

**1.        DEVELOPMENT APPROVALS**

**Introduction**

This report provides information to Council on the approved Development Applications for the month of March 2018.

**Background**

The approvals for the month of March 2018 bring the total approved Development Applications for the financial year to 64 with a total value of \$7,706,391.

| <b>DA No.</b> | <b>Location</b>                       | <b>LOT/DP</b>       | <b>Description</b>        | <b>Value</b> | <b>Assessment Time/Days</b> |
|---------------|---------------------------------------|---------------------|---------------------------|--------------|-----------------------------|
| 2018/07       | Burril Street<br>Tomingley            | 6/758983            | Skillion                  | \$1,000      | 4                           |
| 2018/14       | Bowden<br>Fletcher Drive<br>Narromine | 35/1209533          | Dwelling                  | \$428,000    | 14                          |
| 2018/15       | Narwonah Road<br>Narromine            | 11/755120           | Solar Panels              | \$433,256    | 15                          |
| 2018/16       | Minore Street<br>Narromine            | 11/1195075          | Transportable<br>Dwelling | \$45,000     | 11                          |
| 2018/17       | Croudace<br>Street Trangie            | 119 & 142<br>755126 | Toilet Block              | \$85,000     | 18                          |
| 2018/18       | Dappo Road<br>Narromine               | 224/755113          | Amenities<br>Block        | \$58,000     | 1                           |
| 2018/19       | Murgah Street<br>Narromine            | 119/810143          | Patio Cover               | \$17,800     | 6                           |

**Issues**

Council currently has 1 development application under assessment. This application is on hold for reasons such as awaiting additional information.

Council has a statutory obligation to determine development applications within 40 days. The average assessment time for determining applications in March 2018 was 9.86 days.

**Assessment**

**(a)        *Legal Implications Including Directives and Guidelines***

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

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

**(b)       Financial Implications/Considerations**

There have been 64 development approvals with a total value of \$7,706,391 for the financial year.

**(c)       Strategic Implications**

This report relates to Item 3.1.6 of the Community Strategic Plan and Item 3.1.6.1 of the Delivery Program – Ensure compliance with relevant building codes and regulations

**Conclusion**

The approvals for the months of March 2018 brings the total approved Development Applications for the financial year to 64 with a total value of \$7,706,391.

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**RECOMMENDATION**

That the report be noted.

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**2.        KURRAJONG TREES IN DANDALOO STREET**

**Introduction**

The purpose of this report is to advise Council that it is intended to remove the old Kurrajong Street Trees in Dandaloo Street and replace them with a more suitable tree species as part of the extension of the Main Street Enhancement project.

**Background**

It appears from old Newspaper articles that in 1917, a decision was made to plant an avenue of Kurrajong trees along Dandaloo Street to honour soldiers from Narromine who had enlisted or fallen in the First World War. It is unclear from the information available whether the project was initiated by the Council or was the idea of a local resident. The Council would have approved the planting and in 1921 the Mayor of the day asked for the procurement of further trees to fill vacant spaces in the Avenue of trees.

The choice of Kurrajong trees as street trees was certainly the wrong tree for the wrong location and many problems have been experienced, and are only worsening with these trees as time goes by.

**2.    KURRAJONG TREES IN DANDALOO STREET (Cont'd)**

The significance of the avenue of trees to honour the soldiers would have been superseded by the Cenotaph which was built and officially opened on 25<sup>th</sup> April 1924. All Anzac Day and Remembrance Day ceremonies in Narromine since 1924 have been conducted at the Cenotaph (which records the names of World War I servicemen).

**Issues**

Ongoing problems that are caused by the Kurrajong trees include –

- Falling of seed pods and leaves which have to be continually cleaned up by Council staff early in the mornings and take considerable staff time.
- Lifting of the bitumen by the tree roots which causes public liability insurance issues with people tripping when crossing that part of the street or getting in and out of cars. In places the bitumen has been raised up quite high by the roots and is quite dangerous to pedestrians or people alighting from cars because of the very uneven surface they step on to.
- Interfering with the kerb and gutter along the street.
- Potential problems with some water pipes in the area.

There is no question that they are not suitable trees for street trees and not only are they unsightly, several have died over the last hundred years and been replaced by other species so they are no longer an avenue of the same trees. There is no point in continuing to persevere with these trees when it was obviously a poor decision to plant them in the main street in the first place and they have the potential to cause serious bodily harm to anyone who trips over the raised tree roots, as well as the ongoing cost to Council for their maintenance.

No doubt when they were planted initially in 1917 there would not have been any bitumen, kerb and gutter or drainage to take into account, just dirt roads with buildings. Over the last one hundred years times have changed and the trees are no longer suitable with the advent of bitumen seal and concrete kerb and gutters, as well as the cars parking along the kerb.

With the proposed extension of the main street enhancement project which will include more traffic islands and extend the CBD past the Narromine Shire Family Health Centre, removing the Kurrajong trees and replacing them with a more suitable and attractive street tree will greatly enhance the look of the main street and help to tie together both sides of the main street separated by the railway line.

Many people travelling through Narromine comment on how well presented the Main Street is from Burroway Street along Dandaloo Street and to extend this beautification on the other side of the railway line past the Health Centre will be a huge improvement to the look of the town centre and include both sides of the railway line along Dandaloo Street into the central business district.

**2.    KURRAJONG TREES IN DANDALOO STREET (Cont'd)**

Contact has been made with the Narromine RSL Club and they agree that the Kurrajong trees are the wrong tree in the wrong place and they are very well aware of the problem caused with the bitumen. They have no objection to these trees being removed so long as they are replaced with a more suitable attractive species of street tree. They also agree that the Cenotaph has superseded the need for an avenue of trees to honour the soldiers of the First World War.

Contact was also made with a long term resident who lives in Dandaloo Street and he advised that the original avenue of Kurrajong trees went from the Scout Hall to Hargreaves Corner however when the then Department of Main Roads installed the first bitumen strips along Dandaloo Street, they removed many of the Kurrajong trees because they were in the way of the bitumen. He said originally it was just two strips of bitumen and the Council then developed the centre garden plots to fill in the gap between the two strips of bitumen. This was about 1935-36. On the southern side of the railway line, the trees eventually were planted the full length of Dandaloo Street. He also said that in those days the Kurrajong tree was highly regarded and they didn't have a lot to choose from. He commented that many of the Kurrajong trees look quite ugly and make a considerable mess, a lot of which blows into his front yard. He also felt they were the wrong trees in the wrong place.

It is intended that Council undertake public consultation before removing the trees by writing to all the residents and businesses along Dandaloo Street to advise of the intention to remove the trees and replace them with a more suitable species.

It has been suggested that a plaque be incorporated into the enhancement works stating there was an avenue of Kurrajong trees planted along Dandaloo Street to honour the servicemen, which have now been replaced, and this would be a way of retaining the history of the planting. The RSL members are happy to liaise with Council with regard to the wording of this plaque.

**Assessment**

**a)    *Legal Implications***

There are no legal or policy implications.

**b)    *Financial Implications***

There is funding in the current budget to have these trees removed and it is an ideal time to do so. Preparation could then be made to plant the new trees in Spring.

**c)    *Assessment***

This matter relates to Item 1.2.6 "*Develop a Narromine Shire Main Street Master Plan to improve the amenity of the shopping precinct to accommodate a boutique feel*" and Item 1.4.1.1 of the Delivery Program to implement actions identified in Council's Disability Inclusion Action Plan (DIAP) which relates back to the PAMP (Pedestrian Access Mobility Plan) and safety of footpaths, roads etc.

**2.    KURRAJONG TREES IN DANDALOO STREET (Cont'd)**

**Summary**

The Kurrajong trees along Dandaloo Street have been causing a problem for many years and the problem is getting worse over time. The danger to the public when alighting from cars parked near the trees because of the raised and uneven bitumen caused by the roots, is very real and could end up with injuries to residents and public liability insurance claims, especially with the ageing population. Council has a duty of care to ensure its roads and footpaths are safe and as time goes on, the problems caused by the roots of these trees will only worsen.

The Narromine RSL Club have no objection to the trees being removed and replaced with more suitable and attractive street trees. They also would like to see a plaque placed in a suitable place commemorating the planting of the Kurrajong trees as a historical reminder of what was there in the past. The RSL Club agree that the Cenotaph has superseded the need for the avenue of trees as a memorial.

**RECOMMENDATION**

That –

- a)    the Kurrajong trees in Dandaloo Street Narromine be removed and replaced with an avenue of more suitable street trees.
- b)    Council liaise with the Narromine RSL Club with regard to the wording for a plaque commemorating the history of the Kurrajong trees as a historical reminder, to be placed in an appropriate place with the extension of the Main Street Enhancement project to the Narromine Shire Family Health Centre.
- c)    That all residents and businesses along Dandaloo Street be notified of Council's intention to replace the Kurrajong trees with a more suitable species.

Vas Roberts  
**Director Community & Regulatory Services**