontage, and adjacent development it may have increased development potential in the future. Will amend/comply.</p>

Attachment No 9

Issue/ Page Ref.	DPE Comment	Council Response
13 Page 54	Section 11.4 Recommendations for Trangie (pg. 54) requires location/subject land map.	Amended maps will be added for Trangie. Will amend/comply.
14 App.A NE	Recommended that if Lot 78 DP752581 is to be included that further justification be provided. The North-East area has sufficient supply proposed in more appropriate locations.	Agreed. Council has contacted the owner of Lot 78 and note that the original submission to include it in the 2013 Strategy was by an earlier owner. The current owner has no interest in LLR development. It will be removed from the NE Area. Will amend/comply.
15. App.A SE	Department preference is to prioritise infill development to be achieved by reducing MLS. Please see attached marked up map of preferred possible staging priorities for the South East Narromine area. It is recommended removing priority area 8 (Lots 102, 103, 104, and 105 given close proximity to Waste Depot and current intensive Ag land use) and adopt the following revised staging (see attached Marked up staging map):	Council notes the preference to prioritise infill development and agree to seek an amendment to the LEP to achieve this. Regarding the marked-up map of possible staging priorities – we have amended the maps so they are less of a 'numerical' order' and more related to short/ medium/ long term opportunity (to avoid being overly prescriptive). DPE to agree to amended maps. The only significant difference between the DPE's mapped priorities and the Draft was north of the Mitchell Hwy. As we explained at the meeting what we were seeking to achieve in terms of facilitating safer access to these lots and consolidated LLR areas. However, we have reconsidered the timing of this and moved it back to a medium term. Will amend/comply.

Attachment No 9


Issue/ Page Ref.	DPE Comment	Council Response
17 App.A Far East	There are concerns about the proposed Long Term alternative site on Lots 1 & 2 DP546167, Part Lot 1 DP11110036, part Lot 54 DP755119 & Lots 40, 50 & 51 DP755119 for the timeframe of this strategy because there appears to be a preference to contain large lot residential to the South East area of Narromine. Further justification is required.	Council is considering removal of this 'Long Term' area from the LLR Strategy subject to achieving the other recommended outcomes in this Strategy. This will require some direct consultation with those affected land owners – but we broadly agree with DPE that this area is not a priority. Likely to amend/comply.
18 App.A Inner West	There is concern about potential land use conflict between the proposed residential development in proximity to Grain Corp facility (including lots 2221 DP 1101864 and lot 3 DP 1236598). Further justification is required.	Council agrees to amend the maps to clarify that the area around GrainCorp is a natural buffer/extension for agricultural industry and/or also a buffer for the pound (on the old STP site) and railway corridor. Potential future LLR development has been sufficiently setback from the existing infrastructure areas. Whilst there is a slight extension of the area between Old Backwater and Dandaloo Roads (compared to the 2009/2013 Strategies) this area remains outside the buffer and drainage prone areas. Will amend/comply.

Attachment No 9

Issue/ Page Ref.	DPE Comment	Council Response
20 App.A West	There are concerns about the proposed lots between Dandaloo Road and Cres Siding Road given the intensive agriculture in the surrounding area. Further justification is required.	Council/the LLR Strategy agrees with these concerns and has not nominated sites close to Ceres Siding Road for LLR consideration. Note that there has been an additional submission in this area seeking inclusion and Council's response (separate attachment). Agreed. No change.
21 App.A Trangie Outer	From the information provided, there appears to be sufficient proposed large lot residential in the Inner Area. Council should consider the long-term impacts for proposing areas in the Outer Area.	Council/the LLR Strategy agrees with these concerns and has not nominated sites outside the Trangie Inner Area. Note that there has been an additional submission in this area seeking inclusion and Council's response (separate attachment). Agreed. No change.
22 App.A Trangie Inner	Agree with proposed changes for Inner Area.	Agreed. No change. The attached response to applicants outside the Trangie Inner Area
23 App.A Tomingley	There are concerns about the proposed large lot residential on Lot 11 DP1138325. Preference for any large lot residential areas in Tomingley area should be in closer proximity to the Tomingley Village.	We apologise for the confusion on the maps. Council/the 2017 Draft Strategy agrees with these concerns and has NOT recommended LLR sites in or around Tomingley at this time. What is shown on the maps is the site nominated by a land owner but its refusal was not clear. Note that locating additional residential closer to Tomingley potentially conflicts with the Mineral Resource Audit area and increases proximity to the existing mine (acknowledging that this is an existing condition in Tomingley). There is likely to be limited additional demand for LLR in/around Tomingley so no additional LLR is required at this time. Agreed. Clarify Maps.

Should you have any concerns in regard to the above you are requested to contact Council's Manager Health, Building & Environmental Services on 02 6889 9999.

Yours faithfully



Guy Marchant
Manager Health, Building & Environmental Services



IRF18/3511

Ms Jane Redden
General Manager
Narromine Shire Council
PO Box 115
NARROMINE NSW 2821

Attention: Ms Kayla Robson

Dear Ms Redden

I refer to Council's email on the 26 June 2018 requesting the Department of Planning and Environment's comments of the western precincts in the Narromine Shire Residential & Large Lot Residential (Land Use) Strategy 2018 (Draft Strategy).

I would like to commend the collaborative approach Council has taken in developing the strategy. The Department is available to continue working with Council to further implement and realise the findings of this important strategic work.

I can clarify the following advice on the Western Precincts of the Draft Strategy:

- The Final Strategy is to reflect only the sites that have previously been identified in the GHD 2009 and GHD 2013 Preferred Sites and the existing land zoned R5 Large Lot Residential.
- Sites identified in the Draft Strategy as 2017 Nominated Sites for Review are not supported at this time. If future flood studies and the implications of the possible levee bank alleviate the flooding extent on these areas in accordance with the Floodplain Development Manual 2005, the Final Strategy could be revised to investigate the suitability of these sites for living opportunities.

Should you have any questions in relation to this matter, please contact Mr Tim Collins, Planning Officer in the Department's Western Region Office, on 6841 2180.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Damien Pfeiffer'.

Damien Pfeiffer
Director Regions, Western
Planning Services

Return to Report



COMPLIANCE & ENFORCEMENT POLICY

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1. Introduction

Council's regulatory responsibilities are applicable to *actual unlawful activity*, as well as a *failure to take action* (in order to be compliant with certain legal requirements). For simplicity, this policy refers to both an act and/or an omission by an alleged offender as 'unlawful activity'.

This policy distinguishes between a 'report of alleging unlawful' and a 'complaint'.

For the purposes of this policy, a report alleging unlawful activity is where an individual expresses concern in relation to alleged unlawful activity, or they request service from council about such matters. Council considers that a response or resolution to a report alleging unlawful activity is explicitly or implicitly expected by the individual, or may be legally required.

A complaint is where an individual expresses dissatisfaction about council services, staff or the handling of a complaint. Therefore, a complaint may arise where an individual claims that council staff have failed to take action in relation to a report alleging unlawful activity. A complaint will be recorded separately and responded to in accordance with council's complaints management policy and procedures.

2. Purpose and scope

This policy provides information for all internal and external stakeholders and interested parties about council's position on compliance and enforcement matters in the local government area.

The purpose of this policy is to provide structure for consistency and transparency in decision making, and to facilitate a proportional approach to compliance and enforcement. It is also intended to assist council staff to act promptly, effectively and consistently in response to allegations of unlawful activity.

This policy outlines matters to be considered at the various stages of the enforcement process from the receipt and investigation of reports alleging unlawful activity, through to what enforcement options council will choose and whether to commence criminal or civil proceedings.

In certain circumstances council will have shared enforcement responsibilities with other regulatory authorities. This policy sets out a collaborative and cooperative approach to such matters. Advice and guidance is also provided on the role of council in building and construction compliance matters where there is a private certifier, and the role of councillors in enforcement.

Responsible council staff are not limited by this policy in their use of discretion and exercise of official functions. The full circumstances and facts of each case need to be considered and a decision made on the merits.

3. Organisational approach

1. Why compliance and enforcement is important. Some things to consider include:

- to prevent or minimise harm to health, welfare, safety, property or the environment
- to improve the safety and amenity of residents and visitors to the area
- for the collective good, the welfare of the community or the public interest
- to promote social policies (eg: to preserve or protect the environment)
- to manage risks
- to uphold social order
- to meet the expectations of the community
- to encourage reports about possible unlawful activity from the community
- to make the regulated community aware of their legal obligations and how to comply
- details of any other relevant strategic planning

The objects section of an Act will often list the specific nature of the harm that is being addressed and explicitly state the regulatory purposes of the legislation. For example, under section 8 of the *Local Government Act 1993* councils are obliged to ensure that regulatory functions are exercised consistently and without bias.

2. What activities does council regulate:

The following activities, but not limited to, are regulated by Council through various forms of legislation:

- development and building control
- pollution control
- environmental health
- public health and safety
- biosecurity weed control
- water and sewer
- on-site sewer management waste water (septic) systems
- companion animals
- food safety compliance
- fire safety compliance
- tree preservation
- noise pollution
- air pollution
- water pollution

- erosion & sedimentation control
- illegal dumping
- littering
- swimming pool compliance
- unauthorised Works within Road Reserves

3. What proactive and reactive compliance and enforcement activities does council undertake?

Proactive

- a) The waiving of certain fees and the granting of an extension of time for compliance;
- b) Media Releases;
- c) Website information
- d) Community Notice boards
- e) Community Newsletters

Reactive

- a) The issuing of a verbal warning;
- b) The issuing of a written warning/Caution;
- c) The issuing of a "show cause" letter;
- d) The service of a Notice of Intention to issue an Order;
- e) The service of written or oral Notices/Orders/Directions;
- f) The issuing of Penalty Infringement Notice/s;
- g) The recommendation to instigate legal action;
- h) The revocation of an approval;
- i) The removal/impounding of goods or items;
- j) The refusal of an application.

4. Definitions

The following are the definitions of key terms in this policy:

Complaint: A complaint is an expression of dissatisfaction made about council services, staff or the handling of a complaint, where a response or resolution is explicitly or implicitly expected or legally required.

For the purposes of this policy, a complaint does not include:

- a report alleging unlawful activity (see definition following)
- a request for information about a council policy or procedure
- a request for an explanation of actions taken by council
- a request for internal review of a council decision.

Enforcement: Actions taken in response to serious or deliberate contraventions of laws.

Regulation: Using a variety of tools and strategies to influence and change behaviour to achieve the objectives of an Act, Regulation or other statutory instrument administered by council.

Report alleging unlawful activity: An expression of concern or a request for service in relation to alleged unlawful activity, where a response or resolution is explicitly or implicitly expected or legally required.

Unlawful activity: Any activity or work that has been or is being carried out contrary to the below and/or failure to take required action in order to be compliant with:

- terms or conditions of a development consent, approval, permit or license
- an environmental planning instrument that regulates the activities or work that can be carried out on particular land
- a legislative provision regulating a particular activity or work
- a required development consent, approval, permission or license.

5. Policy objectives

The intent of this policy is to establish clear guidelines and protocols for council staff in the management of council's regulatory activities.

It provides working guidelines on:

- responding to reports alleging unlawful activity
- assessing whether reports alleging unlawful activity require investigation
- deciding on whether enforcement action is warranted
- options for dealing with confirmed cases of unlawful activity
- taking legal action
- implementing shared enforcement responsibilities.

The policy also provides advice and guidance on:

- the role of the Principal Certifying Authority and
- the role of councillors in enforcement

6. Application

This policy applies to regulatory issues within council's area of responsibility including, but not limited to:

- development and building control
- pollution control
- environmental health
- public health and safety
- biosecurity weeds
- water and sewer
- septic systems
- control over animals
- food safety
- fire safety
- tree preservation
- noise pollution
- air pollution
- water pollution
- erosion & sedimentation control
- illegal dumping
- littering
- swimming pool
- unauthorised Works within Road Reserves

7. Compliance and enforcement principles

The following are the principles that underpin council actions relating to compliance and enforcement:

Accountable and transparent:

- acting in the best interests of public health and safety and in the best interests of the environment
- ensuring accountability for decisions to take or not take action
- acting fairly and impartially and without bias or unlawful discrimination
- providing information about compliance and enforcement priorities and reasons for decisions to improve understanding and certainty and promote trust by the regulated community
- ensuring meaningful reasons for decisions are given to all relevant parties, particularly when there is a departure from this policy

- acting on any complaints or concerns about the conduct of compliance officers in accordance with council's management policy and procedures
- advising people and organisations subject to enforcement actions of any avenues available to seek an internal or external review of a decision.

Consistent

- ensuring all compliance and enforcement action is implemented consistently
- encouraging reports about possible unlawful activity by acting reasonably in response to the circumstances and facts of each matter.

Proportional

- ensuring the level of enforcement action is proportionate to the level of risk and seriousness of the breach
- making cost-effective decisions about enforcement action
- taking action to address harm and deter future unlawful activity.

Timely

- ensuring responses to reports alleging unlawful activity and decision making in relation to those is timely.

8. Responsibility

Council receives information about alleged unlawful activity from members of the public, contact from other government agencies and information gathered by its officers during proactive inspections.

All council staff who deal with reports alleging unlawful activity are responsible for implementing this policy. Council staff are also responsible for ensuring that any other possible unlawful activity identified as a result of an inspection, proactive enforcement or other activity is brought to the attention of the appropriate business unit of council.

Council staff are required to:

- treat all relevant parties with courtesy and respect
- communicate with all relevant parties and provide feedback on the progress of an investigation and any reason for the delay without compromising the integrity of the investigation
- make full and proper records in relation to the assessment and investigation of reports alleging unlawful activity, including reasons for any decisions
- inform all relevant parties of reasons for decision
- provide as much information as possible to all relevant parties about the outcomes of investigations to show that adequate and appropriate action was taken and/or is proposed to be taken in response to a report of alleged unlawful activity

- provide information to all relevant parties about any avenues to seek an internal or external review of a decision.

All reports alleging unlawful activity are to be entered into council's Electronic Document and Records Management System (EDRMS) and actioned in a timely manner by the appropriate departments.

Council utilises Customer Request Management system will all requests entered into the system in accordance with Council's Customer Service Policy, Complaints Handling Policy and Council's Managing Unreasonable Complainant Conduct Policy.

- *responsibilities of those recording reports eg: level of detail to be entered on customer request management system, who is responsible for acknowledging/forwarding report to relevant department*
- *reasonable response time requirements and type of response eg: an acknowledgement letter will be issued within five days*
- *reasonable time frames in which actions need to be completed eg: assessment/inspection/inquiries/investigation will be conducted in accordance with the Customer Service Policy.*
- *what information should be provided to the individual eg: updates, council decisions*
- *how information should be provided to the individual eg: over the phone or in writing, with approval of general manager or team leader*
- *when such information should be provided to the individual eg: after a preliminary assessment, after an inspection, at the conclusion of the matter.*

Only council staff with appropriate delegations from the general manager can undertake investigations or compliance and enforcement action in relation to this policy.

9. Responding to concerns about unlawful activity

How reports alleging unlawful activity will be dealt with by Council

Council will record and assess every report alleging unlawful activity.

Council will respond to every such report unless the person raising the matter has indicated they do not wish to receive a response about council's handling of the matter, or the report is anonymous.

Generally speaking, council's objectives when dealing with reports alleging unlawful activity are to:

- maintain the collective good and welfare of the community
- prevent or minimise harm to health, welfare, safety, property or the environment
- consider the broader public interest having regard to council's priorities and any resource limitations

- consider the report fairly and impartially.

Not all reports will need to be investigated. A preliminary assessment of all matters will be made to determine the priority for a response, and whether investigation or other action is required.

An investigation of alleged unlawful activity may take a significant amount of time to complete, particularly where the issues are complex. If council decides to investigate, staff will give the person who reported the alleged unlawful activity regular feedback on the progress of the investigation, and any reason for delay. This does not mean that the individual can expect to be given details about every aspect of the investigation or information that would compromise the integrity of the investigation.

Decisions about what action should be taken by council are made at the council's discretion. This means the objective is that reports alleging unlawful activity will be resolved to the satisfaction of council, not necessarily the person raising the matter. Council will generally try to resolve matters as quickly and informally as possible so as to avoid the need to take formal action.

Council staff will endeavour to manage the expectations of people who report alleged unlawful activity, and in particular explain that in the absence of sufficient evidence of unlawful activity, council may be unable to take further action. They will also explain that council does not have unlimited resources and powers to deal with reports alleging unlawful activity. If council is unable to fully investigate or take action on a matter because it is restricted by any legal or resource limitations this will be explained to the individual.

While there are certain statutory requirements that must be met in relation to notices and orders council staff will ensure that all explanatory communications are made in plain English and explain any technical language the law requires to be used.

Confidentiality of people who report allegations of unlawful activity

People who report allegations of unlawful activity should not expect that their identities will remain confidential from the subject of their reports in all circumstances. Council may have to disclose information that identifies them in the following cases:

- the disclosure is necessary to investigate the matter
- their identity has already been disclosed to the subject of their report directly or in a publicly available document
- the individual was consulted following receipt of a *Government Information (Public Access) Act 2009* application and did not object to the disclosure
- the individual consents in writing to their identity being disclosed
- the disclosure is required to comply with principles of procedural fairness
- the matter proceeds to court.

Council will take seriously any concerns an individual may have about their physical safety being endangered as a result of making a report. However, this may limit council's ability to investigate the matter.

What council expects from people who report allegations of unlawful activity

Council expects that people who report allegations of unlawful activity will cooperate and act in good faith in respect of any investigations conducted by council. This includes:

- providing a clear description of the problem (and the resolution sought, if relevant)
- giving all available and relevant information to council, including any new information about the alleged activity that may become known to the person following the making of the report
- not giving any information that is intentionally misleading or wrong
- cooperating with council's inquiries and giving timely responses to questions and requests for information
- treating council's staff with courtesy and respect
- allowing the investigation to be completed without prematurely taking the matter to other agencies unless referred to by council.

If these expectations of the individual are not met, council may need to set limits or conditions on the continuation of the investigation or may need to restrict any further communications with the individual.

Any unreasonable conduct will be dealt with in accordance with the principles of the NSW Ombudsman's *Managing Unreasonable Complainant Conduct Manual 2012* and any applicable council policy.

What parties can expect from council staff

People who report alleged unlawful activity, as well as individuals or businesses that are subject to investigation and any enforcement action, can expect that council staff will:

- treat them with courtesy and respect
- advise them of the outcome of the allegation reported, including a full explanation of the reasons why that outcome was considered to be reasonable in the circumstances
- clearly explain decisions in plain English
- provide information about any relevant internal and external appeal processes that may be available
- carefully assess any new information provided by any party after a decision has been made and advise whether further action will be taken.

Complaints about council's enforcement action

Any complaints about council's handling of reports alleging unlawful activity will be recorded separately and handled in accordance with council's complaints management policy and procedures.

Where a person or organisation subject to enforcement action merely disputes council's decision to take enforcement against them, they will be directed to make representations in accordance with any relevant internal and external appeal processes.

Council staff will act on any complaints about the conduct of compliance officers in accordance with council's complaints management policy and procedures and the code of conduct.

Anonymous reports

Anonymous reports will be recorded and assessed in accordance with the above requirements. However, because it is not possible to seek clarification or additional information about a matter, it may be more difficult to evaluate the allegations and therefore these reports are less likely to warrant investigation.

Unlawful activity outside business hours

Unlawful activity can occur outside business hours. In particular, council may receive reports about matters such as offensive noise and failure to comply with limitations on hours of operation during nights and weekends.

Due to resource and operational capability restraints on council, investigations into alleged unlawful activity outside business hours will be assessed on the basis of risk of *harm to health, welfare, safety, property or the environment* or it is otherwise in the public interest to take such action.

Neighbour disputes

Council will at times receive reports from parties involved in neighbour disputes seeking council involvement. When a dispute between two neighbours is a civil matter, council will often not have the authority to resolve the issue in dispute. Some reports will raise several matters, some of which will require council's involvement and some of which will be personal to the parties.

Council staff will thoroughly assess such reports to determine whether there is evidence of any possible unlawful activity requiring action by council. Care will be taken to explain which aspects of a report council can deal with and which cannot be dealt with and why. Where possible, individuals will be provided with information about how to resolve neighbour disputes including referral resources such as LawAccess NSW and Community Justice Centres.

It is possible that one party will provide further information about a matter which changes council's decision about whether it will become involved. In such circumstances, council staff will carefully consider the matter before taking action and document reasons for the new decision. Relevant parties will be advised about the reasons council has changed its position on a matter. Council staff will not change a decision about whether or not council should be involved purely as a response to the conduct of an individual such as persistent demands or threats.

10. Investigating alleged unlawful activity

Not all reports alleging unlawful activity will warrant investigation. A preliminary assessment of all matters will be made to determine whether investigation or other action is required. Council will prioritise matters on the basis of risk to public safety, human health and environment.

Risk categories of common unlawful activities can be found within Appendix 2 - Risk Category Investigating alleged unlawful activity

If there is insufficient information in the report to undertake a preliminary assessment, further information may need to be sought from the person who made the report or an inspection undertaken. Staff may also need to consult council records and other internal business units to understand the relevant history and context of a matter.

Circumstances where no action will be taken:

Council will take no further action if, following a preliminary assessment, it is identified that:

- Council does not have jurisdiction to investigate or is not the appropriate authority to take action in the issues raised. Where there is another appropriate authority or course of action, council may bring the matter to the attention of the authority or provide information and contact details to the individual. For example SafeWork NSW for workplace safety matters, the NSW Environment Protection Authority for possible environmental offences and Community Justice Centres NSW for personal disputes.
- the report relates substantially to a matter previously determined by council and no new or compelling information is presented which would cause council to change its earlier decision. In this case, staff will acknowledge the report and advise that no further action will be taken as no new information had been provided (other than where the person has previously been advised they would receive no further response)
- the allegations relate to a lawful activity (eg: where there is an existing approval or the activity is permissible without council approval or consent being required)
- the report is not supported with evidence or appears to have no substance

- the relevant manager, director or the general manager determines that investigation or other action would have an unreasonable impact on resources and/or is unlikely to achieve an outcome sufficient to justify the expenditure of resources.

Relevant factors guiding decisions as to whether to take action:

When deciding whether to investigate, council will consider a range of factors including whether:

- the activity is having a significant detrimental effect on the environment or it constitutes a risk to public safety
- the report is premature as it relates to some unfinished aspect of work that is still in progress
- the activity or work is permissible with or without permission
- all conditions of consent are being complied with
- much time has elapsed since the events the subject of the report took place
- another body is a more appropriate agency to investigate and deal with the matter
- it appears there is a pattern of conduct or evidence of a possible wide spread problem
- the person or organisation reported has been the subject of previous reports
- the report raises matters of special significance in terms of the council's existing priorities
- there are significant resource implications in relation to an investigation and any subsequent enforcement action
- it is in the public interest to investigate the report.

The above are factors for council to consider and weigh in making a determination. Council staff are not limited in their use of discretion by these considerations and may decide to investigate based on these and other factors.

The objective of the processes council staff use when investigating incidents of alleged unlawful activity is to:

- determine the cause of the incident
- determine if there has been a contravention of law, policy or standards
- gather evidence to the required standard to support any required enforcement action
- determine any necessary action to mitigate the possibility of reoccurrence of similar incidents.

Any decision not to investigate an allegation of unlawful activity will be recorded and the reasons for that decision clearly stated.

11. Taking enforcement action

When deciding whether to take enforcement action in relation to a confirmed case of unlawful activity, council will consider the full circumstances and facts of the matter and the public interest. The following common considerations will assist council staff in determining the most appropriate response in the public interest:

Considerations about the alleged offence and impact:

- the nature, extent and severity of the unlawful activity, including whether the activity is continuing
- the harm or potential harm to the environment or public health, safety or amenity caused by the unlawful activity
- the seriousness of the breach, including whether the breach is merely technical, inconsequential or minor in nature
- the time period that has lapsed since the date of the unlawful activity.

Considerations about the alleged offender:

- any prior warnings, instructions, advice that was issued to the person or organisation reported or previous enforcement action taken against them
- whether the offence was committed with intent
- whether the person or organisation reported has been proactive in the resolution of the matter and assisted with any council requirements and instructions
- any mitigating or aggravating circumstances demonstrated by the alleged offender
- any particular circumstances of hardship affecting the person or organisation reported.

Considerations about the impact of any enforcement action:

- the need to deter any future unlawful activity
- whether an educative approach would be more appropriate than a coercive approach in resolving the matter
- the prospect of success if the proposed enforcement action was challenged in court
- the costs and benefits of taking formal enforcement action as opposed to taking informal or no action
- what actions would be proportionate and reasonable in response to the unlawful activity
- whether council is prevented from taking action based on earlier advice given, ie: whether an estoppel situation has been created.

Considerations about the potential for remedy:

- whether the breach can be easily remedied
- whether it is likely consent would have been given for the activity if it had been sought

- whether there is a draft planning instrument on exhibition that would make the unauthorised use legal. A further explanation of the above considerations is provided in Appendix 1.

Legal or technical issues

Where legal and/or technical issues are in question, council staff will consider whether legal advice or professional advice from duly qualified staff or other experts should be obtained and considered. Council may also require a person subject to possible enforcement action to obtain professional advice in relation to issues of concern to council for assessment as to whether further action is required.

Requirements of council staff considering enforcement action

Prior to taking enforcement action, council staff will take into account the above considerations as well as the evidence gathered during their investigation. Council staff must act impartially, be mindful of their obligations under council's code of conduct and not act as a decision-maker in relation to any matter in which they have a personal interest. Enforcement action will not be taken purely as a response to the conduct of an individual such as persistent demands or threats.

Council staff are required to maintain records about critical thinking and decision-making processes in relation to reports alleging unlawful activity and any enforcement action, as well as records of interactions with relevant parties. Council staff will at all times adhere to council's internal approval processes prior to the commencement of any enforcement action.

Council staff will take steps to ensure that any enforcement action is taken against the correct person or organisation. Where there are multiple possible parties to an alleged unlawful activity, it will generally not be appropriate to take enforcement action against every person who may be liable for the alleged unlawful activity. In such circumstances, council staff will be guided by legal advice in determining the appropriate persons to pursue.

12. Options for dealing with confirmed cases of unlawful activity

Council will try to use the quickest and most informal option to deal with unlawful activity wherever possible unless there is little likelihood of compliance with such options. Council staff will use discretion to determine the most appropriate response to confirmed cases of unlawful activity and may take more than one approach. Any enforcement action taken by council will depend on the full circumstances and facts of each case, with any decision being made on the merits.

At all times, council's key concerns are:

- to prevent or minimise harm to health, welfare, safety, property or the environment

- to influence behaviour change for the common good and on behalf of the community.

The following enforcement options to be considered by council are ordered to reflect an escalation in response that is proportionate to the level of risk, the seriousness of the confirmed breach or the need for a deterrent:

Very Low:

- take no action on the basis of a lack of evidence or some other appropriate reason
- provision of information/advice on how to be compliant

Low:

- negotiating with the person to obtain voluntary undertakings or an agreement to address the issues of concern
- issuing a warning or a formal caution

Medium:

- issuing a letter requiring work to be done or activity to cease in lieu of more formal action
- issuing a notice of intention to serve an order or notice under relevant legislation, and then serving an order or notice if appropriate

High:

- issuing a penalty notice
- carrying out the works specified in an order at the cost of the person served with the order

Very High:

- seeking an injunction through the courts to prevent future or continuing unlawful activity
- commence legal proceedings for an offence against the relevant Act or Regulation.

Following up enforcement action

All enforcement action will be reviewed and monitored to ensure compliance with any undertakings given by the subject of enforcement action or advice, directions or orders issued by council. Reports alleging continuing unlawful activity will be assessed and further action taken if necessary. If the unlawful activity has ceased or the work has been rectified, the matter will be resubmitted for follow up action to ensure compliance outcomes are met. Should initial enforcement action be found to have been ineffective, council staff will consider other enforcement options.

13. Taking legal action

The council and its delegated staff will be guided by legal advice in deciding whether to commence criminal or civil proceedings and will consider the following:

- whether there is sufficient evidence to establish a case to the required standard of proof
- whether there is a reasonable prospect of success before a court
- whether the public interest warrants legal action being pursued.

Whether there is sufficient evidence to establish a case to the required standard of proof

Council considers the decision to take legal action a serious matter, and as such will only initiate the continue proceedings once it has been established that there is admissible, substantial and reliable evidence to the required standard of proof.

The basic requirement of any **criminal** prosecution is that the available evidence establishes a *prime facie* case. The prosecutor is required to prove the elements of the offence beyond reasonable doubt.

In **civil** enforcement proceedings, council will require sufficient evidence to satisfy the court that an actual or threatened breach has occurred on the balance of probabilities.

Whether there is a reasonable prospect of success before a court

Given the expense of legal action council will not take legal action unless there is a reasonable prospect of success before a court. In making this assessment, council staff will consider the availability, competence and credibility of witnesses, the admissibility of the evidence, all possible defences, and any other factors which could affect the likelihood of a successful outcome.

Whether the public interest requires legal action be pursued

The principal consideration in deciding whether to commence legal proceedings is whether to do so is in the public interest. In making this determination, the same factors to be considered when taking enforcement action apply. (See Section 11, Taking enforcement action).

The following considerations relate more specifically to the decision to commence legal proceedings and will assist council and its delegated staff in making this determination:

- the availability of any alternatives to legal action
- whether an urgent resolution is required (court proceedings may take some time)
- the possible length and expense of court proceedings
- any possible counter-productive outcomes of prosecution
- what the effective sentencing options are available to the court in the event of conviction
- whether the proceedings or the consequences of any resulting conviction would be unduly harsh or oppressive.

Time within which to commence proceedings

Council staff must be aware of legislative time limits in which enforcement proceedings must be commenced. Sometimes legal action will be statute barred despite good evidence that unlawful activity has occurred.

14. Shared enforcement responsibilities

Some reports will raise matters involving shared regulatory responsibilities between council and other authorities including the Environment Protection Authority, the NSW Police Force, the Office of Liquor, Gaming and Racing, NSW Fair Trading, NSW Food Authority and Crown Lands.

Council recognises that collaboration and cooperation between authorities to address issues of shared regulatory responsibility is the best approach. To this end, where there are shared legislative responsibilities, council staff will liaise with relevant authorities to establish:

- which authority will take the leading role on any joint investigation
- which activities each authority will carryout
- responsibilities for updating an individual where relevant
- protocols for exchanging confidential information between the relevant authorities.

Council will reasonably endeavour to respond to requests for information or assistance on joint regulatory matters in a timely manner.

15. Role of council where there is a private certifier

Council retains its regulatory role and enforcement powers where a private certifier has been appointed the Principal Certifying Authority (PCA). However, if a private certifier is appointed the PCA, it is not council's responsibility to ensure building and construction compliance.

Private certifiers have limited enforcement powers as the PCA. They have the power to issue a notice of intention to issue an order to the owner or builder to comply with the conditions of consent or rectify any breaches. A copy of any notice of intention issued by a private certifier must be provided to council for assessment as to whether council will enforce the notice by issuing an order.

Council and private certifiers will work together to resolve any issues when they arise to achieve compliance with the development consent or complying development certificate. Council staff will take steps to ensure individuals are clear about which agency performs which role.

16. Role of councillors in enforcement

Decision making relating to the investigation of reports alleging unlawful activity and taking enforcement action is the responsibility of appropriately authorised council staff or the council itself.

Individual councillors do not have the right to direct council staff in their day-to-day activities. Councillors can help individuals who raise concerns with them by satisfying themselves that their council's policies are being carried out correctly, however they cannot ignore or alter a policy in order to satisfy the demands of special groups.

The general manager may present certain decisions to be ratified by the elected council if this is necessary or desirable, and the councillors may also have the right to call for a report about particular issues to a council meeting.

17. Delegations

Council staff delegations for taking action under this policy are included in council's Delegation Register.

18. Approval & Review

Status	Committee	N/A	
	Manex	N/A	
Owner	General Manager		
Doc. ID			
Superseded Policy	Nil		
Date of Adoption/ Amendment	Revision Number	Minute Number	Review Date
14 May 2014	-	-	2014/139
July 2018	1		

20. Other resources

The NSW Ombudsman website has the following helpful resources at www.ombo.nsw.gov.au:

- Managing unreasonable complainant conduct - a model policy and procedure
- *Managing Unreasonable Complainant Conduct Manual 2012*
- *The Rights Stuff - tips for making complaints and solving problems*
- *Effective complaint handling guidelines - 2nd edition*
- Managing information arising out of an investigation - Balancing openness and confidentiality
- *Report on progress and results of investigations*
- *Good Conduct and Administrative Practice*
- Options for Redress
- *Investigating Complaints - A manual for investigators*
- *Enforcement guidelines for councils*
- *Better Service and Communication for Council*

See Also:

- Commonwealth Director of Public Prosecutions (2014), *Prosecution Policy of the Commonwealth: Guidelines for the making of decisions in the prosecution process*
- NSW Planning (2010), *Prosecution Guidelines*.

APPENDIX 1

Taking enforcement action

When deciding whether to take enforcement action in relation to a confirmed case of unlawful activity, council will consider all the circumstances of the matter. The section below is intended to assist staff by providing a further explanation of matters to be taken into consideration when deciding whether to take enforcement action.

Considerations about the alleged offence and impact

<ul style="list-style-type: none"> the nature and severity of the unlawful activity including whether the activity continued the harm or potential harm to the environment or public health, safety or amenity caused by the unlawful activity 	<p>Consideration should be given to the nature, extent and severity of any actual or potential impact of the unlawful activity. If there is actual or potential detriment to the natural or built environment, to the health or safety of residents or the amenity of an area, this would normally warrant a decision to take action to remedy or restrain the breach. It is also important to consider whether the unlawful activity is ongoing or has ceased.</p>
<ul style="list-style-type: none"> the seriousness of the breach, including whether the breach is merely technical, inconsequential or minor in nature the costs and benefits of taking formal enforcement action as opposed to taking informal or no action 	<p>Consideration should be given to whether the likely costs and benefits of any enforcement action is justifiable where breaches result in no material impacts upon any other party or the health, safety and amenity of the environment and community. A breach of a technical, inconsequential or minor nature, in the absence of any other aggravating factor, will generally not warrant a decision to take action to remedy or restrain the breach.</p>
<ul style="list-style-type: none"> the time period that has lapsed since the date of the unlawful activity. 	<p>Legislation may provide time limits in which to commence proceedings and take enforcement action, and sometimes prosecution will be statute barred despite good evidence that unlawful activity has taken place.</p> <p>In addition, consideration should be given to the time which the offence or breach occurred and the "reasonableness" of taking enforcement action if a significant time has lapsed since the time of the offence or breach.</p>

Considerations about the alleged offender

<ul style="list-style-type: none"> any prior warnings, instructions, advice that was issued to the person or organisation reported or previous enforcement action taken against them 	<p>Consideration should be given to the previous history of the offender. If prior warnings, instructions or advice has been issued to the person or organisation reported which was not followed, a more formal and coercive enforcement approach would appear more appropriate.</p>
<ul style="list-style-type: none"> whether the offence was committed with intent 	<p>Consideration should be given to whether the offence was committed deliberately, recklessly or with gross negligence. It may be appropriate that cases of this nature are more likely to result in prosecution. Where an offence was committed as result of an accident or genuine mistake, providing education and guidance or a formal warning may be more suitable in achieving desired outcomes.</p>
<ul style="list-style-type: none"> whether the person or organisation reported has been proactive in the resolution of the matter and assisted with any council requirements and instructions 	<p>Where the offender has been proactive in the resolution of the matter and has assisted council in the resolution of the matter, it may be that the public interest would not be best served by prosecuting the offender, especially if the offending conduct or work has been rectified. If the offender has demonstrated a lack of contrition and is uncooperative with the investigation or remediation a prosecution or monetary penalty would appear more appropriate.</p>
<ul style="list-style-type: none"> any mitigating or aggravating circumstances demonstrated by the subject of the report any particular circumstances of hardship affecting the person or organisation reported 	<p>Consideration should be given to any genuine mitigating circumstances of the offender such as age, physical or mental health, disability and any financial hardship of the offender resulting in an inability to pay.</p>

Considerations about the impact of the enforcement action

<ul style="list-style-type: none"> the need to deter any future unlawful activity 	<p>Consideration should be given to the deterrent effect, both on the offender and others. Prosecutions, because of their great stigma if a conviction is secured, may be appropriate even for minor unlawful activity where they might contribute to a greater level of overall deterrence.</p>
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<ul style="list-style-type: none"> • whether an educative approach be more appropriate than a coercive approach in resolving the matter 	<p>When deciding whether to take an educative approach or enforcement approach, consideration should be given to the following matters:</p> <ul style="list-style-type: none"> ➤ the reasonable likelihood that the person may have known or should have known the relevant requirements or rules ➤ the level of contrition shown by the responsible person ➤ whether the parties have previously been advised or the regulatory requirements or provisions ➤ whether or not any previous warnings or instructions have been provided ➤ the apparent level of intent shown by the responsible person.
<ul style="list-style-type: none"> • the prospect of success if the proposed enforcement action was challenged in court 	<p>It may not be appropriate to take enforcement action if the chances of success, in the event of an appeal or hearing, are unlikely. In such situations, you would need to identify the causes of the likelihood and address them in the particular case or as a general issue.</p>
<ul style="list-style-type: none"> • the cost and benefits of taking formal enforcement action as opposed to taking informal or no action • what action would be proportionate and reasonable in response to the unlawful activity 	<p>Consideration should be given to what is reasonable in the particular circumstances that apply. This includes a reasonable proportionality between the ends to be achieved and the means used to achieve them.</p> <p>Consideration is to be given to what is reasonable in the circumstances and ensure the action is not disproportionate to the level of harm or damage arising from the breach.</p> <p>Legal proceedings are expensive. When doing a cost-benefit analysis, costs and benefits should be assessed broadly and indirect costs and benefits should also be considered.</p>
<ul style="list-style-type: none"> • whether the council has created an estoppel situation 	<p>Estoppel is a legal rule which prevents a person from later denying something which may have previously been relied on, and acted upon by another person.</p> <p>Consideration should be given to whether the actions of council have created a reasonable expectation that no enforcement action would be taken.</p>

Considerations about the potential for remedy

<ul style="list-style-type: none"> • whether the breach can be easily remedied 	<p>If there is evidence of a significant issue of unlawful activity and that matter can be easily remedied by some action of the part of the person the subject of the report, there is a less compelling case for enforcement action, depending on the other circumstances of the case such as the conduct of the offender.</p>
<ul style="list-style-type: none"> • whether it is likely consent would have been given for the activity if it had been sought • whether there is a draft planning instrument on exhibition that would make the unauthorised use legal. 	<p>If retrospective approval is possible, it may be reasonable to allow an opportunity to obtain this prior to taking other enforcement action. In some cases, compliance by informal means may be the most efficient way to resolve the matter and other enforcement action may not be necessary.</p> <p>This needs to be balanced with other considerations such as the public interest in enforcing the law.</p>

APPENDIX 2

Risk Category Investigating alleged unlawful activity

Risk Assessment Matrix		Consequences				
		Negligible No injuries or not requiring first aid	Minor First aid needed	Moderate Medical treatment	Major Serious injury	Severe Death or permanent disability.
Likelihood	Certain to occur Expected to occur in most circumstances	Medium	High	High	Extreme	Extreme
	Very Likely Will probably occur in most circumstances	Medium	Medium	High	Extreme	Extreme
	Possible May occur occasionally	Low	Medium	Medium	Extreme	Extreme
	Unlikely Could happen at some time	Low	Low	Medium	High	High
	Rare May happen only in exceptional circumstances	Low	Low	Medium	Medium	Medium
Risk Level	Recommended Actions					
Extreme	Immediate action required – Activity must not proceed until steps are taken to reduce risk to as low as reasonably practicable using the hierarchy of controls					
High	Risk control measures required to reduce risks to as low as reasonably practicable using the hierarchy of controls					
Medium	Review risk assessment and ensure control measures to reduce risk to as low as reasonably practicable using the hierarchy of controls					
Low	Manage risks by routine procedures and monitor					

Common Unlawful Activity				
Severe	Major	Moderate	Minor	Negligible
Significant Pollution Incidents				
Large Scale clearing				
Food Poisoning				
Dog Attack				

Note: The above list of common unlawful activities and does not cover all unlawful activities that Council may take actions against.

NARROMINE SHIRE COUNCIL – COMPANION ANIMALS ENFORCEMENT POLICY



NARROMINE SHIRE COUNCIL

COMPANION ANIMALS ENFORCEMENT POLICY

Created By: Planning & Environmental Services
Version No: 2
Adopted: 11 September 2013, Resolution No 2013/349
Review Date: 2 years – September 2015

NARROMINE SHIRE COUNCIL – COMPANION ANIMALS ENFORCEMENT POLICY

1. TITLE

This Policy is called the “Narromine Shire Council – Application of Enforcement to Owners of Companion Animals Policy”.

2. GENERAL AIMS OF THE POLICY

- To clearly set out the process when enforcement of the Companion Animals Act is to be applied when dealing with owners of companion animals where a companion animal is found to be in breach of the Act.
- To apply common and consistent requirements and procedures for the relevant types of enforcement actions.
- To ensure consistency and fairness in the manner in which the Council deals with first offenders.

3. COMMENCEMENT OF THE POLICY

This Policy was adopted by the Council on 11 September 2013.

4. LAND TO WHICH THIS POLICY APPLIES

The Policy applies to all public land within the Narromine Shire Council area.

5. DEFINITIONS

(1) Words or expressions used in this policy have the following meaning:

Act means:

The Companion Animals Act 1998.

Companion Animal: has the same meaning as the Companion Animals Act, 1998.

Council means:

Narromine Shire Council.

Council Pound means:

(a) a public or private pound established by Council, or

(b) any other place approved by Council as a place for the holding of animals for the purposes of the Companion Animals Act, 1998.

First Offender means:

A person who is in breach of the Act and has not received a written prior warning from Council in relation to a breach of the Companion Animals Act, 1998 - companion animal noted on a public place in breach of the Act.

NARROMINE SHIRE COUNCIL – COMPANION ANIMALS ENFORCEMENT POLICY

Officer means:

A staff member of Council authorised to enforce the provisions of the Companion Animals Act, 1998.

Person means:

The owner or another person who is above 16 years of age.

Public Place means:

(a) any pathway, road, bridge, jetty, wharf, road-ferry, reserve, park, beach or garden, and

(b) any other place, that the public are entitled to use.

- (2) Expressions used in the Policy not specifically defined above and which are defined in the dictionary at the end of the Act (the “Act Dictionary”) have the meaning set out in the Act Dictionary.

6. Unaccompanied Companion Animals on a Public Place

- 6.1 Where a companion animal is seen on a public place by an officer of Council and the animal is not accompanied by a person responsible for the animal, the officer shall notify the Ranger to impound the animal.

Where the owner of the companion animal is identified, the impounding officer shall determine if the owner has been previously warned by Council in relation to a breach of the Act regarding a companion animal on a public place.

- 6.2 Where a previous warning has been given, Council will enforce the provisions of the Act in relation to the breach and issue a penalty infringement notice or initiate court action. Such enforcement shall only be initiated where prima facie evidence is established.
- 6.3 Where a previous warning has not been given, the person will receive a warning notice in writing from Council in relation to the breach and stating that any future breach(s) will result in Council taking enforcement action under the Act which may result in the issue of a penalty infringement notice or court action.

7. Companion Animals on a Public Place Accompanied by Owner

- 7.1 Where an officer of Council witnesses a companion animal on a public place in breach of the Act, and the animal is accompanied by a person, the officer shall take action to enforce the requirements of the Act.

NARROMINE SHIRE COUNCIL – COMPANION ANIMALS ENFORCEMENT POLICY

7.2 Where the person has been previously warned by Council in relation to companion animals on a public place, the officer shall enforce the provisions of the Act in relation to the breach and issue a penalty infringement notice or initiate court action. Such enforcement shall only be initiated where prima facie evidence is established.

7.3 Where a previous warning has not been given, the person will receive a warning notice in writing from Council in relation to the breach and that any future breach(s) will result in Council taking enforcement action under the Act which may result in the issue of a penalty infringement notice or court action.

8. Registration

8.1 Where a companion animal is required to be registered under the Act but is not, the owner of the companion animal shall be established and notified in writing of the requirement to register the companion animal within twenty eight (28) days of the date noted in the notification.

8.2 Where the owner fails to register the companion animal within the prescribed period, the Ranger in consultation with the Manager of Environmental Services shall determine whether to issue a Penalty Infringement Notice for the offence. The determination shall be a Council record and set out the reason for the determination and action taken.

8.3 Where Council undertakes a door knock of residents in relation to companion animal registrations, the owner of the companion animal will be given verbal notice to be followed by a formal notice as per 8.1 and then where necessary a Penalty Infringement Notice as per 8.2



NOXIOUS WEEDS POLICY

Adopted by Council 18 April 2006, Resolution No. 2006/159
Reviewed

POLICY OBJECTIVES

To suppress and eradicate noxious weeds in the Shire as required under the Noxious Weeds Act 1993 on:

- Council owned land
- Privately owned land
- Crown land on behalf of the State Government

POLICY STATEMENT

Council shall enforce the provision of the Noxious Weeds Act 1993 and relevant regulations to control declared noxious plants on all land within the Shire.

RESOURCES

Council employs Noxious Weeds Officers whose duties include:

- Prevent the spread of noxious plants and reduce existing infestations as required under Noxious Weeds Act 1993,
- Implement Councils Noxious Plants Control Program,
- Inspect private properties and all land under Councils control,
- Alert Council to any significant changes in the noxious weed situation in the shire of Narromine,
- Create public awareness of noxious plants,
- Liaise with officers of relevant Government Authorities and attend regional coordination and advisory committees,
- List of Noxious Weeds can be found www.westernweeds.org

EQUIPMENT AND METHOD

Council will carry out work using properly equipped spray vehicles, trained personnel and approved registered chemicals (herbicides).

To ensure that herbicides are used effectively with minimum adverse effects, these guidelines will be followed by Council staff:

- The requirements of the Work Health & Safety Act 2011 , Protection of the Environmental Operations Act 1997 , Water Act 2007 and any other relevant legislation will be strictly followed when using herbicides,
- The Weeds Officer will identify any possible environmental problems likely to arise prior to using chemicals,
- Council will not supply chemicals to the public,
- During the spraying of herbicides, signs will be displayed at entry points to advise the public of works being carried out and the chemical being used. The signs will be removed when the herbicide has dried onto the plant and is no longer a risk to persons or animals entering the area in accordance with Council's Pesticide Use Notification Plan.

PROGRAMME

The Noxious Weeds Team Leader will prepare a yearly programme for inspections and spraying of various weeds. This time table will be flexible to fit with seasonal changes and landholders needs.

INSPECTION AND NOTICES

- Council will advise in writing in accordance with section 18A following the first inspection of the property confirming the presence of noxious weeds and stating a reasonable period of time for control methods to be implemented,
- If reinspection shows no effective actions have been taken, a weed control notice under Section 18 of the Noxious Weeds Act shall be served,
- Failure to comply with this notice will result in an penalty infringement notice being issued under Section 63 of the Noxious Weeds Act,
- Council also reserves the option of entering the property to carry out work at the landholder's expense, under Section 20 of the Noxious Weeds Act.

DELEGATION

The General Manager is authorised to issue notices and take appropriate action in accordance with Noxious Weeds Act 1993 to remove noxious plants.

The Noxious Weeds Officers are authorised to enter private land in order to administer the Noxious Weeds Act 1993 and the Pesticides Regulations 2009..

REFERENCES

Noxious Weeds Act 1993

Noxious Weeds Regulations 2008

AUTHORISATION

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