

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



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 2018.

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

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.

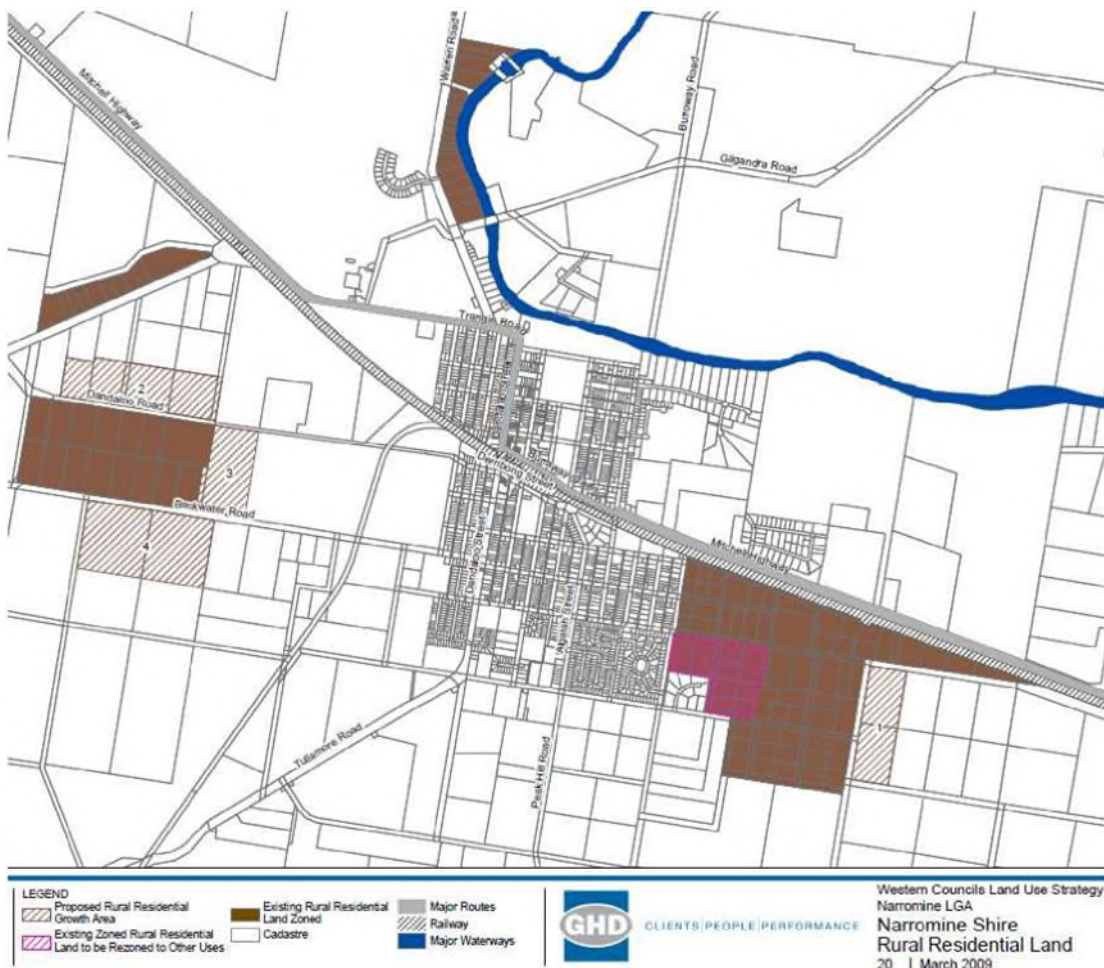


Figure 1: 2009 Strategy recommended / considered areas.

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).

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.				
'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.				
'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:				

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.				

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 Narrromine 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).

Narrromine	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 Narrromine LGA

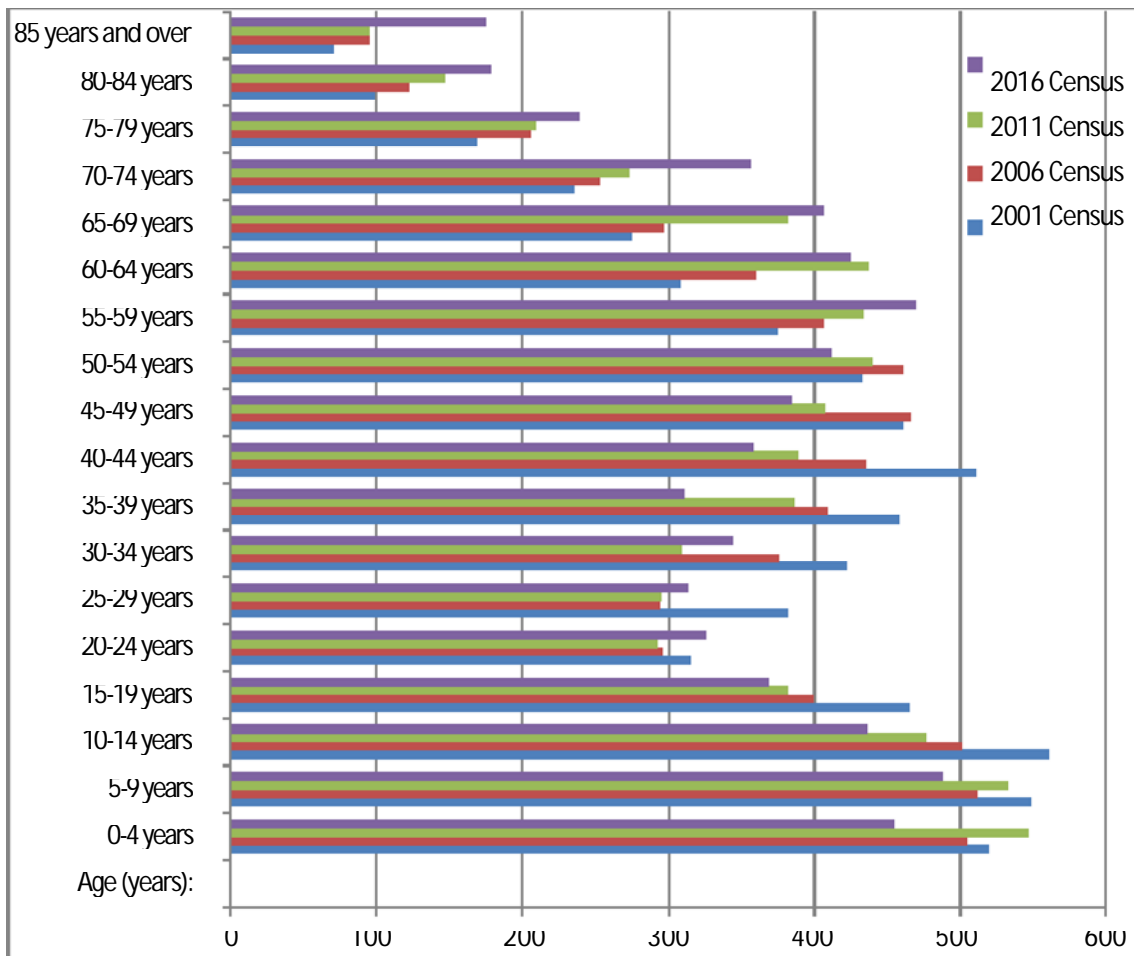


Figure 9: ABS Census 2016 age cohort data

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.

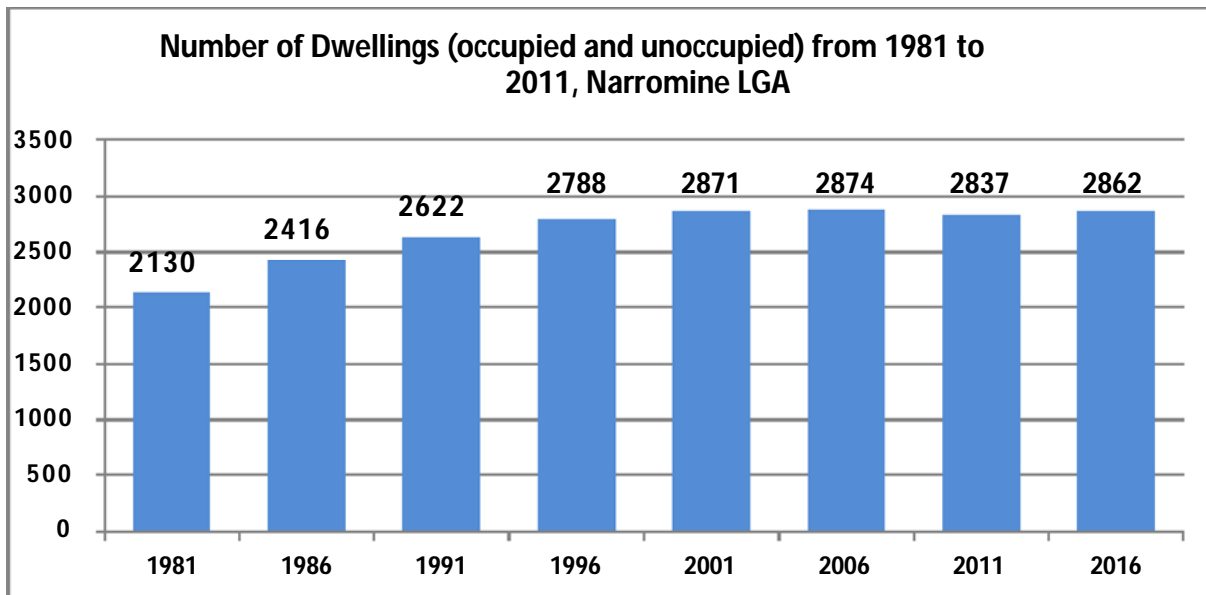
The figures below show a shift away from flats and units as well with a decrease in unit and flat numbers. This can indicate these types of domiciles being converted to other non-residential uses, such as flats above shops being used for office or other space.

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.

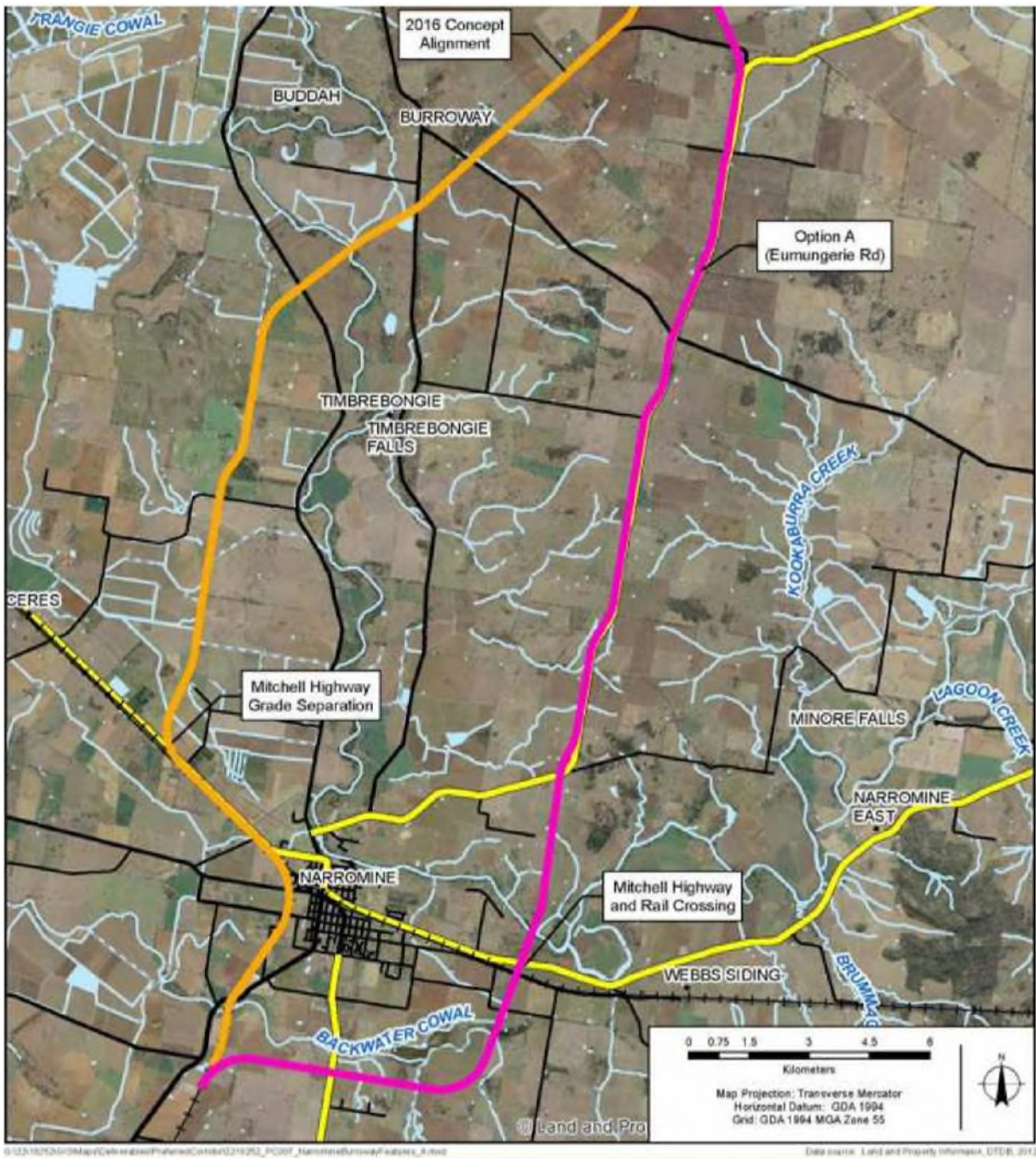


Figure 16: December 2017 Inland Rail Options Report – Potential Alignment around Narromine.

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)

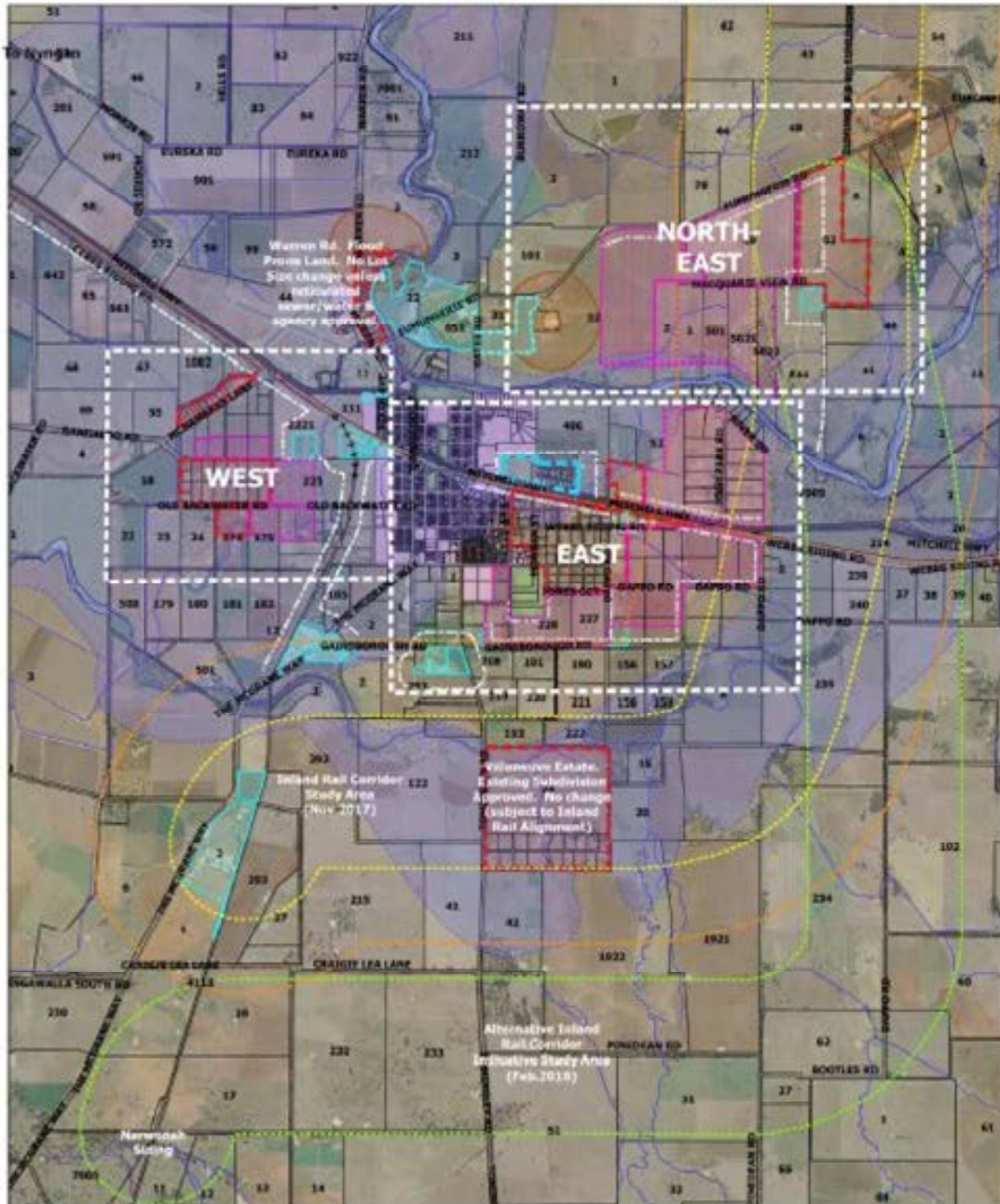


Figure 17: Strategy Overview with Possible Inland Rail Study Areas near Narromine (to be confirmed)

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.

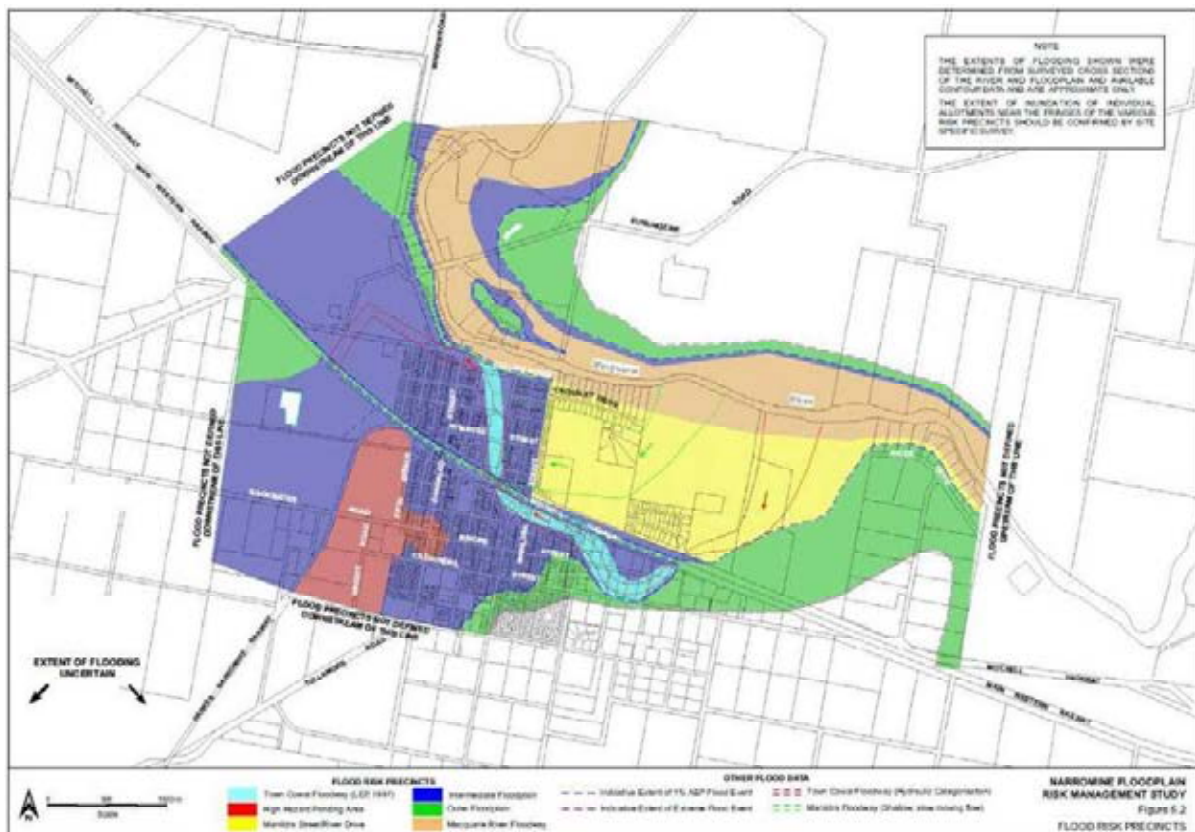


Figure 18: Floodplain Risk Management Study & Plan for Narromine (Prior to Levee Bank) - Source: Council's website.

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.

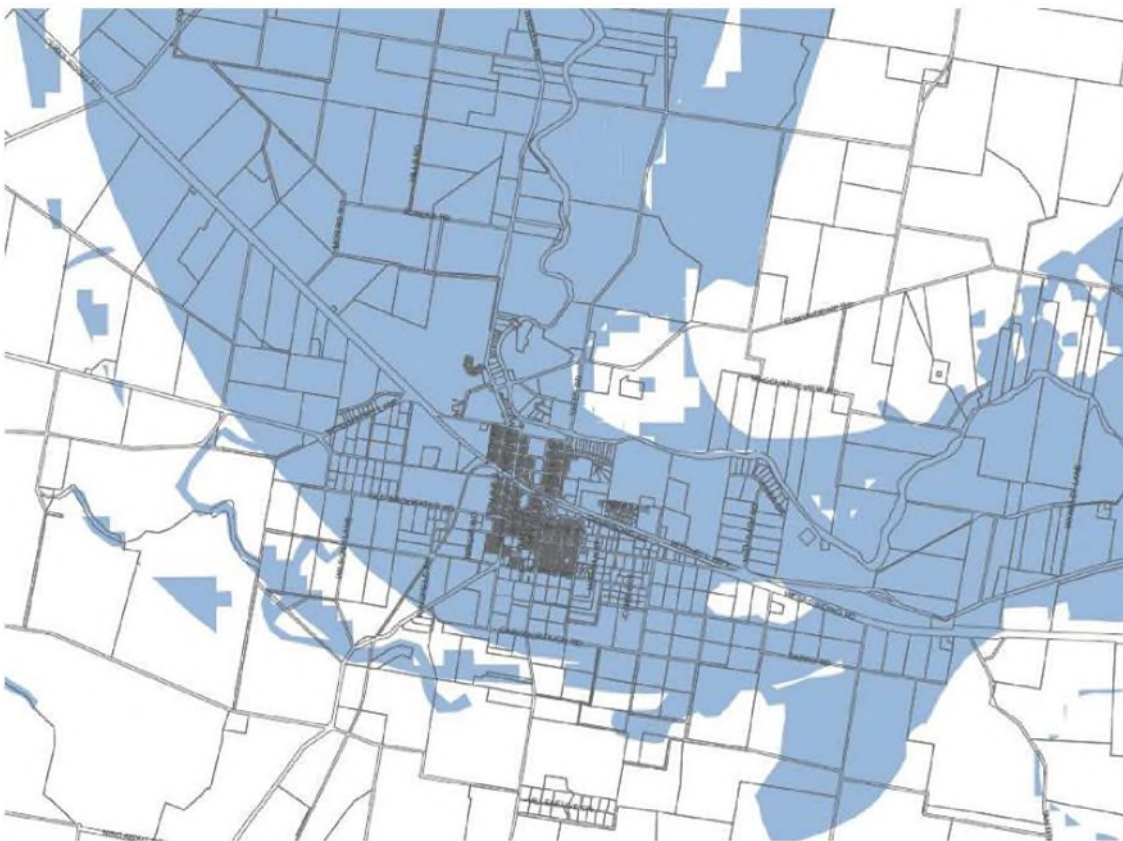


Figure 19: Groundwater Vulnerability Map GRV_004 for Town of Narromine (Source: Narromine LEP 2011).

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).

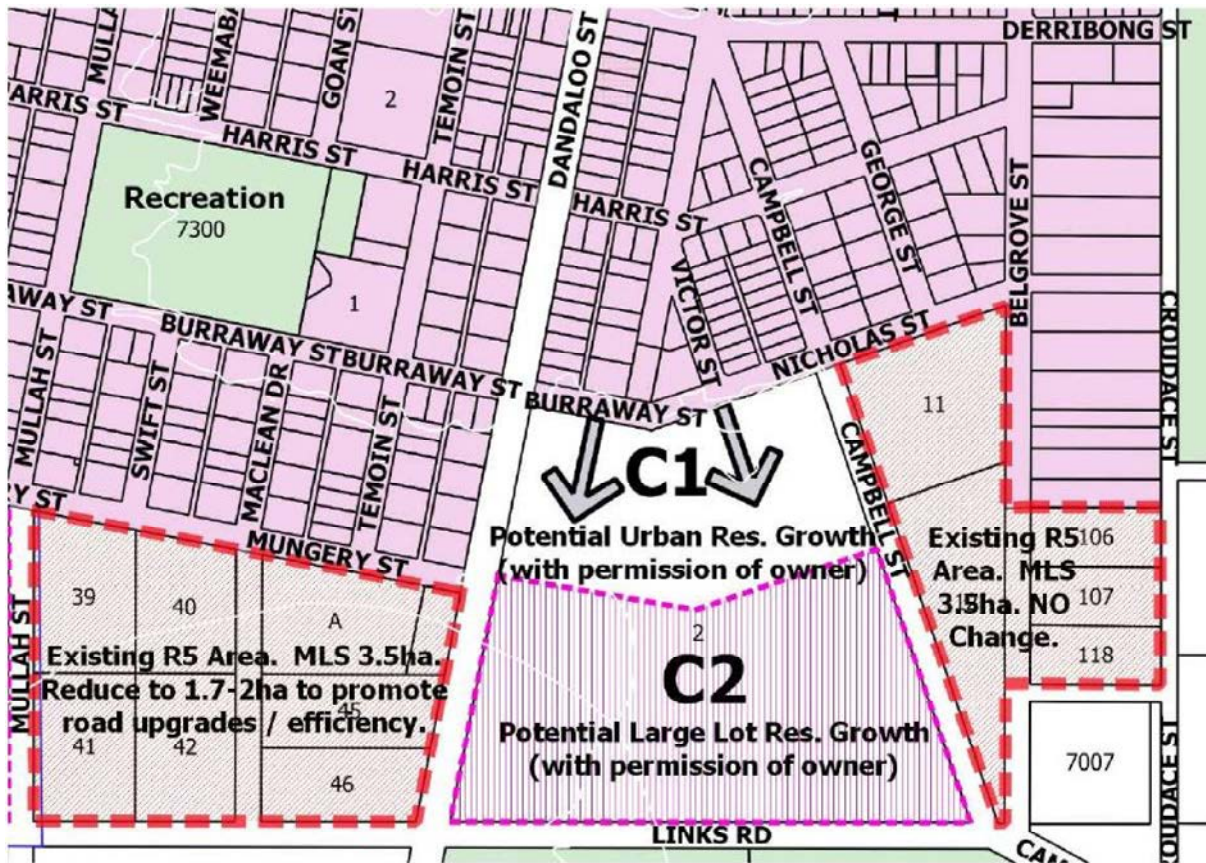


Figure 21: Excerpt from Trangie Strategy Maps showing potential future urban residential growth area (marked as C1) south of Burraway St/Nicholas St (subject to owner consent).

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.

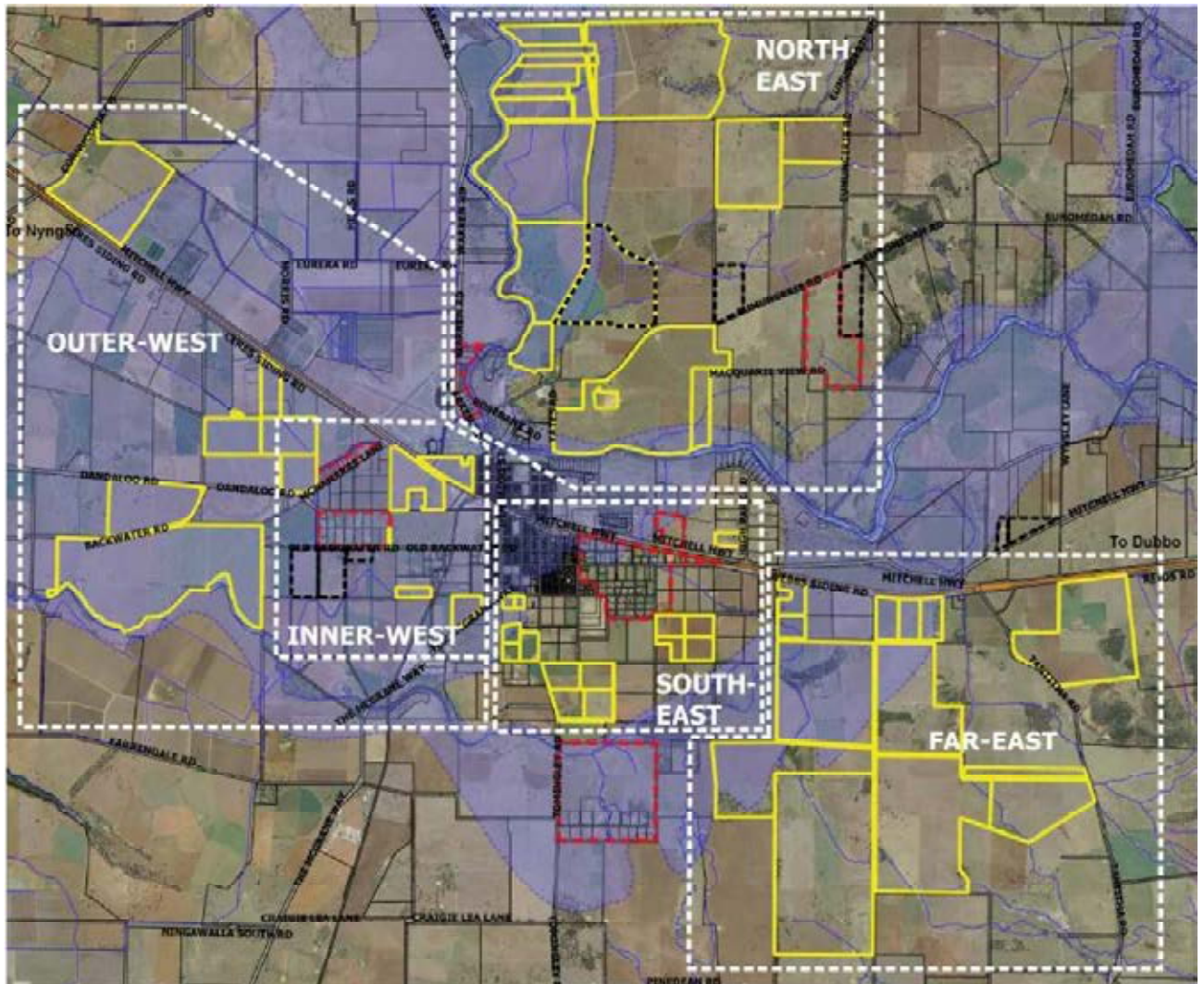


Figure 23: Summary of Existing Large Lot Residential Areas (Zone R5 in red), previously recommended sites (black) and owner nominated sites for review in 2017 (yellow).

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 over-looked (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

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 Colybur 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

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

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

Narromine Shire Residential (& Large Lot Residential) Strategy 2018

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 Cowal. 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 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	Potential route for Inland Rail Flood potential from Cowal Competitiveness with LLR closer to Dubbo

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 Widgee 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.

Narromine Shire Residential (& Large Lot Residential) Strategy 2018

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.

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 (unserved)
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 (unserved) 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 Colybur 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

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Candidate Area	Locality	Gross Area (ha)	Net Area (ha)	Year Supply *	Recommendation	Comment
1	Eumungerie Rd, Narromine 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 Narromine 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 Narromine	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 Narromine	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 Narromine. Move to Long Term (subject to addressing flood issues). Other land closer to Narromine preferred in short to medium term.
5	Mitchell Highway Narromine	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.

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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 recommended	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 recommended	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, Narromine	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 Narromine	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 Narromine in medium to Long term.
17	Lot 255 DP 722853, Nellie Vale Road Narromine	19.88	19.88	0.8	Not recommend ed	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 Narromine more suitable.
18	Lots 102, 104 and 105 DP 1011933, Tomingley Road Narromine	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 Narromine 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.

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19	Lot 152 DP 755131, 426 Dappo Road Narromine	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 Narromine	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)

Legend for Development Potential in each Site Analysis Table

For the 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. ■■■■■ 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	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.				
Current Land Use	Low-Med: Agricultural – Cropping & Grazing.				
Adjacent Land Uses	Low-Med: Cropping & grazing on all adjacent properties.				
Topography	High: Relatively flat with high points along Eumungerie Road (north-south).				
Agricultural Classification	Low: Class 2 Land Capability (limited agricultural constraints).				
Watercourse/ Drainage	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.				
Flood Status	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.				
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	Med: According to GIS, electricity on western side of Eumungerie Road but more difficult to access (subject to Electricity Authority confirmation).				
Reticulated Sewer/Water	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.				
Native Veg.	Med-High: Limited except along sections of northern and western boundary (sensitive biodiversity). Does not affect Lot 78 substantially.				
Bushfire	Med-High: Limited except along sections of northern and western boundary.				
Noise	Med: Potential for some noise from Eumungerie Road. No proximity to rail.				
Groundwater	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.				
Other Constraints	Med: Near Acton Quarry (on opposite side of Eumungerie Road) that may require a buffer of 500m to 1km (if blasting).				


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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 DP1117790 () (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	Adjacent to recent rezoned R5 & lifestyle river lots-infill development Majority land outside flood zone Potential for future levee protection Close to Narromine & services	Proximity to river desirable Slightly lower agricultural potential Limited vegetation or bushfire risk Electricity nearby (potential for reticulated water & sewer <1km)
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>	Low likelihood of sewer/water (septics undesirable in flood zone but most appears to be above 1% AEP). Some sensitive biodiversity Some bushfire risks Groundwater vulnerability May limit industrial area growth

No. 9	SOUTH-EAST NARROMINE (DAPPO / WEBBS SIDING ROAD AREA)	
Address(es)	Dappo / Webbs Siding / Gainsborough Roads, NARROMINE	
Addresses/ Lot & DP(s)/ Owners / Area	Nominated Lots (yellow boundary) only include Lots 152-155 DP755131 & Lot 542 DP1151292 (██████████) 426 Dappo Road ~62.2ha. Additional Lots for consideration (pink dotted boundary) include: a) Lots 145-151 DP755131 (██████████) Webb Siding Road ~53.4ha (6*8.9ha lots); b) Lots 227 & 228 DP755131 & Lot 1 DP249020 (██████████) 'Amaroo Park' 36 Jones Circuit (also frontage to Gainsborough Road) ~68.8ha.	
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 (██████████). 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 () ~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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Other Constraints	<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>	
Other Opportunities	<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>	
Sub-Regional LUS GHD 2009	<p>Not identified / included.</p>	
Narromine Rural Residential LUS GHD 2013	<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>	
Summary of positive's for LLR	<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>
Summary of negative's for LLR	<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) (██████████) '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> <ul style="list-style-type: none"> a) Western part Lot 223 DP1081087 (Owner) between Old Backwater Road and Dandaloo Road ~38ha of 89ha lot; b) Lots 9, 98-108 & 126 DP755131 () between Dandaloo Road and McNamaras Lane ~97.6ha; c) Some limited lots south of Old Backwater Road ~24ha. 				
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> <ul style="list-style-type: none"> 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). 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. 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. 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. 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. 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. 				
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> <ul style="list-style-type: none"> a) Lot 1 DP580621 & Lot 2 DP1100169 (██████████) 'Billabong' 587 Dandaloo Road & 'Arcadia' 233 Backwater Road ~528.8ha; b) Lots 55, 67 & 68 DP755124 (██████████) 'Cherryville' 372 Dandaloo Road ~146.4ha c) Lot 551 DP608132 (██████████) 'Nundoone Park' 213 Ceres Siding Road ~32.7ha; d) Lot 2 DP539061 (██████████) 'Glen Iris' 70 Cornucopia Road ~202ha. 	
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> <ul style="list-style-type: none"> 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; 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; 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; 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. 	

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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 Cowl. 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> <ul 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> <ul 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	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: 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	<p>As stated above, GHD has already recommended the following preferred locations in areas closer to the village of Tomingley:</p> <ol style="list-style-type: none"> 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?

- Vacant residential land Rural residential land WITHOUT A HOUSE
 House in town 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?

- House out of town House in town 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
