

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 3.1.6 – Encourage developers to consider energy efficiency and sustainable building design options in new developments DP – 3.1.6.1 - Ensure compliance with relevant building codes and regulations

Executive Summary

This report provides information to the Council on the approved Development Applications for May 2025.

Report

The following development applications have been determined by the granting of consent, approved by Council under delegated authority (unless noted). The reasons for the decision (having regard to any statutory requirements applying to the decision), are documented in the assessment reports.

May 2025

DA No	Date	Location	Title Desc	Development	Value	Assess- ment time (days)	CPP*
2024/62	13/05/25	Farrendale Rd NARROMINE	51/-/595537; 6/-/569413	660ML Irrigation Water Storage Facility & Flood work	\$475,311	40	INT
2025/17	2/05/25	Third Ave NARROMINE	9/2/15250	Dual Occupancy (attached)	\$808,745	20	NN
2025/20	9/05/25	Bowden Fletcher Dr NARROMINE	1/-/1003835	Hangar	\$74,250	1	IN
2025/21	15/05/25	Minore St NARROMINE	711/- /535886	Shed additions	\$40,600	18	IN
2025/23	22/05/25	Mullah St TRANGIE	34/-/809664	2 Lot Residential Subdivision	\$5,000	11	IN
2025/25	15/05/25	Myall St TOMINGLEY	9/12/758983	Signage (7m monopole) LED price board	\$49,500	2	IN
2025/26	26/05/25	18 Temoin St Narromine	11/-/625231	Domestic Storage Shed	\$31,000	2	IN
2025/24	29/05/25	177 Merilba St Narromine	7A/-/409306	Change Of Use (Shop to Dwelling)	\$0.00	1	IN
2025/27	30/05/25	81 Narromine St Trangie	B/-/385660	Domestic Storage Shed	\$60,000	1	IN

*Community Participation Plan level of engagement – (Low impact: IN-Inform; Higher Impact (Consult): NN – Neighbour notification; AD – Advertised development; DES- Designated Development; INT – Integrated Development).

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS (Cont'd)

The approvals for the month of May 2025 bring the total approved Development Applications for the financial year to 59 with a total value of \$14,042,608. At this time last year there were 52 applications approved with a value of \$10,759,301 (as reported to Council, June 2024).

May 2025 - MODIFICATIONS

One minor modification was issued for May 2025 pursuant to s4.55(1) Modifications involving minor error, misdescription or miscalculation.

DA No	Date	Location	Title Desc	Development	Value	Assessment time (days)	CPP*
2025/17.2	2/05/25	Third Ave NARROMINE	9/2/15250	Affordable Housing - Dual Occupancy (attached)	\$808,745*	0	IN

* Value already accounted in total.

There are currently 3 applications under assessment.

Legal and Regulatory Compliance

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

Risk Management Issues

Nil

Internal/ external Consultation

Public notification of decisions for determinations of development consent (and modifications) in accordance with EP&A Act under Schedule 1, section 20(2) is required.

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. LOCAL STRATEGIC PLANNING STATEMENT – REVIEW OF ACTIONS

Author	Manager Planning
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	DP - 2.1.5 New plans and strategies are developed in line with the community's needs and encourages economic growth. Narromine Shire Community Strategic Plan 2032 – Planning undertaken by Council to assist in achieving the outcomes under each guiding principle in the CSP.

Executive Summary

This report aims to provide Council with an update to the implementation of the Local Strategic Planning Statement (LSPS) adopted Actions.

Report

All NSW councils were required to prepare a Local Strategic Planning Statement (LSPS) for implementation by 1 July 2020. Council's LSPS was adopted by Council at its meeting in June 2020. The LSPS provides an emphasis on the delivery of a range of strategic land use planning outcomes associated with future growth and development of Narromine Shire LGA.

The various land use planning Themes, Planning Priorities and Actions contained in the LSPS are also critical in facilitating a range of community aspirations for land use planning outcomes contained within the Narromine Community Strategic Plan (CSP). The LSPS enables an alignment between the Narromine CSP and the directions for urban growth and development contained in the Central West and Orana Regional Plan 2041.

The Local Strategic Planning Statement (LSPS) is scheduled to be reviewed in line with the CSP (4 yearly) and the entire LSPS is to be reviewed every 7 years to comply with the Environmental Planning & Assessment Regulations. Staff have been advised by NSW Department of Planning, Housing and Infrastructure of future release of new guidelines for LSPS drafting. A comprehensive review of the LSPS should be carried out by June 2027.

Progress has been made with key items and timing updated. Completed actions are highlighted. See table attached for update comments. The update highlights the need to prioritise and update the Development Control Plan (DCP) (2011) to assist implementation of adopted Strategies.

2. LOCAL STRATEGIC PLANNING STATEMENT – REVIEW OF ACTIONS (Cont'd)

Financial Implications

The Local Strategic Planning Statement will assist in the prioritisation of future Council and community expenditure priorities.

Legal and Regulatory Compliance

The Local Strategic Planning Statement has been prepared in accordance with clause 3.9 of the Environmental Planning and Assessment Act 1979.

Risk Management Issues

Risk management issues are considered minimal in the adoption of the recommendation.

Internal/ external Consultation

Executive Leadership Team have been consulted internally.

External consultation to occur at comprehensive review stage. The update to actions is to be notified to the public and placed on Council's website. The LSPS is published on the NSW Planning Portal.

Attachments

- LSPS actions – progress update June 2025 (**Attachment No. 1**)

As this is a planning decision made in the exercise of a function of Council under the EPA Act 1979, a division is required to be called for the motion (section 375A, Local Government Act 1993).

RECOMMENDATION

That Council note the progress towards actions within the Local Strategic Planning Statement.

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

3. UPDATE – RESIDENTIAL AND LARGE LOT RESIDENTIAL SUPPLY AND REZONINGS

Author Manager Planning
Responsible Officer Director Community and Economic Development
Link to Strategic Plans

Delivery Program 2.1.5 New plans and strategies are developed in line with the community's needs and encourages economic growth.

Narromine Shire Community Strategic Plan 2032 - Goal 2 – Growing Our Economy - Sustain and grow our local population.

Narromine Shire Residential and Large Lot Residential Strategy – Minimum of 10 years and maximum of 30 years supply of zoned land should be aimed to be in the pipeline or ready for development to avoid sudden supply/demand mismatch. Strategy guides planning proposals for rezoning and LEP reviews.

Narromine Local Strategic Planning Statement - Priority 18 – Implement recommendations of the Narromine Shire Residential (and Large Lot Residential) Strategy

Executive Summary

The intention of this report is to update Council on the uptake of land for housing across the Shire. The update aims to inform the status of the implementation of the Residential and Large Lot Residential Strategy 2018. The document “Residential and Large Lot Residential Update” (2025) is attached.

Update makes recommendation for one site to progress for rezoning in Narromine. The site to be rezoned is from RU1 Primary Production to R5 Large Lot Residential (LLR) and is in line with the adopted Residential and Large Lot Residential Strategy 2018.

Report

Council Officers have reviewed figures, including supply and demand from the Residential and LLR Strategy to determine uptake of lands and whether new sites can be presented for rezoning. This ensures a rolling supply of land is available for housing.

Attachment No. 2 provides an update to the Strategy with revised development data and recommendations for short term changes.

Key issues identified:

- Uptake or demand for residential and LLR land is faster than the 2018 Strategy anticipated. See the following table.

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

3. UPDATE – RESIDENTIAL AND LARGE LOT RESIDENTIAL SUPPLY AND REZONINGS (Cont'd)

Strategy anticipated average annual demand 2018	Actual average annual demand from Council approvals register 2018-2025
7-8 new dwellings around Narromine	14-15 new dwellings around Narromine
1-2 new dwellings around Trangie	3-4 new dwellings around Trangie
1-2 new dwellings around Tomingley	1-2 new dwellings around Tomingley

- Private investment in land for development is slow.
- The largest investment in land for housing has been by Council and one other local not for profit organisation.
- Council has had to take a lead role in land development (e.g. Skypark, Wentworth Parklands, Dappo Road).

The previous Council-led planning proposal to amend the Narromine Local Environmental Plan to permit additional land for housing development and implemented the recommendations of the Strategy (LEP Amendment No 11 finalised in May 2023) has not resulted in significant influence on private development to date.

Site recommended for LEP mapping amendment in Residential and LLR Update

At this time, one Council owned site is recommended for rezoning and minimum lot size changes, being:

1. Part lots 227 and 228 DP 755131 and Lot 1 DP 249020 are to be rezoned to R5 and have their MLS changed from 400ha to 1.7ha and 4ha. See plan below. The Proposal will activate lands previously identified for housing.

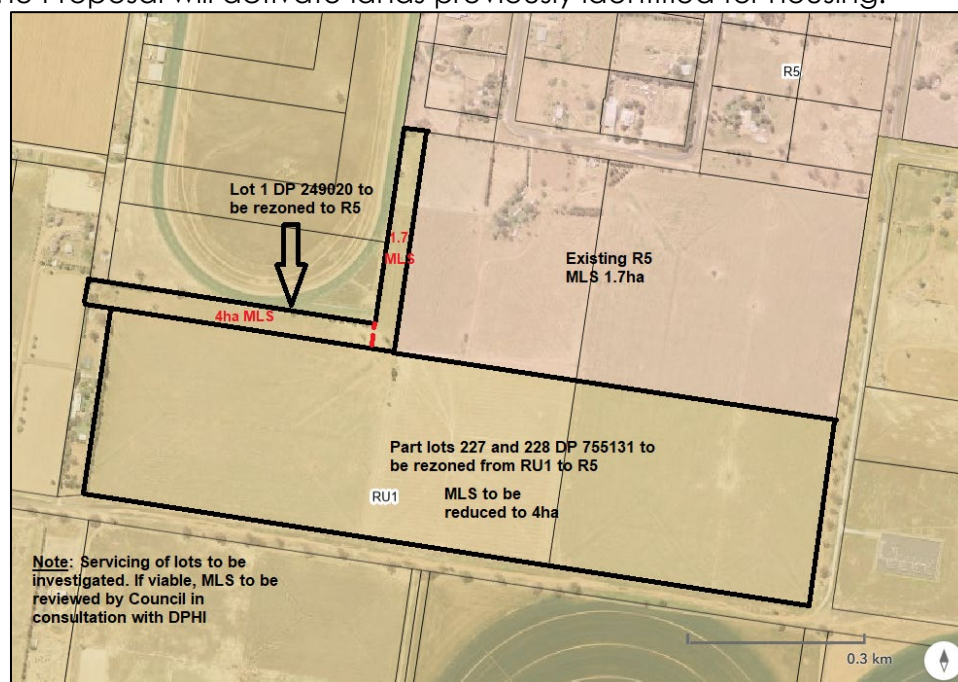


Figure 1: Proposed zoning changes, Jones Circuit area. Source: NSW Planning Portal with annotations

**NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**

**3. UPDATE – RESIDENTIAL AND LARGE LOT RESIDENTIAL SUPPLY AND REZONINGS
(Cont'd)**

Land affected by future Planning Proposal

Existing Lot	Location	Details	Area
Pt Lt 227 DP 755131	Dappo Road/Gainsborough Rd	Currently zoned RU1. Identified in Strategy as future R5. To be rezoned to R5 and MLS changed to 4ha	15.4ha
Pt Lt 228 DP 755131	Gainsborough Rd	Currently zoned RU1. Identified in Strategy as future R5. To be rezoned to R5 and MLS changed to 4ha	25.4ha
Lot 1 DP 249020	Jones Circuit	Currently zoned RU1. Identified in Strategy as future R5. To be rezoned to R5 and MLS changed to 1.7ha/4ha.	3.398ha

A Planning Proposal is required to seek to facilitate amendments to the Narromine LEP by way of:

1. Land Rezoning - The Planning Proposal aims to change the existing land zoning of the properties from RU1 to R5 (Jones Circuit).

2. Adjustment of Minimum Allotment Size to the current Minimum Allotment Sizes for respective zones to facilitate future subdivisions – Proposed minimum lot sizes are as per the Strategy, unless servicing in Jones Circuit justifies a reduction, in which case further consultation with Council and DPHI would take place.

Supporting studies carried out prior to seeking Gateway Determination

The Planning Proposal is expected to be supported by studies, to determine whether the land is appropriate for residential use. Such as:

- Preliminary Site Contamination Investigation.
- Servicing Investigations and/or Onsite Effluent Management Report.
- Land Use Conflict Risk Assessment. Buffering to adjoining land uses to minimise any land use conflict will be thoroughly considered as part of any resulting subdivision design.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979

Environmental Planning and Assessment Regulation 2021

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

3. UPDATE – RESIDENTIAL AND LARGE LOT RESIDENTIAL SUPPLY AND REZONINGS (Cont'd)

Risk Management Issues

Strategic Land Use Planning

The current Residential and Large Lot Residential Strategy was adopted by Council 2018. The "Residential and Large Lot Residential Update" (2025) aims to inform the status of the implementation of the Strategy. Leading on from the Update, planning staff identify that a comprehensive process to prepare a new Residential and Large Lot Residential Strategy would be required to ensure land is identified to meet growth and housing into the future.

Servicing

Future demand on public facilities and amenities may be addressed with a subsequent review of the Narromine Shire Council Section 7.12 Contributions Plan 2019.

Similarly, a review of the developer servicing charges for new lots created in the future under the Development Servicing Plan for Water Supply and Sewerage to ensure levels of service are met and service areas are relevant. Pressurised sewerage is a consideration with these developments if fall to sewer proves unviable. Servicing of the sites will impact minimum lot sizes - currently proposed minimums do not justify connecting to services.

Conflict of Interest

Council as landowner manages conflicts of interest through implementation of Policy (Conflicts of Interest Policy - Dealing with Council-Related Development Throughout the Development Process). This policy deals with potential conflicts associated with development applications, not specifically to planning proposals. In following the same process outlined in the Policy, a conflict-of-interest management statement can be prepared with the future Planning Proposal. The following information is provided.

Question	Response	Management response
Is this Proposal one in which a potential conflict of interest exists?	Council as landowner and developer may be perceived to have a conflict of interest	Council will: <ul style="list-style-type: none">- Prepare the Planning Proposal in house- Have the Governance Director/GM oversee the process- Reporting to Council at each step of the process to ensure transparency
Which phase of the development is the conflict likely to arise?	At the outset – site selection and during assessment	<ul style="list-style-type: none">- Site selection was determined in 2018 with original strategy prior to Council owning the land- The assessment of this Proposal is completed by the Department of Planning and regulated by a rigorous rezoning process.

3. UPDATE – RESIDENTIAL AND LARGE LOT RESIDENTIAL SUPPLY AND REZONINGS (Cont'd)

Additional information in support of a Proposal:

- Council has already acted on other rezonings and minimum lot size reductions to permit private developments of R5 land. Resulting developments have been slow. (Reference to LEP Amendment No 11 finalised in May 2023).
- Council is faced with urgency in provision of land for housing based on take up rates and future worker housing demand. Without developer interest, Council is taking a lead role to fill this gap.

Internal/External Consultation

Engineering staff have been consulted regarding the potential for servicing design and Governance shall be consulted regarding any conflicts of interest and compliance with Council's policy in this regard.

In the future, formal consultation will be carried out in accordance with any Gateway Determination for any LEP amendment process. As this Proposal is recommending sites from an existing Strategy which has already been through community consultation, further consultation at this stage is not required.

It is recommended that the document "Residential and Large Lot Residential Update" (2025) be placed on exhibition for public information. As 'lower impact' the engagement level is 'inform' and the plan suggests online engagement and notification to affected stakeholders (in accordance with the Community Engagement Strategy 2024).

Attachments

Attachment No. 2: Residential and Large Lot Residential Strategy Update 2025

The above Strategy update provides brief analysis of residential supply, take up rates and approvals data to inform timeframes for new housing land supply. This update supports the information in this report.

As this is a planning decision made in the exercise of a function of a Council under the Environmental Planning and Assessment Act 1979, including a decision relating to an environmental planning instrument under that Act, a division is required to be called.

RECOMMENDATION

That Council:

1. Note the information provided to update Council on the uptake of land for housing across the Shire.
2. Resolve to place the document "Residential and Large Lot Residential Update" (2025) on exhibition for a period of 14 days in accordance with the Community Engagement Strategy.
3. Proceed with the preparation of a Council led Planning Proposal to rezone Lot 1 DP 249020 and Part Lots 227 and 228 DP 755131 from RU1 to R5 and reduce the minimum lot size to 1.7ha and 4ha in accordance with this report.

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE**

Author	Manager Planning
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 3.1.6 – Encourage developers to consider energy efficiency and sustainable building design options in new developments DP – 3.1.6.1 - Ensure compliance with relevant building codes and regulations

Executive Summary

The subject land is associated with an existing hangar and development approval for a dwelling (DA2022/5). The owner has submitted documentation to advise they intend to surrender this previous approval for a brick veneer dwelling. A new application has been lodged for a dwelling of differing design and construction. This application is reported to Council due to the application seeking use of weather board style cladding.

This report provides Council with the opportunity to consider the s88B instrument established under the Conveyancing Act 1919 as a restriction on the use of the land applicable to the most recent release of SkyPark residential estate (DP1271467).

A development application has been submitted which requires approval of Council with reference to the second term of the restriction:

“2. All building materials shall be approved by Narromine Council but such approval shall not be required if such materials consist of double brick or brick veneer, rendered or similar materials and provided that the roof and ceiling of any dwelling house are insulated and the windows of any bedrooms with a south-west or north-west aspect are double glazed and all walls are sound insulated”.

The determination of the application is sought to be considered by Council with the approval of the building materials with regard to the terms of the restriction. The architectural plans demonstrate that the dwelling will comply with AS2021-Dwellings erected near aerodromes (for consideration of acoustics) and notes that any windows of bedrooms with a south-west or north-west aspect are double glazed and all walls are sound insulated.

Report

Description of Development:	Dwelling House (BCA Class: 1a)
Applicant:	Brad Acheson Building Pty Limited
Landowner(s):	Mr P Ayson and Mrs H Ayson
Landowners consent provided:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

Property Description:

Legal Description: Lot: 69 DP: 1271467, 4 Kingsford Smith Place
NARROMINE 2821

Existing Improvements: Hangar

Current land-use: R1 - General Residential

Locality and Site Context Map:

Lot: 69 DP: 1271467, 4 Kingsford Smith Place NARROMINE 2821



(Google earth imagery 27 Sept 2023)

Site Location:

Has the subject land been correctly identified on DA Plans and SEE?

☒ Yes ☒ No ☐ N/A

Is the land freehold title with all owners consent?

☒ Yes ☐ No ☐ N/A

Is the site vacant of buildings?

☒ Yes ☒ No ☐ N/A

Are there other buildings / structures located on the subject land?

☒ Yes ☐ No ☐ N/A

Has the proposed building location been confirmed on the subject land?

☒ Yes ☐ No ☐ N/A

Do the provided plans, specifications and supporting documents accurately depict the site conditions?

☒ Yes ☐ No ☐ N/A

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

Comments:

The site is with a developing residential subdivision with connection to the Narromine aerodrome. Lots are required in the s88B restriction on use of land to nominate a location for a hangar when a dwelling is proposed. Due to this purpose, large shedding is dominant in the streetscape.

This application is proposing to build a new home with:

- a colorbond roof (in colour of Dune), and
- use of alternative wall building materials, being Jame Hardie Weatherboard (in colour of Feather soft).

Site Inspection:

Date: 1 May 2025

Was the Applicant present? ☐ Yes ☒ No

Was the owner present? ☐ Yes ☒ No

Comments:

Use of alternative materials has been considered by Council previously in the Estate.

Staff under delegation of Council have approved dwellings in the most recent stage of SkyPark estate with a combination of materials, where brick, render, stone or similar materials are used with a feature component of cladding only.

Land opposite the site (Lot 55) has a dwelling approved, however the hangar has proceeded initially. Council, had previously considered alternative building materials for a second-hand relocated dwelling on that adjoining lot, which was not supported by Council.

More recently the Council has considered an application for an architecturally designed dwelling opposite the subject site at the August 2024 Ordinary Meeting of the Council. Use of alternative cladding was accepted in association with the modern house design.

Internal Referral Advice:

Has an Internal Engineering Referral been received? ☐ Yes ☒ No ☐ N/A

Has an Internal Heritage Advice Referral been received? ☐ Yes ☐ No ☒ N/A

Comments:

The standard conditions for a dwelling to be applied with additional conditions for building in a flood zone and within the vicinity of the aerodrome.

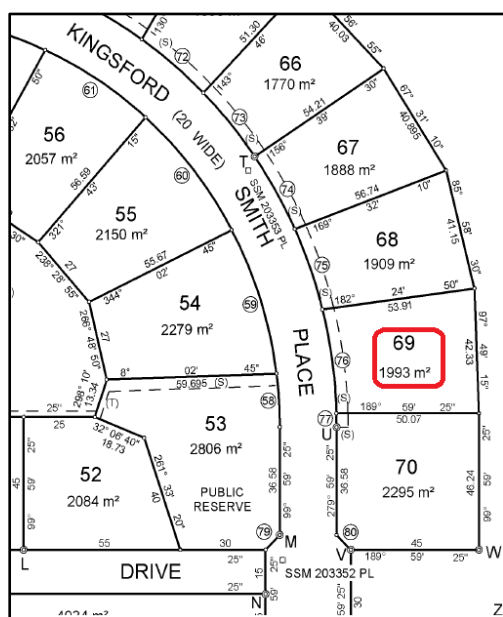
NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

Easement(s):

Are there any easements applying to the subject land? ☒ Yes ☐ No ☐ N/A
Is the proposed development clear of easements? ☒ Yes ☐ No ☐ N/A
Are there any proposed easements? ☐ Yes ☒ No ☐ N/A
Are easements required? ☐ Yes ☒ No ☐ N/A

Comments:



The parcel is
affected by an
easement to drain
sewage 4 wide

Consolidation of Lots:

Are there more than one lot owned by the landowner in same holding? ☐ Yes ☒ No ☐ N/A
Is there a need to consolidate lots? ☐ Yes ☒ No ☐ N/A

Section 4.14 Consultation and development consent—certain bush fire prone land

Is the site identified on the Bushfire Prone Land Map? ☐ Yes ☒ No ☐ N/A

Does the development comply with "Planning for Bushfire Protection" or a certificate provided by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bush fire risk assessment stating that the development conforms to the relevant specifications and requirement? ☐ Yes ☐ No ☒ N/A

If no, has consultation been done Commissioner for Rural Fire Service? ☐ Yes ☒ No ☐ N/A

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

Contributions:

Does the Section 7.11 Contributions Plan apply?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Does the Section 7.12 Contributions Plan apply?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Does the Developer Services Plan (DSP) apply?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A

Comments: The proposed development is valued over \$100,000.00 (nominated \$657,950 for DA fee calculation) and therefore will be subject to the Contributions Plan. Standard condition to be applied from Plan – **1% Payment of \$6,579.50.**

Charges under the DSP were applied at the subdivision stage.

Long service Levy required to be paid - **\$1,644.**

The NSW Government charges a levy on all building and construction works of \$250,000 or more. The levy is paid into a fund administered by the Long Service Corporation (LSC). This fund pays long service to eligible building and construction workers.

The levy rate is 0.25% of the cost of building and construction works of \$250,000 and or more (including GST). Cost Estimate to be provided and LSL paid prior to CC. Noted in conditions.

Section 4.15(1) Assessment

S4.15 (1) (a) (i) The provisions of any environmental planning instrument

Local Environmental Plans

The Narromine Local Environmental Plan 2011 applies to all land within the Narromine Local Government Area. The Land Use Table for the R1 zone includes Dwelling Houses as development permitted with consent.

Clause 2.3(2) of Narromine Local Environmental Plan 2011 provides that the Council shall have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The objectives of the R1 zone are:

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The development is in support of the objectives and proposes housing in a developing residential area intended for such development. The previous approved dwelling (DA2022/5) will be replaced by this dwelling approval sought.

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

State Environmental Planning Policies

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

SEPP Name	COMMENTS
SEPP (Biodiversity and Conservation) 2021	No clearing of native vegetation is sought that requires approval pursuant to the SEPP.
SEPP (Planning Systems) 2021	N/A
SEPP (Industry and Employment) 2021	N/A
SEPP (Resources and Energy) 2021	N/A
Transport and Infrastructure SEPP	<p>2.48 Determination of development applications—other development</p> <p>(1) This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—</p> <p>(a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,</p> <p>(b) development carried out—</p> <p>(i) within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</p> <p>(ii) immediately adjacent to an electricity substation, or</p> <p>(iii) within 5m of an exposed overhead electricity power line,</p> <p>(c) installation of a swimming pool any part of which is—</p> <p>(i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or</p> <p>(ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool,</p> <p>(d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</p> <p>(2) Before determining a development application (or an application for modification of a consent) for development to which this section applies, the consent authority must—</p> <p>(a) give written notice to the electricity supply authority for the area in which the development is to be carried out, inviting comments about potential safety risks, and</p> <p>(b) take into consideration any response to the notice that is received within 21 days after the notice is given.</p> <p>COMMENT: No trigger to refer to Essential Energy – std conditions for construction and searches with 'Dial before your dig'.</p>
SEPP (Resilience and Hazards) 2021	<p>4.6 Contamination and remediation to be considered in determining development application</p> <p>(1) A consent authority must not consent to the carrying out of any development on land unless—</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p>

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

	<p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p> <p>(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</p> <p>(3) The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.</p> <p>(4) The land concerned is—</p> <p>(a) land that is within an investigation area,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land—</p> <p>(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p> <p>COMMENT: The land use category is not changing. The land does not have any recorded contamination history associated with planning attributes recorded.</p>
SEPP Exempt & Complying Development 2008	Not exempt development and DA required.
SEPP (Primary Production) 2021	N/A
SEPP Housing 2021	N/A
SEPP (Building Sustainability Index: BASIX) 2004	SEE BELOW – certificate lodged for the dwelling in this case.

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

- **SEPP (Building Sustainability Index: BASIX) 2004**

BASIX Certificate and details shown on plans included with DA submission. Relevant conditions to be included in the determination.

(BASIX Cert had a valid date when lodged – 07 April 2025).

To be valid, the certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue. The DA was lodged 1 May 2025. The BASIX certificate and plans align with the covenant and Statement of Environmental Effects commitment to provide double glazed windows for relevant elevations.

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

S4.15 (1) (a) (ii) The provisions of any proposed environmental planning instrument

There are no draft LEPs or draft SEPPs that apply to the subject land.

S4.15 (1) (a) (iii) The provisions of any development control plan

Narromine Shire Council Development Control Plan 2011 applies to the land. No departures identified. The following DCP clauses are specifically relevant to the assessment of the proposed development:

Chapter 5(a) Residential development is applicable.

Development Standards	Comment	COMPLIES – Y/N
Building Siting and Design The same distance as on or the other adjoining buildings, provided the difference between the setbacks is less than or equal to 2m or the average of the setbacks of the adjoining buildings.	DCP requires 7.5m setback Proposed 9.5m.	Y
Building Height Building heights are to be similar to those in the public streetscape.	Single-storey – No issue with OLS near aerodrome.	Y
Fencing	Fence between the adjacent taxiway and residence will be required as per AS1926.1-1993.	Y Fencing to also be conditioned to comply with flooding requirements
Private Open Space 20% of the lot area with min depth 5m	POS is located the rear of the dwelling and connects with the family room with open space	Y
Landscaping	BASIX details provided on the BASIX commitments plan	Y - To be conditioned
Privacy Habitable windows not to align with adjoining development.	Bedroom windows on the western elevation are separated from neighbouring development.	Y
Building Design <ul style="list-style-type: none"> Building materials are naturally textured and coloured and are sympathetic to the natural environment and are not reflective; 	The alternative building materials chosen in the design are to be considered by Council (in terms of covenant). The chosen materials will be non-reflective.	Yes acceptable design

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

<ul style="list-style-type: none"> Windowless facades are avoided on street frontages; Building design facilitates surveillance of streets and open spaces; Habitable areas (lounge, family rooms) should be designed and positioned within the dwelling to have a northerly or north-easterly aspect. This should be through a north - south or east-west building orientation. 	<p>No windowless facades are proposed.</p> <p>The lot has a north/south orientation. The building has provided the living areas to the northern and to the southern elevations.</p>	
Domestic Outbuildings	<p>No separate out buildings proposed.</p> <p>The hangar has already been constructed as required by the s88B. The applicant was granted approval to construct the Hangar initially to store construction materials for the dwelling construction period.</p>	Y
Flooding <p>Located in the Intermediate Flood plain area –</p> <p>Habitable floor level to be above FPL;</p> <p>Building components below the FPL are constructed with flood compatible materials.</p>	<p>FPL – 238.4mAHD</p> <p>Min FFL is shown on the plans and complies with the FPL requirement. To be subject to conditions for survey certificate to verify FPL has been met.</p> <p>Fencing and flood compatible materials to be conditioned.</p>	Y- subject to conditions
Access and Car Parking	<p>Attached double garage proposed.</p> <p>Roll kerb exists in the street.</p> <p>S138 application required for the driveway works.</p>	Y

S4.15 (1) (a) (iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4.

There are no planning agreements relating to the site. The applicant has not requested Council to enter into any form of planning agreement.

**NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

S4.15 (1) (a) (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

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

- **Clause 61 - Additional matters that consent authority must consider -**
(1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures

Comment: - no demolition works proposed.

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

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

(2)

(a)

Comment: - No change of use proposed as part of this application.

- **Clause 63- Temporary Structures** - not relevant to the proposal.
- **Clause 76 - Deferred Commencement** - not relevant to the proposal.
- **Clause 77 – Ancillary aspects of development** - not relevant to the proposal.
- **Clause 67 - Modification or surrender of development consent or existing use** – The landowner has provided Council with correspondence to indicate the intent to surrender/modify the previous approved dwelling (DA2022/5) through the submission of this new DA.

EP&A ACT S4.17 Imposition of conditions

*sub clause (5) **Modification or surrender of consents or existing use rights** If a consent authority imposes (as referred to in subsection (1)(b)) a condition requiring the modification or surrender of a consent granted under this Act or a right conferred by Division 4.11, the consent or right may be modified or surrendered subject to and in accordance with the regulations.*

EP&A REGS s67 Modification or surrender of development consent or existing use right—the Act, s 4.17(5)

(1) A development consent or existing use right may be modified or surrendered by written notice to the consent authority.

(2) The notice must contain the following information—

- (a) the name and address of the person giving the notice,
 - (b) the address and folio identifier of the land to which the consent or right relates,
 - (c) a description of the consent or right to be modified or surrendered,
 - (d) whether the consent or right will be modified, including details of the modification, or surrendered,
 - (e) if the person giving the notice is not the owner of the land—a statement signed by the owner of the land that the owner consents to the modification or surrender of the consent or right.
- (3) The notice takes effect when the consent authority gives written notice to the person giving the notice that the consent authority received the notice.

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

(4) The notice operates, according to its terms, to modify or surrender the development consent or existing use right to which it relates.

(5) The consent of the owner is not required under subsection (2)(e) if the consent of the owner of the land was not required under section 23 to make the application for the development consent.

(6) In this section—

existing use right means a right conferred by the Act, Division 4.11.

Comment – a condition is to be imposed that requires the surrender/modification of the DA2022/5 which approved a brick veneer dwelling and a separate garage.

- **Clause 75 - Fulfilment of BASIX commitments** – YES - relevant to the proposal –

Clause 75 Fulfilment of BASIX commitments

It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—

(a) BASIX development,

(b) BASIX optional development, if the development application was accompanied by a BASIX certificate.

Comment – Certificate accompanies the application - conditions to be applied to ensure the BASIX commitments are upheld.

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

- **Context and Setting** –Serviced residential land in urban area of Narromine - development is appropriate in the setting for detached dwelling and ancillary hangar. Covenants for SkyPark development taken into consideration - condition required to ensure compliance with AS2021 Acoustics – Aircraft intrusion – Building siting and construction – with notation shown on the approved plans.
- **Land Use Conflict** – No adverse impact identified – surrounding lots similarly developed for single residential dwellings.
- **Access and Traffic** - No adverse impact identified. \$138 required for driveway works. Application received and standard conditions to be applied to a DA determination.
- **Public Domain** – no adverse impacts identified.
- **Utilities** – standard conditions applied to ensure services are avoided.
- **Heritage** – N/A – Aerodrome nearest item - not likely to be impacted.
- **Other land resources** – N/A.
- **Bushfire** – N/A.
- **Surface Water and Groundwater** – Standard conditions for connection to street for drainage included; separate \$68 approval required.
- **Soils** – no issues with standard conditions applied.
- **Air & Microclimate** - No adverse impact identified.
- **Noise and Vibration** - No adverse impact identified. The design is to be compliant with AS2021 Acoustics-Aircraft noise intrusion – Building siting and construction.
- **Flora and Fauna** - No adverse impact identified. Condition for BASIX commitments to be met and landscaping plan required prior to CC.
- **Waste** - No adverse impact identified.
- **Natural Hazards** – FLOODING – Compliance with Council's Flood Policy and updated Flood Study - mapped as flood prone land standard conditions required.
- **Technological Hazards** – N/A.

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

- **Safety Security and Crime Prevention** – Good sight is available from the entry to the street Kingsford Smith Place.
- **Social Impact in the Locality** – Additional dwelling in the street is expected for the location.
- **Economic Impact in the Locality** – positive impact for construction period.
- **Site Design and Internal Design** – the compliance with the DCP and design requirements of the flood policy are acceptable. The request to use the alternative building materials is to be considered by Council as per the s88B instrument. See details below and refer to **Attachments 1 and 2**.

s88B – Terms of Restriction on the use of the land fifthly referred to in DP1271467

“2. All building materials shall be approved by Narromine Shire Council but such approval shall not be required if such materials consist of double brick or brick veneer, rendered or similar materials and provided that the roof and ceiling of any dwelling house are insulated and the windows of any bedrooms with a south-west or north-west aspect are double glazed and all walls are sound insulated”.

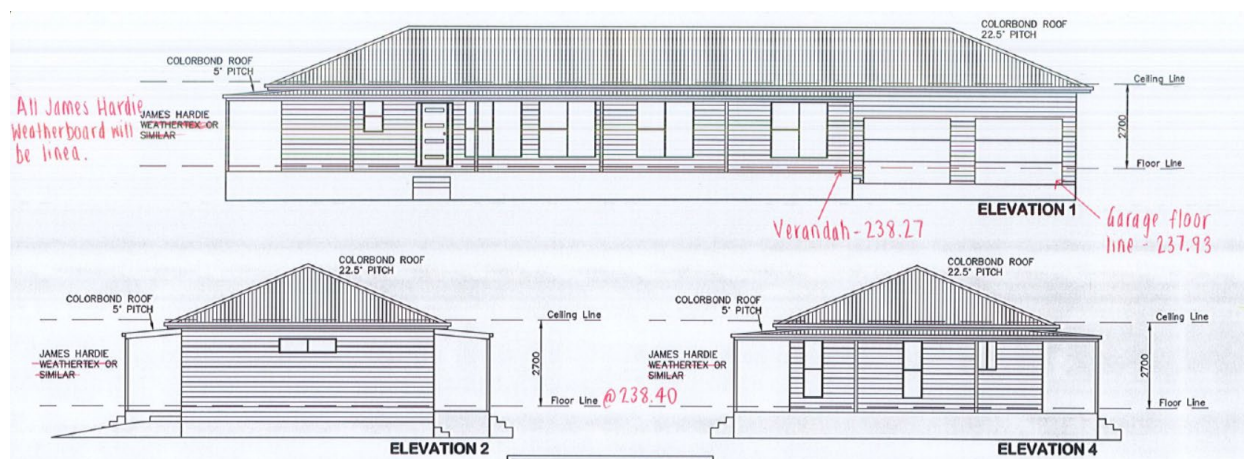
The building materials as proposed:

- Jame Hardie Weatherboard.
- Roof Colorbond.

Comment:

The proposed design is acceptable from planning perspective and Council to approve the building materials as per the covenant.

- **Cumulative Impacts** – Servicing assumed to be acceptable. No issues raised.



NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

Excerpt from submission by applicant:

The Exterior of the home will be constructed from James Hardie Linea Weatherboards
Which will have a similar aesthetic to the below image.



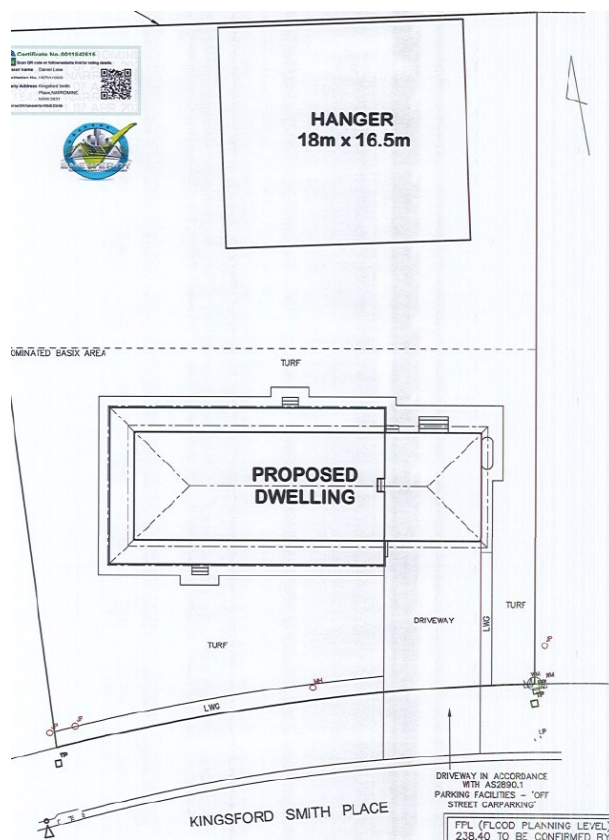
The colour our clients have selected for the James Harde Linea Weatherboards is "Feather Soft" I have attached an image to the right of the same material in the same colour to help visualise this.

The roof is being done in the colour Dune which will look like the attached image below.



NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**



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

The site has the capacity to support the proposal without creating adverse impacts on the site and adjoining land. The **Dwelling** will be wholly located on the subject allotment and relates to the existing hangar and domestic storage.

It is considered that the alternative building materials are acceptable in consideration of the unique building design and that the development application is recommended for approval subject to condition(s) detailed in Annexure 'A' attached.

S4.15 (1) (d) Any submissions made in accordance with this Act or the regulations,

No submissions. (No requirement to advertise or carry out neighbour notification as per Policy). Council to consider the terms of the restriction and request to use weatherboard building material in the new dwelling proposed.

S4.15 (1) (e) the public interest

The proposal is assessed to pose no significant impacts on the public interest.

**NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

Legal and Regulatory Compliance

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

Risk Management Issues

Nil

Internal/ external Consultation

Nil

As this is a planning decision made in the exercise of a function of Council under the EPA Act 1979, a division is required to be called for the motion (section 375A, Local Government Act 1993).

RECOMMENDATION

That Council:

1. Approve the proposed building materials for use with consideration of the terms of restriction on the use of the land (DP1271467) pursuant to s88B Conveyancing Act 1919, and
2. Grant development consent for the application subject to condition(s) detailed in Annexure 'A' attached.

Annexure A

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

GENERAL CONDITIONS

Condition				
1	Approved plans and supporting documentation			
	Development of the Dwelling house is approved in conjunction with the existing hangar (DA2022/3), and must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.			
	Plan No.	Ref No.	Plan Title.	Drawn By.
				Dated.
	Sheet 1/6 Issue D	Job 25039	Floor Plan Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP 07.04.25

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

Condition													
	Sheet 2/6 Issue D	Job 25039	Elevations (<i>with hand drawn amendments</i>) Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25								
	Sheet 3/6 Issue D	Job 25039	Site Plan Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25								
	Sheet 4/6 Issue D	Job 25039	Erosion & Sediment Control Plan Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25								
	Sheet 5/6 Issue D	Job 25039	BASIX Commitments Plan Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25								
	Sheet 6/6 Issue D	Job 25039	BASIX Commitments & Typical Section Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25								
<table><tr><th>Document Title.</th><th>Certificate No.</th><th>Prepared By.</th><th>Dated.</th></tr><tr><td>BASIX Certificate</td><td>1790637S</td><td>Avalon Drafting</td><td>Monday, 07 April 2025</td></tr></table>						Document Title.	Certificate No.	Prepared By.	Dated.	BASIX Certificate	1790637S	Avalon Drafting	Monday, 07 April 2025
Document Title.	Certificate No.	Prepared By.	Dated.										
BASIX Certificate	1790637S	Avalon Drafting	Monday, 07 April 2025										
In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.													
NOTES: 1. An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.													
Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.													

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

**4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE
 4 KINGSFORD SMITH PLACE NARROMINE (Cont'd)**

BUILDING WORK
BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
2	<p>Design Commitments</p> <p>Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following: required BASIX commitments, and are in accordance with the approval conditions of other associated approvals:</p> <ul style="list-style-type: none"> a. Plans are to demonstrate compliance with Australian Standard AS2021 Acoustics – Aircraft noise intrusion – Building Siting and construction) for dwellings erected on or near aerodromes. b. Plans are to clearly show BASIX commitments and double-glazed windows to relevant elevations in compliance with covenant. c. The landscaping plan is to be updated to demonstrate new fencing in compliance with flood policy. d. Separate applications are required to be submitted pursuant to s68 Local Government Act and s138 Roads Act, any design commitments should be detailed on plans prior to issue of construction certificate. <p>Condition Reason: To require minor amendments to the approved plans and supporting documentation following assessment of the development & to ensure the amenity for occupants has been addressed through appropriate design.</p>
3	<p>Payment of building and construction industry long service levy</p> <p>Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy to be calculated based on a cost estimate prepared by a suitably qualified person to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier. The cost estimate and proof of payment is required to be provided to the certifier prior to issue of construction certificate.</p> <p>From 1 January 2023 the levy rate will be 0.25% of the cost of building and construction works and will only be payable if the cost of works is \$250,000 and above (inclusive of GST). This payment can be made directly to the Long Service Levy Corporation. All benefits and requirements are determined by the <i>Building and Construction Industry Long Service Payments Act 1986</i>.</p> <p>Based on the supplied value (\$657,950) the current levy payable is \$1644 (An updated Cost Estimate maybe required prior payment). This payment can be made directly to the Long Service Corporation. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. Refer to the website for information on where to pay https://www.longservice.nsw.gov.au/bci/levy/paying-the-levy/where-to-pay-the-levy</p> <p>Condition Reason: To ensure the long service levy is paid.</p>

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

Condition											
4	Payment of section 7.12 contributions										
<p>Pursuant to section 7.12 of the Environmental Planning and Assessment Act 1979, the monetary contribution set out in the following table is to be paid to Council prior to the issue of a Construction Certificate. The contribution is to be levied in accordance with the Narromine Shire Council Section 7.12 Contributions Plan 2019, adopted on 29 January 2020.</p> <p>Contribution amounts are to be calculated by Council upon the receipt of a cost estimate prepared by a suitably qualified person. The contribution payable will be calculated in accordance with the contributions plan current at the time of payment, and will be adjusted at the time of payment in accordance with the Consumer Price Index (CPI) (All Groups Index for Sydney) published by the Australian Bureau of Statistic (ABS).</p> <p>NOTE: Contribution amounts will be adjusted by Council each quarter. The current amount payable based</p> <table><tr><td>Contribution Type</td><td>Proposed Cost of Development</td><td>Levy Payable (%)</td><td>Total Payable</td></tr><tr><td>Section 7.12 Contribution</td><td>\$657,950</td><td>1%</td><td>\$6579.50</td></tr></table> <p>Condition Reason: To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development.</p>				Contribution Type	Proposed Cost of Development	Levy Payable (%)	Total Payable	Section 7.12 Contribution	\$657,950	1%	\$6579.50
Contribution Type	Proposed Cost of Development	Levy Payable (%)	Total Payable								
Section 7.12 Contribution	\$657,950	1%	\$6579.50								
5	Location of Switchboards/meters										
<p>Switchboards for gas, electricity, etc must not be attached to the front or street facing elevations of the building.</p> <p>Condition Reason: Visual amenity has been addressed through appropriate design.</p>											
6	Erosion and sediment control plan										
<p>Before the issue of a construction certificate the applicant is to ensure that an erosion and sediment control plan is prepared in reference to the following documents:</p> <ul style="list-style-type: none">• Council’s development control plan, and• The guidelines set out in the NSW Department of Housing manual ‘Managing Urban Stormwater: Soils and Construction Certificate’ (the Blue Book). <p>The applicant must ensure the erosion and sediment control plan is kept on- site at all times during site works and construction.</p> <p>Condition Reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</p>											
7	Other approvals pursuant to LG Act										
<p>Prior to the issue of a construction certificate, an approval pursuant to Section 68 of the Local Government Act 1993 is required to be issued by Council for all plumbing and drainage work, and stormwater discharge point to the street system.</p> <p>Condition Reason: To ensure all drainage, house sewer and plumbing work is carried out in accordance with the relevant requirements and the Local Government Act, 1993.</p>											
8	Flood Planning Level										
<p>The dwellings are to be constructed so that the finished floor level of the habitable rooms is at the Flood Planning Level (FPL). This level should be determined in accordance with Council's Flood Policy and the Narromine Floodplain Risk Management Study & Plan 2021. The structure is to have flood compatible building components below this level i.e. the 1% AEP flood level plus 500mm freeboard (FPL). At the time of this consent a FPL of 238.4 metres AHD is applicable to the land. The FPL at the time of construction should be confirmed in writing by Council prior to</p>											

**NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**

Condition	
	any works starting to account for any updates to the Flood Study and apply updated data to determine the relevant FPL.
	Condition Reason: The land falls within a known flood affected area and design is to be compatible with the flood behaviour and hazard for the location.
9	Surrender of Previous Consent
	The landowner is required to provide a notice to Council, confirming the intent to surrender the previous DA2022/5 for Dwelling House and Separate Garage.
	Note: Written notice to Council is required. The notice must contain the following information— (a) the name and address of the person giving the notice, (b) the address and folio identifier of the land to which the consent or right relates, (c) a description of the consent or right to be modified or surrendered, (d) whether the consent or right will be modified, including details of the modification, or surrendered.
	Condition Reason: Requirement of the EP&A Regulations.

BEFORE BUILDING WORKS COMMENCE

Condition	
10	Water Meter
	Prior to the commencement of works the developer is to provide a water service and meter to the Lot. This can be achieved by lodgement of the Water Service Application form and payment to Council in accordance with Council's fees and charges.
	Condition Reason: To ensure a legal water supply is available for construction.
11	Erosion and sediment controls in place
	Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, are in place, and remain until the site is rectified (at least 70% ground cover achieved over any bare ground on site).
	Condition Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.
12	Signs on site
	A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out: <ul style="list-style-type: none"> a) showing the name, address and telephone number of the principal certifier for the work, and b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and c) stating that unauthorised entry to the work site is prohibited. Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed. NOTE: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

Condition	
	Condition Reason: Prescribed condition EP&A Regulation, clause 70.
13	<p>Compliance with Home Building Act</p> <p>In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</p> <p>Condition Reason: Prescribed condition EP&A Regulation, clause 69.</p>
14	<p>Home Building Act requirements</p> <p>Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information –</p> <p>a) In the case of work for which a principal contractor is required to be appointed—</p> <ol style="list-style-type: none"> 1. the name and licence number of the principal contractor, and 2. the name of the insurer by which the work is insured under Part 6 of that Act, <p>b) In the case of work to be done by an owner-builder—</p> <ol style="list-style-type: none"> 1. the name of the owner-builder, and 2. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit. <p>If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.</p> <p>Condition Reason: Prescribed condition EP&A Regulation, clause 71.</p>
15	<p>Damage to Public Assets</p> <p>The developer or his agent must undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like, prior to commencement of work and document evidence of any damage to existing assets.</p> <p>Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense. Any damage to Council's infrastructure that occurs as a result of the development must be repaired immediately to Council's satisfaction and at no cost to Council.</p> <p>Condition Reason: To establish and document the conditions of property and public land for comparison as building work progresses and is completed.</p>
16	<p>Existing Services</p> <p>Costs associated with all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition.</p> <p>Condition Reason: To ensure relevant utility service providers requirements can be met.</p>
17	<p>Avoid Services</p> <p>Structures are to be located at least 1500mm away from the centre line of any sewer or stormwater pipe and such, that they do not encroach into any existing or required easement.</p>

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

Condition	
	Condition Reason: To protect Council infrastructure.

DURING BUILDING WORK

Condition	
18	Flood Policy – Survey Certificate Required <p>The developer is to submit to the principal certifier, a survey certificate signed by a Registered Surveyor certifying the floor level of the dwelling has been constructed to the Flood Planning Level (FPL). The survey certificate is to be submitted to the principal certifier at the following constructions stages:</p> <ul style="list-style-type: none"> i. Prior to the pouring of any concrete slabs once form work is completed; ii. Prior to the placement of any timber type floor on bearers / joist type construction <p>Condition reason: To ensure the Flood Planning Level as adopted will met by the finished floor level.</p>
19	Surveys by a registered surveyor <p>While building work is being carried out, a registered surveyor survey is required to measure and mark the positions of the following and provide them to the principal certifier —</p> <ul style="list-style-type: none"> a) A Survey Certificate building set out survey must be submitted at the completion of the building work certifying the location of the building in relation to boundaries of the allotment. b) At other stages of construction – any marks that are required by the principal certifier (incl. for flood considerations). <p>Condition reason: To ensure buildings are sited and positioned in the approved location.</p>
20	Hours of work <p>The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:</p> <ul style="list-style-type: none"> 7:00am to 6:00pm on Monday to Friday 8:00 am to 1pm on Saturday <p>The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.</p> <p>NOTE: Any variation to the hours of work requires Council’s approval.</p> <p>Condition Reason: To protect the amenity of the surrounding area.</p>
21	Section 138 Roads Act <p>Under Section 138 of the Roads Act 1993, should any work on the verge, footpath, or public road reserve be required, a separate Section 138 Roads Act Approval will need to be obtained from Council. The conditions of a s138 approved by Council are to be complied with prior to works commencing in the road reserve.</p> <p>Condition Reason: To ensure compliance with the Roads Act and Council policy</p>
22	Driveway Locations

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

Condition	
	<p>The location of the proposed driveways and crossovers are not to conflict with public utilities services such as water infrastructure, drainage pits and structures, services inspection pits, power or light poles, traffic medians and street trees.</p> <p>Condition Reason: To ensure new driveway works do not impede public utility services.</p>
23	<p>Stormwater Disposal</p> <p>The guttering, downpipes and stormwater system is to be installed and connected to a rainwater tank and/or the approved disposal point in consultation with Council, as soon as the roof sheeting is positioned to prevent erosion of the site from roof water. Proposed stormwater work is to be subject to an approval pursuant to s68 of the Local Government Act. Drainage works are to be designed and constructed in accordance with AS/NZS 3500.3.2 – Stormwater drainage and the Building Code of Australia.</p> <p>Condition reason: To assist in the prevention of erosion of the site from storm water.</p>
24	<p>Compliance with the Building Code of Australia</p> <p>Building work must be carried out in accordance with the requirements of the BCA.</p> <p>Condition reason: Prescribed condition - EP&A Regulation clause 69.</p>
25	<p>Procedure for critical stage inspections</p> <p>While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate</p> <p>Condition reason: To require approval to proceed with building work following each critical stage inspection.</p>
26	<p>Implementation of the site management measures</p> <p>While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by site management conditions and the erosion and sediment control plan are implemented at all times. The applicant must ensure a copy of this plan is kept on site at all times and made available to Council officers upon request.</p> <p>Condition reason: To ensure the required site management measures are implemented during construction.</p>
27	<p>Implementation of BASIX commitments</p> <p>While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies</p> <p>Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 EP&A Regulation).</p>
28	<p>Construction noise</p> <p>While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.</p> <p>Condition reason: To protect the amenity of the neighbourhood.</p>

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

Condition	
29	<p>Responsibility for changes to public infrastructure</p> <p>While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).</p> <p>Condition reason: To ensure payment of approved changes to public infrastructure.</p>
30	<p>Shoring and adequacy of adjoining property</p> <p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense –</p> <ul style="list-style-type: none"> a) Protect and support the building, structure or work from possible damage from the excavation, and b) Where necessary, underpin the building, structure or work to prevent any such damage. <p>This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p> <p>Condition reason: Prescribed condition - EP&A Regulation clause 74.</p>
31	<p>Uncovering relics or Aboriginal objects</p> <p>While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment. In this condition:</p> <ul style="list-style-type: none"> • “relic” means any deposit, artefact, object or material evidence that: <ul style="list-style-type: none"> (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance; and • “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
32	<p>Cut and fill</p> <p>While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier.

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

Condition	
	<p>b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.</p> <p>Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.</p>
33	<p>Ground Levels</p> <p>Finished ground levels are to be graded away from the buildings and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the stormwater drainage system.</p> <p>Condition reason: To ensure runoff does not impact neighbouring properties and buildings.</p>

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
34	<p>Works-as-executed plans (drainage diagram)</p> <p>Before the issue of the relevant occupation certificate, the applicant must submit, to the satisfaction of the principal certifier, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works:</p> <ul style="list-style-type: none"> a) All stormwater drainage systems and storage systems; b) The following matters that Council requires to be documented: <ul style="list-style-type: none"> 1. Work as executed plans as per s68 approval. <p>The principal certifier must provide a copy of the plans to Council with the occupation certificate.</p> <p>Condition reason: To confirm the location of works once constructed that will become council assets, and provide drainage diagram records.</p>
35	<p>Driveways and Car Parking</p> <p>Construction of access driveways and crossovers must be undertaken in accordance with the s138 Approval prior to issue of an Occupation Certificate for the proposed dwelling. Two (2) off street car spaces are to be provided for the dwelling.</p> <p>Condition reason: To ensure approved works are completed.</p>
36	<p>Fencing</p> <p>Fencing is to be provided between the residence and the adjacent taxiway to restrain children from exiting the boundary of any lot; such fence is to include self-closing gates to comply with the Australian Standard AS 1926.1-2012. Fencing should be of an open design to permit the flow of flood water.</p> <ul style="list-style-type: none"> a. Any solid fencing panel designs should have provision to allow the passage of water in the event of a flood. b. Colorbond or other solid fencing should be stepped down towards the driveway crossover with Kingsford Smith Place to avoid obstruction to drivers' views. <p>Condition reason: New fences should provide for the movement of flood water and incorporate safety measures as a barrier between the aerodrome and residential area.</p>

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

Condition	
36	<p>Completion of public utility services</p> <p>Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority.</p> <p>Before the issue of the occupation certificate, the certifier may request written confirmation from the relevant authority that the relevant services have been completed.</p> <p>Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p>
37	<p>Preservation of survey marks</p> <p>Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that:</p> <ul style="list-style-type: none"> a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or b) the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure. <p>Condition reason: To protect the State's survey infrastructure.</p>
38	<p>Repair of infrastructure</p> <p>Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.</p> <p>NOTE: If the Council is not satisfied, the whole or part of any bond submitted will be used to cover the rectification work.</p> <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p>
39	<p>Completion of landscape and tree works</p> <p>Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape works, have been completed in accordance with the approved plans and any relevant conditions of this consent.</p> <p>Condition reason: To ensure the approved landscaping works have been completed before occupation, in accordance with the approved BASIX commitments and any landscaping plan(s).</p>

**NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 25 JUNE 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**

5. SALE OF 20 POWELL PLACE, NARROMINE HANGAR AND LAND

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 2.3.1 – Support the growth and development of new and existing businesses and industry

Executive Summary

An offer for the purchase of 20 Powell Place, Narromine, has been made (Lot 19 DP 1278134). At the April Council meeting it was resolved to accept the price offered for 20 Powell Place and provide the General Manager delegation to finalise the details of the sale. The following report provides an update for Councillors.

Report

Council considered the sale of 20 Powell Place, Narromine at the April Ordinary Council Meeting and resolved:

1. That Council accept the offer to purchase lot 19 DP 1278134, Powell Place subject to a contract of sale being entered into prior to 30th June 2025.
6. That the Common Seal be affixed to any sale documentation as required.
7. That a further report be provided to Council following completion of the sale.

(Resolution No 2025/358)

The purchaser has indicated a willingness to proceed at this time however any contract would need to be entered into in the 2025-26 financial year.

Council will therefore need to determine whether it wishes to extend the date within which the contract of sale be entered into. It is recommended that it be extended to Friday 22 August 2025.

Financial Implications

Council considered the financial implications in Closed Meeting at the April Council Meeting.

Legal and Regulatory Compliance

Local Government Act 1993, Section 377(h) – Council cannot delegate the sale of any land.

Risk Management Issues

There are no additional risk management issues as a result of the extension of time provided to enter into a contract.

5. SALE OF 20 POWELL PLACE, NARROMINE HANGAR AND LAND (Cont'd)

The property has been offered for sale on the open market since December 2022. The property for sale has been listed on Narromine Shire Council's website and via the agent.

Internal/External Consultation

Discussion with purchaser

Attachments

Nil

RECOMMENDATION

- 1 That Council accept the offer to purchase lot 19 DP 1278134, Powell Place subject to a contract of sale being entered into prior to 22 August 2025.
- 2 That the Common Seal be affixed to any sale documentation as required.
- 3 That a further report be provided to Council following completion of the sale.

Phil Johnston

Director Community and Economic Development

LSPS ACTIONS - UPDATE

JUNE 2025

Action Plan and Implementation Measures

Vibrant Communities

Priority	Action	Aligns	Timing	UPDATE 2025
Priority 1: A safe, active and healthy community	1. Recognise the importance and consider resources needed to maintain open spaces, to encourage greater use by the community. 1.1. Include open spaces in review of Asset Infrastructure Strategy (and supporting Asset Management Plans). 1.2. Support implementation of the Cale Oval Concept Plan 2018. 1.3. Include well designed shade in Council green spaces as an ongoing commitment to improve shade provision in Council projects and infrastructure provision. 1.4. In any review of relevant sections of the DCP the provision of shade is to be recognised as important for a safer healthy community.	CSP 2027	Short Term: 0-5 years	Future LSPS version to update references to Asset Management Policy, Strategy and Plans. Cale Oval Concept Plan 2018 has been implemented. Cale Oval new club house, fence replacement, spectator hill and improved parking and traffic management. DCP review in progress; to be included.
	2. Retain and enhance existing health services including the Narromine and Trangie Hospitals, Trangie Surgery and the Narromine Shire Family Medical Centre 2.1. Partner with govt agencies, groups and organisations.	CSP 2027	Short Term: 0-5 years	NSC continues to lease premises in Narromine & Trangie.
	3. Plan for and provide active and passive recreation facilities. 1.1. Support adopted actions within the 'Sport and Recreational Services Master Plan 2018'. 1.2. Revise DCP to include provisions for inclusion of public open space for new greenfield residential subdivisions. 1.3. Review DCP to ensure the adopted Policies of NSC are aligned.	CSP 2027	Short Term: 0-5 years	DCP review in progress; to be included.

	2. Support the provision of active recreational facilities and activities for the aged in the community. 2.1. Support adopted actions within the 'Sport and Recreational Services Master Plan 2018'.	CSP 2027	Short Term: 0-5 years	Ongoing. The Masterplan was adopted at the 8 Aug 2018 Council meeting. Council has implemented many initiatives, such as: upgrade gymnasium equipment, update shade structures and playgrounds, path enhancements (incl. at wetlands).
	3. Revitalise the Narromine Sports Complex into an accessible, affordable multi-purpose Centre. 3.1. Review relevance of current zoning (RE1 Public Recreation) and permissible uses in future LEP reviews to support future 'multi-purpose' development.	CSP 2027	Medium Term: 6-10 years	No zoning change recommended at this time. Included in internal schedule of potential future LEP amendments for review in future comprehensive LEP review.
Priority 2: A vibrant and diverse community that has a strong sense of belonging and wellbeing	4. Protect and celebrate Aboriginal heritage and culture and provide opportunities for interpretation and understanding 4.1. Partner with govt agencies, groups and organisations. 4.2. Update DCP to include development standards that support the protection of Aboriginal heritage.	CSP 2027	Short Term: 0-5 years	Ongoing partnership. DCP review in progress; to be included.
	5. Support the Narromine Aerodrome and Narromine Aerodrome Hangar Development Precinct for development as an aviation hub for gliding and other pursuits. 5.1. The aerodrome site is listed under Schedule 5 of the LEP as an item of environmental heritage. Review the Conservation Management Plan as development proceeds under the Narromine Aerodrome Strategic and Master Plan. 5.2. Work in partnership to foster connections with new development and heritage aspects.	2018 Employment Lands Focus Strategy	Short Term: 0-5 years Medium Term: 6-10 years	The heritage mapping and applicable listing was revised in the Narromine LEP Amendment no. 12. Narromine Aerodrome Strategic and Master Plan was adopted in 2019 and will be due to 5yr review by end 2025.

	6. Value our youth's experience; engage them regularly for a range of purposes. 6.1. Partner with govt agencies, groups and organisations. 6.2. Continue to recognise youth as an important group in the Community Engagement Strategy.	CSP 2027	Short Term: 0-5 years	Narromine Shire Youth Council - at the 10 December 2024 meeting Council resolved to establish a Youth Council for a 2-year trial period
Priority 3 Access to formal and informal education, information, and other services and opportunities to enhance their lives	7. Ensure a range of educational options for our youth 7.1. Partner with govt agencies, groups and organisations.	CSP 2027	Medium Term: 6-10 years	
	8. Monitor population projections and statistical data relating to the Shire to assist in making informed decisions 8.1. Utilise data in reviews of the land use strategies and management plans.	CSP 2027	Medium Term: 6-10 years	Ongoing – ABS data in use & data sourced from DPHI (2025) Central West Orana REZ Cumulative Impact Assessment.
	9. Support agricultural education as an area identified with opportunity for growth. 9.1. In order to foster development within the area of education a supply of available lands is required. Future land use strategies and LEP review address opportunity for agricultural education and rural industry associations.	2018 Employment's Lands Focus Strategy	Medium Term: 6-10 years	
Priority 4 A range of housing options for the community	10. Monitor population projections and statistical data relating to the Shire to assist in making informed decisions 10.1. Utilise data in reviews of the residential land use strategies and management plans.	CSP 2027	Short Term: 0-5 years	Update to the Res & LLS strategy to be reported to Council June 2025. Residential and Rural Residential Land Use Strategy requires comprehensive review – monitor of available land to be established, review infill lots available.

	11. Ensure older people have appropriate accommodation to meet their needs 11.1. Partner with govt agencies, groups and organisations, to attract development of aged care accommodation and development that meets the needs of older residents. 11.2. Support the location of health hub/ health services precinct with residential choices.	CSP 2027	Short Term: 0-5 years	
	12. Ensure appropriately zoned land that meets residential needs throughout the Shire's communities. 12.1. Recognise the expansion areas identified in the Narromine Shire Residential (And Large Lot Residential) Strategy for preferred rezoning opportunities. 12.2. Monitor take-up of all land use zones vacant land. Identify short falls. (Review as part of Narromine Shire Council Delivery Program 2017-2018 / 2020-2021).	CSP 2027	Medium Term: 6-10 years Short Term: 0-5 years	Complete - Residential (And Large Lot Residential) Strategy short- and medium-term priority areas have been rezoned (LEP Amendment no. 11 gazette date 2 June 2023). Draft monitor for take-up of all land use zones vacant land is being prepared (in progress). Update to the Res & LLS strategy to be reported to Council June 2025.
	13. Develop appropriate development controls that promote excellence in design and sustainability outcomes. 13.1. Update DCP to include development standards that reflect potential for conflict for dwellings in the rural zones. 13.2. Review DCP in accordance with legislative changes. 13.3. Incorporate water sensitive urban design in new developments.	CSP 2027	Short Term: 0-5 years	DCP review in progress; to be included.
	14. Work with local estate agents to monitor rental demand 14.1. Utilise data in reviews of the residential land use strategies and management plans.	CSP 2027	Short Term: 0-5 years	Comprehensive review of Residential and Rural Residential Land Use Strategy- community consultation will include agents.

	15. Implement recommendations of the Narromine Shire Residential (And Large Lot Residential) Strategy. 15.1. Minimum of 10 years and maximum of 30 years supply of zoned land should be aimed to be in the pipeline or ready for development to avoid sudden supply/demand mismatch. Strategy is to guide planning proposals for rezoning, and LEP reviews.	Residential (& Large Lot Residential) Strategy 2018	Short Term: 0-5 years	Residential and Rural Residential Land Use Strategy due for comprehensive review – will include an update on the years supply identified. Update to the Res & LLS strategy to be reported to Council June 2025.
Priority 5 A well connected community through cycle ways, footpaths and public transport	16. Work in partnership to ensure our towns including businesses are “mobility friendly” 16.1. Progress actions identified in Council's Pedestrian Access Mobility Plan. 16.2. Partner with govt agencies, groups and organisations.	CSP 2027	Short Term: 0-5 years	Council updated the PAMP after survey seeking community input. PAMP (2024) adopted with pedestrian improvement priorities identified.
	17. Ensure a range of efficient and effective community transport options are available for access in the Shire and to Dubbo. 17.1. Audit existing transport options available throughout the Shire and to Dubbo and identify gaps and duplication between service providers. 17.2. Continue to implement and update the NSC Disability Inclusion Action Plan with outcomes reported in Council's Annual Report. 17.3. Work with Government Agencies to lobby for community transport access within the Shire and to Dubbo on a regular basis. 17.4. Maintain the fact sheet developed to assist Narromine Shire Council customer service staff to respond to queries regarding services for people with disabilities.	CSP 2027	Short Term: 0-5 years	Disability Inclusion Action Plan update provided within annual report. Services fact sheet previously updated- not relied upon.
	18. Maintain aerodrome infrastructure to increase the viability and sustainability of aerodrome operations 18.1. Strategic framework for development to continue to be guided by the Narromine Aerodrome Strategic and Master Plan.	CSP 2027	Short Term: 0-5 years	Plan was adopted in 2019 and is due for review after 5 yrs.

	<p>19. Plan and provide accessible and well-connected footpaths, cycle ways and associated facilities within the Shire</p> <p>19.1. Continue to implement recommendations of the NSC Pedestrian Access and Mobility Plan (PAMP) 2011 – 2021 and update and revise as part of a staged implementation strategy.</p> <p>19.2. Construction of new footpaths will be in accordance with Council's Pedestrian Access Mobility Plan (PAMP), Council's Disability Inclusion Action Plan (DIAP) and Council's Asset Management Strategy and Plans (AMSP).</p>	CSP 2027	Short Term: 0-5 years	<p>Draft PAMP was on exhibition until 1 August 2024 and subsequently adopted by Council.</p> <p>Implementation will follow an updated PAMP.</p> <p>The DIAP - annual report noted that improvements made to access in Trangie (school). Footpath improvements in Narromine (Dandaloo and Nymagee Streets).</p>
	<p>20. Improve the walking environment to encourage opportunities for increased physical activity and therefore a healthier population in the Narromine Shire.</p> <p>20.1. Continue to implement the Street Light Project to ensure placement of lights mid-block and at all intersections.</p> <p>20.2. Ensure pedestrian facilities identified in the PAMP action plan are continued to the reviewed and implemented.</p> <p>20.3. Retain existing colour schemes in future paving works in town centres to assist sight impaired people.</p>	PAMP 2011-2021	Short Term: 0-5 years	Ongoing in accordance with PAMP.
	<p>21. Strategic consideration of compatible land uses in locations that are suitable along the classified road network that have the capacity to accommodate safe and efficient access of heavy vehicles.</p> <p>21.1. Identify classified road network on relevant maps and consider in future revisions of the Land Use Strategies adopted by NSC (such as Residential (& Large Lot Residential) Strategy, and Agricultural Land Use Strategy Intensive Plant Agriculture).</p>	TfNSW suggested action	Medium Term: 6-10 years	Residential and Rural Residential Land Use Strategy future review – will review any buffers to classified roads and access issues.
	<p>22. Strategic consideration of sensitive land uses in locations that can support the provision of safe and efficient access to the road network.</p> <p>22.1. Identify any sensitive land uses that require specific road access conditions in future revisions of the Land Use Strategies adopted by NSC.</p> <p>22.2. Support with relevant controls in the DCP for safe and efficient access to the road network.</p>	TfNSW suggested action	Medium Term: 6-10 years	<p>Residential and Rural Residential Land Use Strategy review.</p> <p>DCP under review.</p>

	23. Identification and preparation of the future road and transport network needs in line with future development and planned growth. 23.1. Continue to identify road network and transport needs and involve the Local Traffic Committee for support and work towards delivery of initiatives.	TfNSW suggested action	Short Term: 0-5 years	Ongoing.
	24. Consideration of the capacity and funding mechanisms for future road network in line with future development and planned growth. 24.1. Support the NSC Delivery Program with clear consideration of road network needs correlated to future and existing development needs identified in Land Use Strategies.	TfNSW suggested action	Short Term: 0-5 years	Residential and Rural Residential Land Use Strategy under review – will review any buffers to classified roads and access issues.

Growing our Economy

Priority	Action	Aligns	Timing	UPDATE 2025
Priority 6 Sustain and grow our local population	25. Resolve issues surrounding the flood levee and impacts on residential development. 25.1. Strategic planning consideration to identify the levee and implications for residential development areas and future development. (Consider pre-levee requirements and post levee construction and recommendations of the Narromine Floodplain Risk Management Study and Plan 2009 and feasibility study). 25.2. Amend the DCP to include a Flood Planning Matrix or the like supported by mapping that clearly outlines the planning and development controls for Urban Floodplains and Rural (or non-urban) Floodplains. Controls to identify the flood affectation, adopted floor levels, evacuation, and design/management measures required.	CSP 2027	Short Term: 0-5 years	Update to reference to Flood Plain Risk Management Study Update 2021. Update reference to resolution of Council meeting of 13 March 2024 – <u>no further action on the Flood Levee.</u> High Priority - DCP matrix to be updated with latest review.
	26. New plans and strategies are developed in line with the community's needs and encourages economic growth 26.1. Review Land Use Strategies in line with results of Economic Development Strategy to ensure planned new land releases to stimulate economy (in line with Narromine Shire Council Delivery Program 2017-2018 / 2020-2021). 26.2. Periodic review of the Narromine LEP 2011 - Scope to ensure the land use tables for each zone continue to encompass the strengths of the local economy. Both residential and employment land zones are established with due consideration to local amenity issues and expectations, and likely business development scenarios are able to be accommodated; also, residential opportunities are not hindered by planning controls (such as lot size).	CSP 2027	Short Term: 0-5 years	Ongoing review required. Key project - Council led Planning Proposal to rezone Industrial land at Craigie Lea Lane. LEP Health Check/review will be due end of 2025.

	<p>27. Monitor population projections and statistical data relating to the Shire to assist in making informed decisions.</p> <p>27.1. Land use planning to utilise updated analysis of population and employment profiles for the LGA in updated Strategies.</p> <p>27.2. Ensure that demand for land is adequately accounted for in Land Use Strategies and ensuring rezoning/subdivision keeps pace with demand.</p> <p>27.3. Opportunities for emerging employment lands identified in the Narromine Shire Council Employment Lands Focus and Strategy, are to be continue to be monitored and included in future LEP reviews.</p>	CSP 2027	<p>Short Term: 0-5 years</p> <p>Medium Term: 6-10 years</p>	<p>Residential and Rural Residential Land Use Strategy to utilise latest statistics.</p> <p>Emerging - Craigie Lea Lane – Industrial Precinct new employment land.</p>
<p>Priority 7 Development, diversification and sustainability of the local business and industry base</p>	<p>28. To foster our agricultural sector through the identification and support of value adding opportunities.</p> <p>28.1. Maintain discussions for developing employment lands related to the Agricultural Industry with developers.</p> <p>28.2. Continue to focus on sustainable agricultural practices, minimisation of land use conflicts, and facilitating farm adjustments in the Narromine LEP.</p> <p>28.3. Encourage diversification and value-adding in agriculture by recognising the diversity of modern agricultural enterprises and facilitate their growth through the Narromine LEP.</p> <p>28.4. Review and update the DCP to support agricultural land use and value adding opportunities. Consider the findings of the NSC Agricultural Land Use Strategy - Intensive Plant Agriculture.</p>	CSP 2027	<p>Short Term: 0-5 years</p> <p>Long Term: 11-20 years</p>	<p>DCP review in progress.</p> <p>Agricultural Land Use Strategy - Intensive Plant Agriculture (2012) included recommended actions to be implemented in the DCP.</p>
	<p>29. Grow the Narromine Aerodrome as a key aviation industrial hub supported by a detailed Masterplan.</p> <p>29.1. Support the Narromine Aerodrome and Narromine Aerodrome Hangar Development Precinct for development as an aviation hub for gliding and other pursuits. This can be achieved through an update the DCP to reflect adopted details of the current Aerodrome Strategic Master Plan.</p>	CSP 2027	<p>Short Term: 0-5 years</p>	<p>DCP under review- to address Aerodrome planning.</p>

	<p>30. Protect high value land resources and maximising opportunities for sustainable growth of existing industries.</p> <p>30.1. Identify appropriate sites, in accordance with Land Use Strategy, for value added agricultural related industries (in accordance with Narromine Shire Council Delivery Program 2017-2018 / 2020-2021).</p> <p>30.2. Utilise planning mechanisms to protect land resources. (There is a role for the planning system to facilitate the supply of land and prevent land use conflicts for industry).</p> <p>30.3. Build drought resilience in rural communities by supporting primary producers and communities to improve preparedness and decision-making.</p>	CSP 2027	<p>Short Term: 0-5 years</p> <p>Long Term: 11-20 years</p>	Central Orana Drought Resilience Plan- Narromine Shire Council in partnership with Dubbo Regional Council have received funding under the Regional Drought Resilience Program to improve community resilience around how we manage and recover from drought.
	<p>31. NSC will prioritise agriculture and primary production where strategically identified and endorsed by DPE</p> <p>31.1. Prepare future LEP provisions to prevent reoccurrence of land use conflict following assessment of historic land use and subdivision criteria.</p> <p>31.2. Advise intending purchasers of rural land about the priorities for agriculture through Section 10.7 Certificates.</p> <p>31.3. Manage land use conflict by supporting pre-existing, lawfully operating agricultural land uses in the case of nuisance complaints and in a manner consistent with the Right to Farm Policy.</p> <p>31.4. Control the form and scale of permissible development in rural areas.</p> <p>31.5. Consider a new intensive agricultural zone or the like to manage residential occupations rather than through use of clause 4.2D Rural subdivision for intensive plant agriculture, where dwelling houses are permitted on 40ha lots.</p>	NSW DPI Agriculture advice (April 2019)	<p>Short Term: 0-5 years</p> <p>Medium Term: 6-10 years</p>	Intensive agricultural zone to be considered in the next LEP Health Check/review due end 2025.

	32. Create and support a strong tourism industry that maximises benefits from visitors to the Shire. 32.1. Support actions that link agriculture and appropriate forms of rural tourism (as suggested by NSW DPI Agriculture advice). 32.2. Recognise tourism opportunities and facilitate their growth through the Narromine LEP. 32.3. Consider introducing a tourism zone or mixed-use zone on main entrance corridors.	CSP 2027	Short Term: 0-5 years Long Term: 11-20 years	Tourism zone to be considered in the Comprehensive LEP review 2025.
	33. Endorse planning mechanisms that support the provision of suitable and serviceable land that will support infrastructure that allows for localised employment opportunities. 33.1. Coordinate future amendments to the Narromine Local Environmental Plan 2011 to support employment generating land uses, where infrastructure is available, in line with the adopted Economic Development Strategy (and Employment Lands Focus and Strategy). 33.2. Maintain synergies with the Delivery Plan and any adopted Action plan for expenditure of water and sewer headworks charges and Section 7.11 or 7.12 levies or contributions through dedication of land.	CSP 2027	Short Term: 0-5 years Long Term: 11-20 years	Council has progressed employment generating opportunity - rezoning of industrial land at Craigie Lea Lane. Servicing of land and implementation the Developer Servicing Plan (water/sewer charges) continues.
Priority 8 Encourage employment and skills development to address industry needs and grow the regions knowledge base.	34. Support the growth and development of new and existing businesses and industry. 34.1. Professional, scientific & technical services that may support businesses and industry are to be supported in association with asset delivery and land use provisions (access to technology and good telecommunications will be important). 34.2. Assessing the biodiversity risks of new developments on agriculture (NSW DPI Agriculture advice (April 2019)). 34.3. The Aerodrome site provides the basis to attract agricultural aviation businesses as well as capitalise on the existing gliding market with additional activities such as training and light aviation manufacturing. Land use provisions are to support this growth opportunity. 34.4. Narromine offers an alternative location for accessing health services for the broader region; to be supported in land use provisions.	CSP 2027	Long Term: 11-20 years	Ongoing.

	35. Collaboration with education facilities to provide research support to agriculture. 35.1. Foster development of relationships that support agricultural enterprises with diversification, and sustainable practices. 35.2. Ensure land for rural educational land use is available and facilitated in the Narromine LEP.	NSW DPI Agriculture advice (April 2019)	Medium Term: 6-10 years	Rural educational land use to be included in LEP Health Check/review.
	36. Investigate opportunities to build on the Shire's central location and capture value from truck and freight movements. 36.1. Inland Rail Project presents a key opportunity for the Narromine Shire; this represents a significant opportunity to create a secondary inland hub focussing on agricultural commodities. Sites identified with good inter-modal transport links to be identified in strategic planning.	CSP 2027	Short Term: 0-5 years Medium Term: 6-10 years	Planning Proposal - Craigie Lea Lane – Industrial Precinct new employment land. Future opportunity for Inland Rail inter-modal facility supported by the rezoning.

Protecting and Enhancing Our Environment

Priority	Action	Aligns	Timing	UPDATE 2025
Priority 9 Manage natural environments for current and future generations	37. Identify and protect areas of high natural value 37.1. LEP and DCP revisions should include appropriate consideration of the protection of any newly identified areas of natural value and consider recognition of any area of outstanding biodiversity value (or identified in a biodiversity offset scheme). 37.2. Protect and enhance and increase natural and green spaces by considering ecosystem change and species shift from climate change, applying ecosystem adaptation into strategic planning and land protection.	CSP 2027	Short Term: 0-5 years Long Term: 11-20 years	DCP under review – to consider biodiversity matters.
	38. Enhance, protect and celebrate our river systems and wetlands. 38.1. Identify Narromine wetlands redevelopment and relevant development standards for stormwater and drainage in the Narromine DCP for various development categories. 38.2. Ensure the DCP provisions support a sustainable water supply for rural development. 38.3. Key Fish Habitat Mapping prepared by DPI Fisheries is available for Council to utilise in assessment and to highlight the sensitivity of waterways and riparian zones for aquatic biodiversity.	CSP 2027	Short Term: 0-5 years Long Term: 11-20 years	DCP review to clarify the role of the Narromine Wetlands. DCP review to clarify rural development requirements.
	39. Ensure preservation and maintenance of the Shire's heritage buildings, objects and places of interest. 39.1. Maintain appropriate information pertaining to items of significance to provide to land owners regarding listed items and support heritage conservation through the DCP controls.	CSP 2027	Short Term: 0-5 years	DCP review to clarify heritage items and requirements for development. LEP Health Check/review to update items that have been lost to fire recently.
	40. Ensure the Shire's rural land is managed appropriately through comprehensive planning 40.1. Planning control of form and scale of permissible development in the rural areas, is to contribute to long term rural land management.	CSP 2027	Long Term: 11-20 years	Staff to consider Agricultural Land Use Strategy in the LEP Health Check/review and DCP provisions for rural zones currently under review.

	41. Encourage developers to consider energy efficiency and sustainable building design options in new developments. 41.1. Provide guidelines (in the DCP) that assist developers to identify options to achieve energy efficient outcomes. Support innovative building design in new developments and adaptive reuse scenarios, where alternative building design options are proven to improve energy efficiency.	CSP 2027	Short Term: 0-5 years	DCP review to address energy efficiency in building design (recognise changes to technology).
Priority 10 Sustainable community with appreciation of natural assets and capacity to adapt to climate changes	42. Ensure regulatory compliance with environmental legislation. 42.1. Through preparation and implementation of local strategic plans, LEP, and DCP, Council will manage the compliance obligations of environmental legislation (and document in statutory reporting). 42.2. Review development controls to encourage resilient buildings.	CSP 2027	Short Term: 0-5 years Long Term: 11-20 years	Ongoing. DCP review to address sustainability.
	43. Support, promote and encourage environmentally sustainable practices throughout our businesses. 43.1. Ensure the DCP provisions support a sustainable development concept.	CSP 2027	Short Term: 0-5 years	DCP review to address sustainability.
	44. Reduce waste to landfill through effective and efficient domestic waste and recycling services to the community. 44.1. Planning control standards for waste management (to reduce landfill), is to be adopted for all new development, including: industrial, commercial and residential land use.	CSP 2027	Short Term: 0-5 years	Staff apply standard condition to ensure waste is managed on all construction sites.
	45. Establish hazard planning to improve resilience principles in development and land use decisions. 45.1. Review past bushfire and flood mapping with natural hazard threats to be considered in relation to potential community vulnerability.		Medium Term	Council with NSW RFS have a new certified bushfire map - March 2025. Much of the Shire is now mapped bushfire prone land.
Priority 11 Values the efficient use of utilities, natural resources and energy	46. Ensure development needs align to utilities infrastructure. 46.1. Ensure all development approvals consider existing utilities infrastructure in their determination (Narromine Shire Council Delivery Program 2017-2018 / 2020-2021). 46.2. Identify locations with renewable energy potential and access to the electricity network. 46.3. Facilitate small -scale renewable energy projects using bioenergy, solar, wind, small -scale hydro, geothermal or other innovative storage technologies through local environmental plans; and 46.4. Promote best practice community engagement and maximise community benefits from all utility scale renewable energy projects.	CSP 2027 (Align with Central West and Orana Regional Plan)	Short Term: 0-5 years	Continue to engage in REZ meetings. Community Benefits to be considered in line with Planning Agreements and latest guidelines.

	<p>47. Ensure the Shire has access to reliable and affordable internet and communications technology.</p> <p>47.1. Ensure controls in the DCP outline that all new subdivisions are to provide evidence of satisfactory arrangements with energy and telecommunications providers for such services. Also, any connections to Council infrastructure (roads, storm water, water and sewer) must be developed to Council standard.</p> <p>47.2. Council will continue to lobby for the Increase in the coverage area for mobile technology throughout the Shire.</p>	CSP 2027	Short Term: 0-5 years	<p>DCP under review.</p> <p>Std conditions for subdivisions requires essential services, access and electricity.</p>
--	--	----------	--------------------------	--

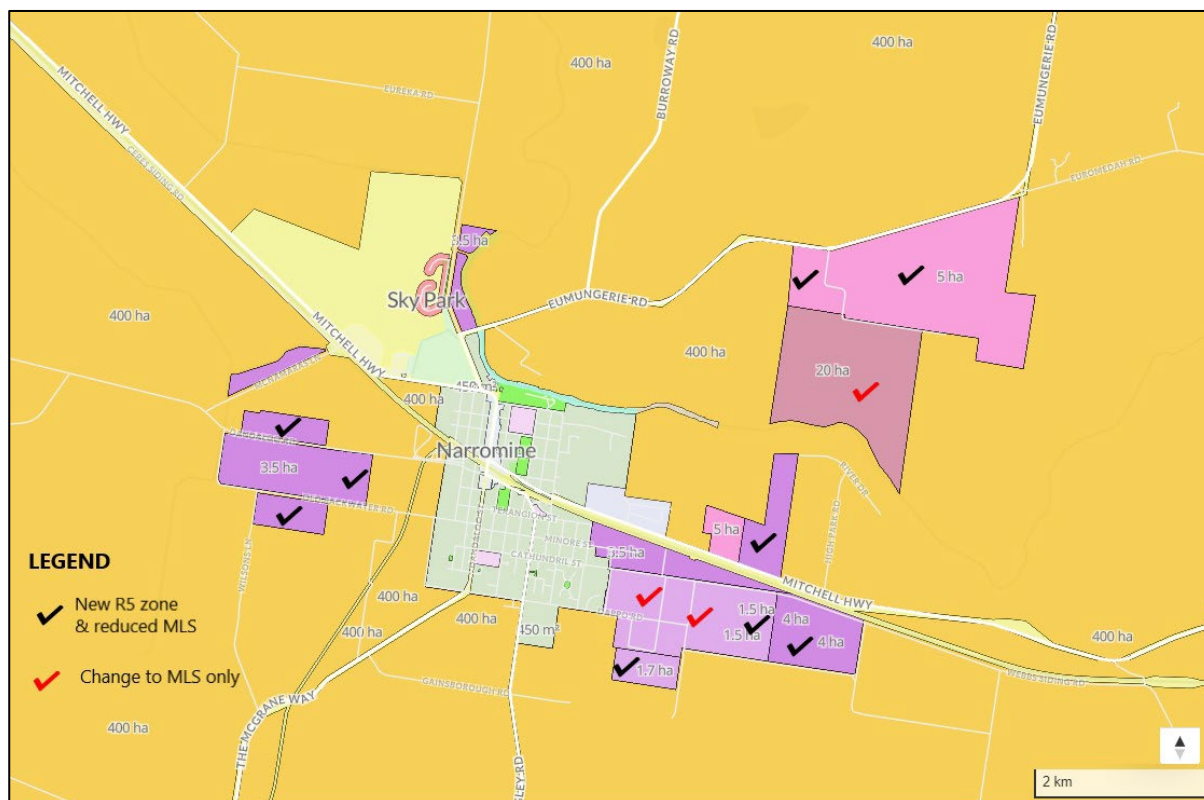


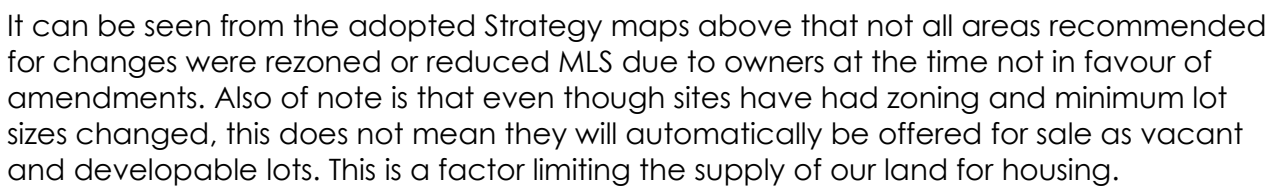
RESIDENTIAL AND LARGE LOT RESIDENTIAL UPDATE

NARROMINE SHIRE COUNCIL
2025

Contents

1.0	Introduction.....	3
2.0	Actioned areas.....	3
3.0	Supply and demand update.....	6
3.1	Population projections due to worker housing demand	8
4.0	Prioritized options – what do we do?	10
4.1	Infill Options.....	10
4.2	Greenfield sites	10
4.2.1	Jones Circuit	12
4.2.2	Trangie Nicholas Street	13
5.0	Additional work to be completed	15
6.0	Conclusions and Recommendations	16





3.0 Demand update

The above maps show broad changes in zoned supply of LLR & Residential land in the LGA over time. Demand has also changed over the lifetime of the Strategy.

Below is an extract from the 2018 Strategy relating to dwelling demand stemming from DA approval data.

Annual demand:

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

Council records since the above strategy was adopted have shown below the actual approvals for new R1 & R5 dwellings in each of the towns.

Table 1: Dwelling Approvals by Type/Year/Locality

Year	New R1 dwelling approvals Narromine	New R1 dwelling approvals Trangie	New R5 dwellings (LGA) – note all Narromine	New RU1 dwellings & towns
2018	5	0	3	2 Narromine 1 Tomingley
2019	7	2	1	2 Narromine 1 Tomingley
2020	14 + 31 aged care units	1	1	3 Narromine 1 Tomingley
2021	7	1	3 (1 of these 3 Tomingley)	3 Narromine 4 Tomingley
2022	9	7	2	0
2023	11 + 4 units	4	0	1 Trangie 2 Tomingley
2024	22	0	2	2 Narromine
2025 (Jan-Mar)	3	9	0	0
TOTAL	113 incl units	24	9	22
Average per year	14	3	1.3	3.1

Source: Narromine Shire Council DA register

Based on the above actuals, dwelling demand since the Strategy has increased to

NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL UPDATE

14-15 dwellings per year on average. Points to note from the above data:

- Narromine R1 dwelling approvals in 2024 include fourteen (14) residential group home dwellings
- Trangie 2025 R1 figures include an 8-unit approval in Mullah St, to be staged
- At the time of writing, there are fourteen (14) vacant residential lots for sale in Narromine and two (2) in Trangie
- R5 dwellings slow due to very limited vacant lots available/for sale & limited interest from current owners to develop/subdivide, apart from small-scale 2 lot subdivisions.

From the above data, the following table projects average lot numbers required for residential and LLR for the long term (10-15 years), incorporating supply and revised demand.

Table 2: R1 Residential land supply to 2040

Area	5 year demand (no. lots)	Total supply (lots avail)	Lots remaining at period end			Additional supply needed by
			2025-2030	2030-2035	2035-2040	
Narromine						
Zoned and serviced	70	66	0	0	0	2029
Zoned and unserviced	70	7	0	0	0	2026
Trangie						
Zoned and serviced	15	21	6	0	0	2030
Zoned and unserviced	15	2	0	0	0	2029

Source: Narromine Shire Council.

Note, 'serviced' in the above data means provided with at least sewerage services.

NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL UPDATE

Table 3: R5 Large Lot Residential land supply to 2040

Area	5 year demand (no. lots)	Total supply (lots avail)	Lots remaining at period end			Additional supply needed by
			2025-2030	2030-2035	2035-2040	
Narromine						
Zoned and serviced	7	0	0	0	0	2025
Zoned and unserviced	7	31	24	17	10	2040
Trangie						
Zoned and serviced	7	0	0	0	0	2025
Zoned and unserviced	7	7	0	0	0	2030

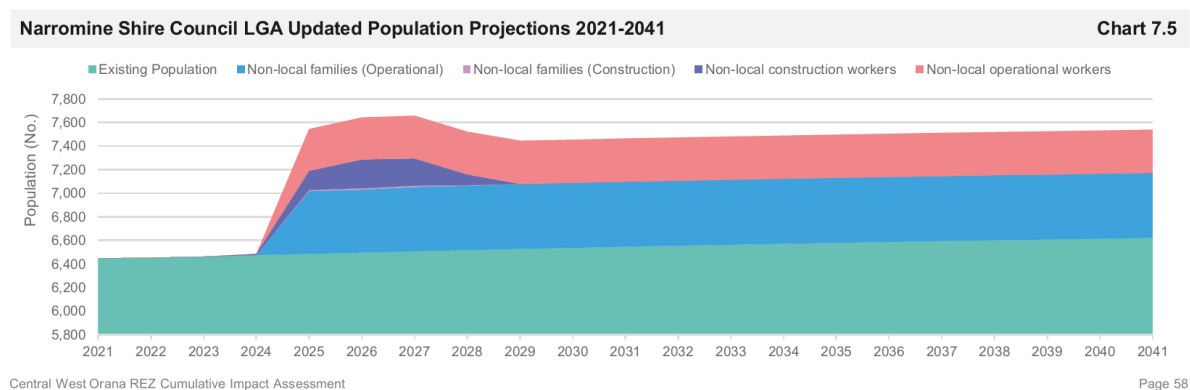
Source: Narromine Shire Council

The above tables demonstrate a lack of supply from 2025-2030 onwards based on housing demand data. The following points summarise key issues from the above data:

- More unserviced land is available than serviced. This is not Council's preferred option and moving forward, ease of infrastructure provision forms part of the reasonings for activating identified sites.
- A rolling supply of various R1 and R5 lands cannot be provided at present and new sites need to be activated.
- The above data is using averages from prior years where additional pressure for housing renewable project workers is not accounted for, as explored below.

3.1 Population projections due to worker housing demand

Coupled with the above increases in dwellings approvals, demand for housing is expected to rise locally with the Central West & Orana REZ developments. The Department of Planning REZ team is currently assessing the cumulative impact of housing demand in the REZ, with updated population projections showing increases. Chart 7.5 below from the Draft Cumulative Impact Assessment outlines estimates for additional worker housing demand.



NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL UPDATE

Although the above is an estimate, predictions are that the LGA's population will grow by just over 1000 people during the lifetime of the REZ construction phase. Planning for this surge is required now to ensure that residential land is available and serviceable.

4.0 Prioritized options – what do we do?

Meeting housing need requires a multi-faceted approach including efficient use of existing residential land and appropriate hazard-free & serviceable fringe expansion.

4.1 Infill Options

As shown above, Council has already amended the Narromine LEP (Amendment no 11) which in part included increasing density in the R1 and R5 zones in certain hazard free precincts. These changes were worthwhile, however do rely on a committed owner to sell or bring this change to fruition.

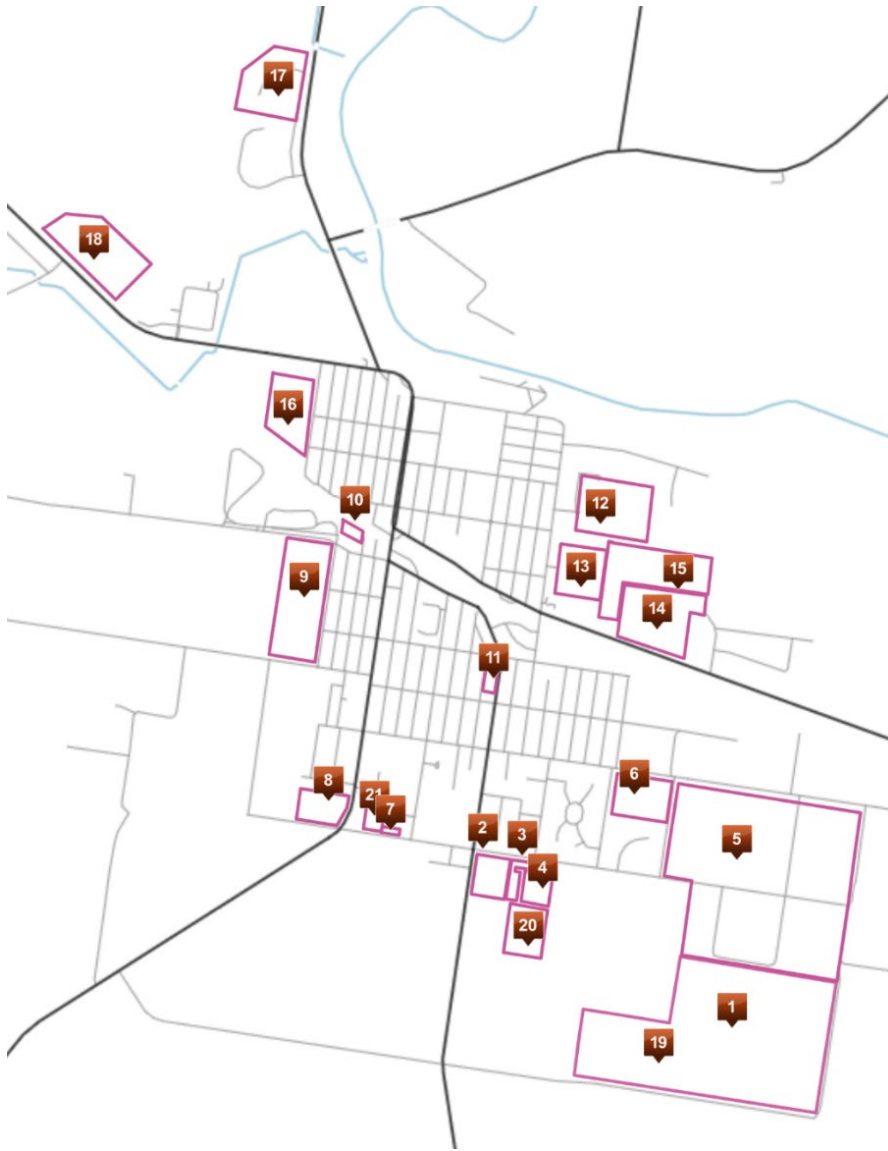
At this stage no further infill sites are recommended for density changes. The LEP notes a minimum lot size for dual occupancy and multi dwelling housing and residential flat buildings of 800m² in the R1 and RU5 (Village) zones. Most residential lots for infill can meet this minimum and Council has not received many requests for lots smaller than this size to house additional dwellings.

There is also the option to infill with housing via residential subdivision. The minimum lot size for subdivision in the R1 zone is 450m². This is also considered adequate and does not in itself deter development.

Council will continue to support developers and any enquiries for subdivision of existing R1 land. This is Council's first preference however when these sites are not forthcoming, new lands need to be brought forward.

4.2 Greenfield sites

The plan & table below shows Narromine infill as well as greenfield options available, with priority greenfield sites highlighted.



No.	Description
1	Jones Circuit 18 residential lots R5, future development NSC owned. Already zoned R5.
2	Dappo Road 15 lots constructed, 11 lots vacant, NSC owned
3	Dappo Road 16 lots constructed, 14 lots vacant
4	Aged Care over 55's 31 units DA approved
5	R5 Residential land not subdivided not serviced. Infill potential if serviced 4000m2
6	R1 Residential land not subdivided not serviced
7	R1 Residential development 7 lots DA approved not subdivided, not serviced
8	R1 Residential land not subdivided not serviced 15 lots
9	Fifth Ave R1 Residential land not subdivided not serviced 40 lots
10	Residential development 6 units DA approved
11	Residential development 16 units DA approved CC approved, under construction
12	R1 Residential development 77 lots DA approved, not yet under construction, not serviced
13	R1 Residential land not serviced
14	Industrial development 22 lots DA approved, not yet under construction, not serviced
15	R1 Residential land not subdivided not serviced
16	Sixth Ave R1 Residential land not subdivided not serviced 50 lots
17	'Skypark' residential land 27 lots constructed; 16 lots not developed
18	'Industrial' development 22 lots constructed, 20 lots not developed, NSC owned
19	Potential Workers camp 500 beds. Earmarked for future R5 in Strategy.
20	Residential land not subdivided not serviced DA approved 15 lots
21	R1 potential 14 residential lots, not serviced

4.2.1 Jones Circuit

Jones Circuit (Lots 227 and 228 DP 755131 - **Area D** from the Strategy and **19** in the map below) is a medium-term site adjoining existing R5 land.

Narromine LEP Amendment No 11, which rezoned a number of residential and large lot residential lands, did not rezone all of Lots 227 and 228 to R5 partly due to timing of land release and to distance the residential land from intensive agriculture on Gainsborough Road. Council considers it now worthy to bring forward the southern portions of Lots 227 and 228 with a rezoning from RU1 to R5.

This site has been recently acquired by Council and can partly cater for the upcoming surge in population, providing all the land is appropriately zoned.

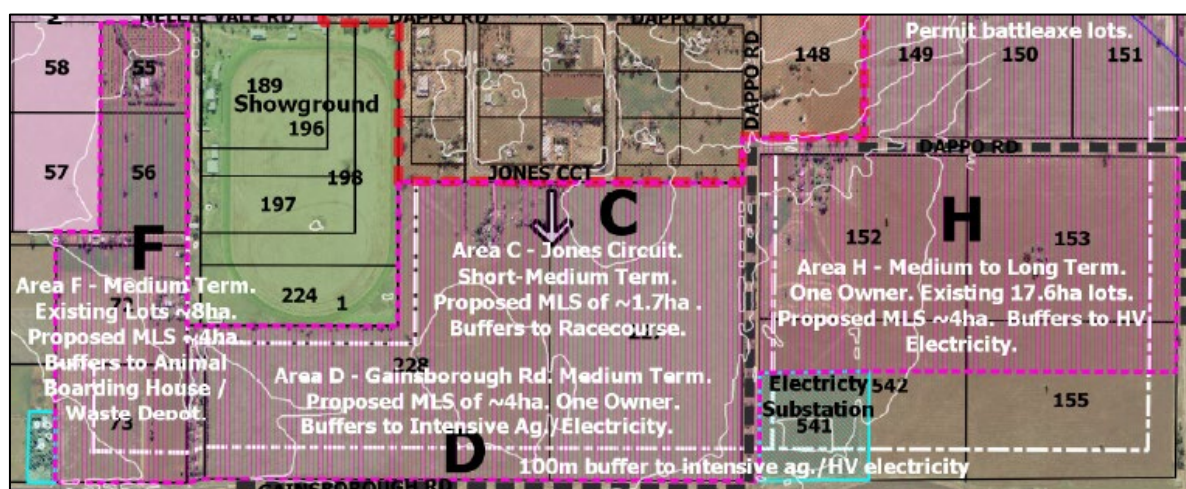


Figure 1: Extract from Residential and Large Lot Residential Strategy 2018

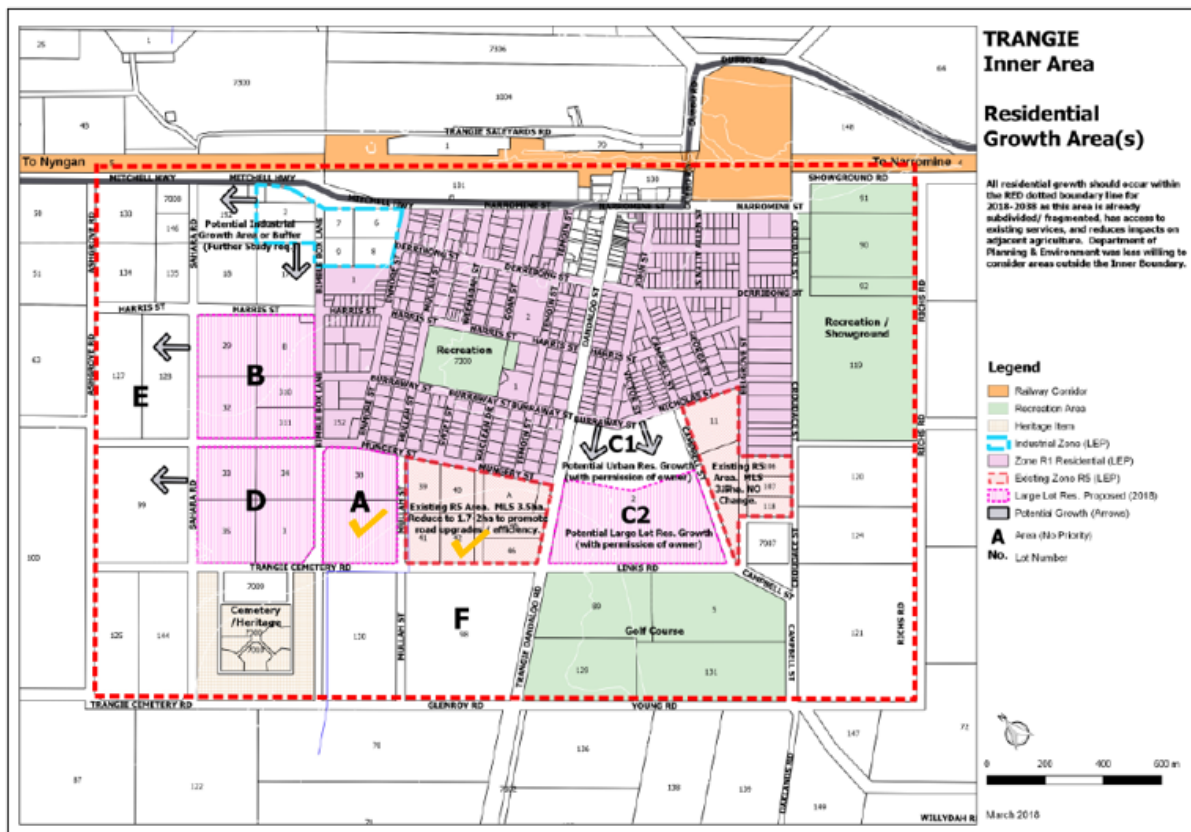
It is also acknowledged that Areas F and H from the Strategy are not likely to be developed for Large Lot Residential in the medium term due to existing extensive olive plantations (Area F) and passive grazing (Area H). With these areas moved to long term, this gives Area D greater importance for short term housing delivery. Area D is also on higher ground and unlike other sites, enjoys the benefit of limited flood risk controls.

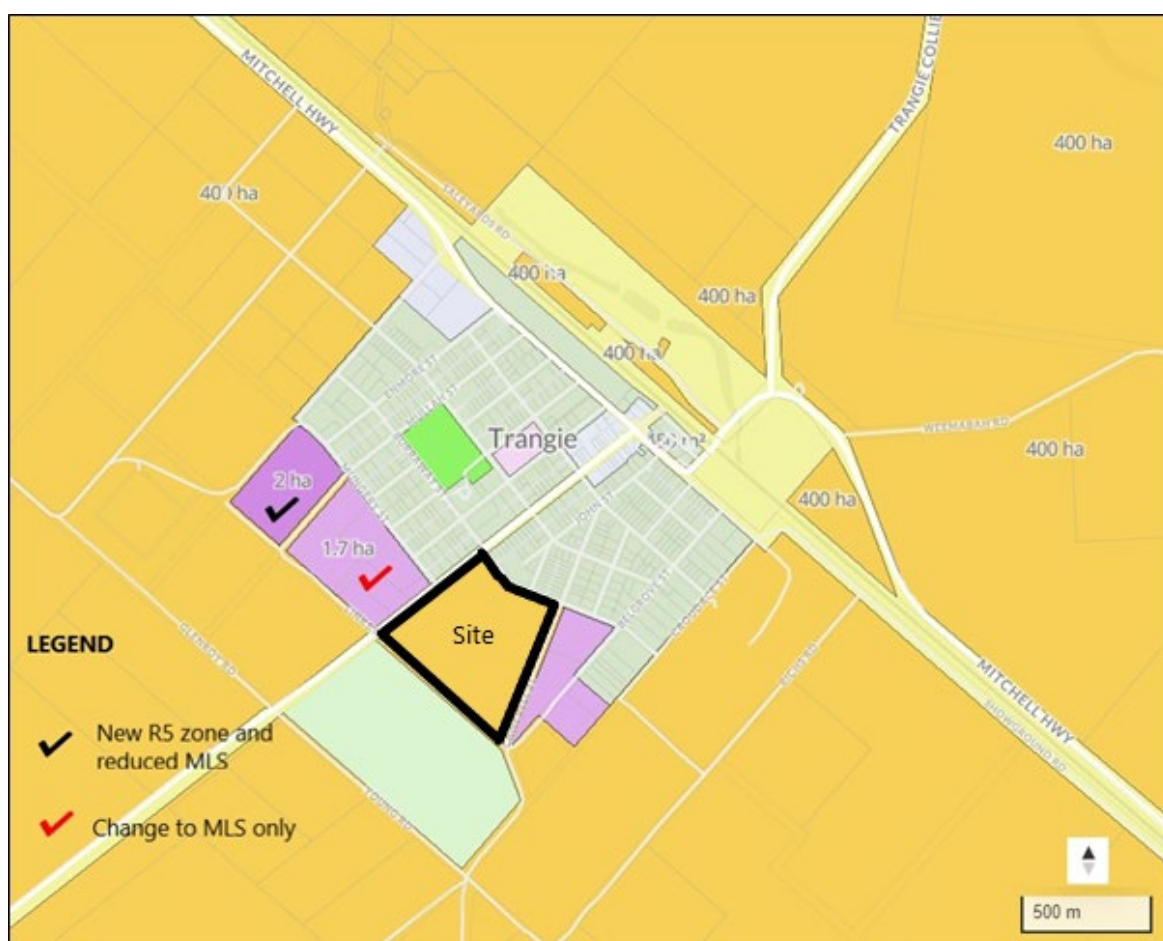
The minimum lot size recommended in the Strategy was 1.7ha for Area C (rezoning finalised) and 4ha for lands adjoining Gainsborough Road. Existing lots in the Jones Circuit subdivision are 1.5ha with these existing lots also able to subdivide down to 4000m² if they connect to services (reticulated water and sewerage). This is legislated in the LEP lot size map as 'Area A'. It is proposed that Area C also have the ability to subdivide down to 4000m² with servicing as this replicates development controls within Jones Circuit.

Area D is proposed to be rezoned to R5 (it is currently RU1 Primary Production) with a minimum lot size of 4ha. Council has the option to consider a smaller minimum lot size for this portion if servicing proves economically viable and buffering from adjoining land uses can be appropriately considered and designed.

4.2.2 Trangie Nicholas Street

Trangie has a greenfield site recommended for future R1 land in our current Strategy. The land is bordered by Burraway St/Nicholas St/Campbell St/Links Road and the Trangie Dandaloo Road. See plan below from the Strategy which shows the sites as C1 & C2.





This site was earmarked for future R1 with the Sub-Regional Land Use Strategy in 2009 and has remained a future residential site in subsequent strategies. It is now appropriate to bring this land forward for rezoning to residential.

This site borders existing water and sewerage infrastructure with extensions requiring further design as well as stormwater management options.

4.3 Justification for the above sites

With data analysis revealing a short-term need for residential (R1) land in Narromine, justification is needed to explain the sites put forward for changes, noting one is for R5 land in Narromine and the other, R1 land in Trangie.

- Council has permitted increased density in existing R5 lands in Narromine with Amendment No 11. Whilst this has been a worthwhile change, it relies on committed owners to come forward and develop their land. This is a long-term change and will produce sporadic R5 land supply for housing.
- Constrained R5 land supply is most likely contributing to low approval numbers. At the time of writing, two (2) large lot residential lots are for sale in Narromine.
- Council already has a residential (R1) subdivision underway on Dappo Road.
- The Trangie Nicholas St site has been recommended for rezoning for a long time. No other larger greenfield sites in Trangie are being subdivided at present for R1 land supply.

5.0 Additional work to be completed

To ensure the lands are appropriate for future residential and large lot residential, the following plans/reports will be required.

- Subdivision plans including lot layout, roads and drainage,
- Servicing plans which include water main extensions as a minimum and sewerage options,
- Preliminary Contamination Investigation – including desktop historical site use & further analysis where required,
- Bushfire Assessment Report - the sites are bushfire prone (Vegetation Category 3) - a Bushfire Assessment Report is required,
- Land Use Conflict Risk Assessment (LUCRA) which assesses potential conflicts from adjoining land uses with Area D (Jones Circuit) and Nicholas St in Trangie.

Separate to the above site-specific work, the Residential and Large Lot Residential Strategy requires a comprehensive review to update all contributing data including sites which are now viable/unviable due to major projects whose boundaries are now defined (such as Inland Rail). See Inland Rail route below.

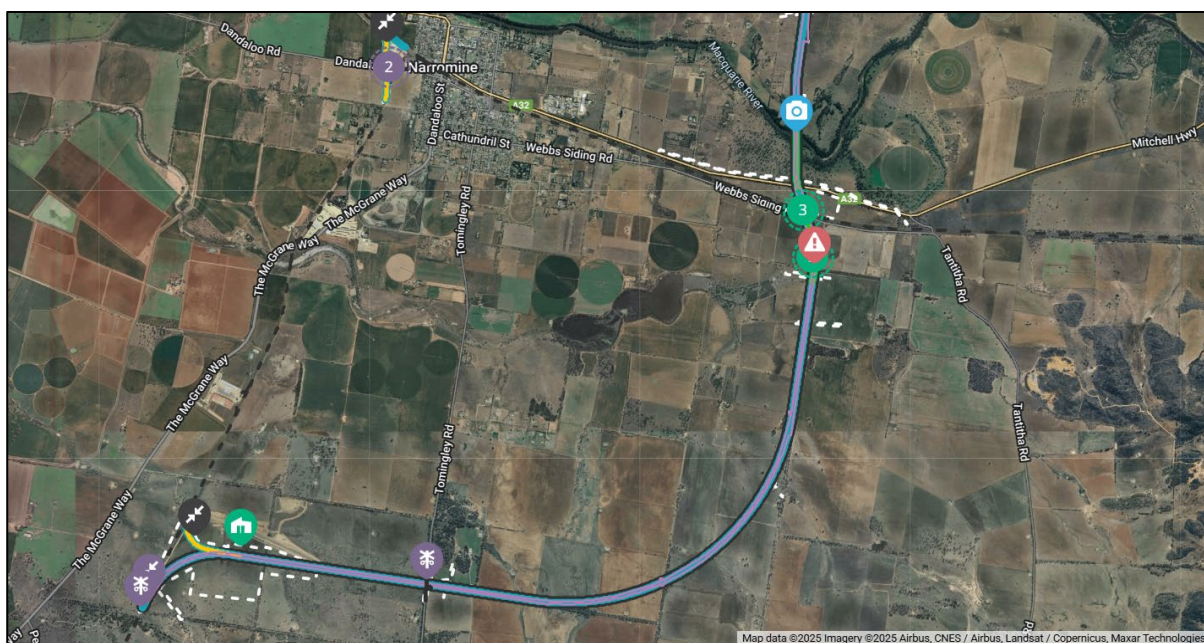


Figure 2: Inland Rail route south of Narromine. Source: www.inlandrail.com.au

In the context of the comprehensive process of future Strategic planning for housing, Council recognises Narromine and Trangie are surrounded by fertile agricultural land. The current development pattern appears to be sustainable in the short to medium term, however, continued expansion options for low density residential development and large lot residential in the longer term, require further assessment of impact on agriculture and the environment.

6.0 Conclusions and Recommendations

It is concluded that additional land supply within the Residential and LLR zones is required to meet current demand for serviced land.

It is recognised that there are two key sites previously identified in the Strategy (2018) that are able to be the focus of future development proposals to meet the needs for additional land supply.

Site description and recommendation:

1. Rezone part Lots 227 and 228 DP 755131 (Jones Circuit) from RU1 to R5 and amend the minimum lot size on these lots to 1.7ha to match existing part-zoned portions;
2. Extend 'Area A' on the lot size maps to permit subdivision of the Jones Circuit land down to 4000m² if connected to reticulated water and sewerage services;
3. Rezone Lot 2 DP 329094 (Nicholas St Trangie) from RU1 to R1 and reduce the minimum lot size from 400ha to 450m²;

Notations to these amendments:

- The minimum lot size of 450m² in Trangie is contingent on water and sewer connections to resulting lots.
- Jones Circuit minimum servicing includes water infrastructure, pressurized sewerage, sealed public roads.

To clarify the status of recommendations in the Residential and Large Lot Residential Strategy adopted in 2018, it is recommended that the findings of this update be recognised by Council - to be referred to as the "Residential and Large Lot Residential Update" (2025).