

# Narromine Saleyards Master Plan and Strategy

## Introduction and Background

The Narromine Saleyards, once a prominent and vital facility supporting the local livestock industry, have fallen into disuse and are currently in a state of disrepair. Located on council-owned land within the Narromine Shire, the site historically served as an important livestock trading hub, attracting regional producers and buyers. However, changing industry practices, economic shifts, and evolving infrastructure needs have led to the closure of the yards, with livestock sales transitioning to other venues or methods.

The current condition of the saleyards site presents challenges for Council, particularly in effectively maintaining vegetation due to the existing fencing and infrastructure. As the yards are no longer in use, the area has become somewhat neglected and detracts from the overall appearance of the community.

In recognition of these issues, Council has resolved to repurpose the site in a manner that meets current community and industry needs, optimizes land use, and aligns with strategic infrastructure and environmental priorities. This Master Plan outlines the phased strategy for the redevelopment of the former Narromine Saleyards precinct to deliver a modern truck parking facility, stormwater management infrastructure, and improved parking amenities for local schools and light vehicles.

## Strategic Vision

To transform the former Narromine Saleyards site into a functional, safe, and environmentally sustainable precinct that supports Narromine's transport and freight industry, provides appropriate community facilities, and enhances urban amenity through well-planned land use and infrastructure investment.

## Site Analysis

- **Location:** The saleyards site is located on Manildra Street, immediately south of the railway line. The location is on a heavy vehicle route, the nearby food options and existing toilet and shower block suggest this is a good location for a heavy vehicle rest area and truck driver facility.
- **Condition:** The site contains obsolete saleyard infrastructure including fencing, livestock panels, and gates in poor condition. The land is currently open but unmaintained beyond intermittent slashing and weed spraying. The site is not accessible to the public for either recreational use or commercial use.
- **Environmental considerations:** The site experiences seasonal stormwater runoff and lacks dedicated drainage or stormwater treatment facilities.
- **Planning Requirements:** The area is currently zoned R1 General Residential, however, further planning work is required. As the land is classified as 'Operational' and Council owned, the SEPP (Transport and Infrastructure) 2021 will likely provide an approval pathway without need for any LEP amendment.
- **Community interface:** Adjacent land uses include a school, Narromine Council's depot, the railway line and residential homes.

## Objectives

- Remove redundant and unsafe saleyard infrastructure to improve site safety and visual amenity.
- Develop a purpose-built truck parking facility that meets regulatory standards and addresses demand for secure, accessible parking.
- Incorporate a dedicated stormwater catchment basin to improve flood resilience and water quality management.
- Upgrade and expand light vehicle parking capacity, particularly for nearby schools, improving traffic flow and safety.
- Upgrade pedestrian facilities between the truck parking facility and the fuel station, including footpaths and crossings.
- Maintain the site as a clean, open space during redevelopment phases to discourage unauthorized use and minimize ongoing maintenance.

# Proposed Master Plan Stages

The following stages are proposed to achieve the above Objectives.

## Stage 1: Infrastructure Removal and Site Clearance

- **Expression of Interest (EOI) for Removal and Purchase:**  
Initiate an EOI process inviting interested parties to remove and purchase existing fencing, panels, gates, troughs and other reusable infrastructure on-site. This approach maximizes resource recovery and reduces disposal costs.
- **Council-led Removal and Auction:**  
If EOI is unsuccessful or insufficient, Council will arrange for the removal of infrastructure by its own crews or contractors. A public onsite auction will be held to sell salvageable materials. Unsold items will be transported to the Narromine waste facility for recycling or scrap metal processing where feasible.
- **Site Preparation:**  
Following removal, the area will be slashed, graded as necessary, and maintained as an open space. No fencing will be installed at this stage to allow flexible access and reduce immediate capital outlay.

## Stage 2: Development and Interim Management

- **Detailed Design Development:**  
  
Engage design consultants to prepare detailed concept plans for the truck parking layout, stormwater basin, and light vehicle parking upgrades. The design will consider:
  - Regulatory compliance for truck parking including size, turning circles, and security.
  - Environmental engineering for stormwater management including detention, infiltration, and pollution control.
  - Integration with school parking needs, pedestrian safety, and traffic flow.
  - Planning requirements including land zoning and development controls to be considered and complied with.

- **Community and Stakeholder Consultation:**

Conduct consultation with key stakeholders including local trucking operators, school representatives, emergency services, and the broader community to refine design objectives and address concerns.

- **Funding and Budgeting:**

Identify potential grant opportunities at state and federal levels for infrastructure upgrades, particularly those focused on transport, regional development, and environmental management. Include the project in Council's long-term financial planning and budget forecasts.

## Stage 3: Construction and Finalisation (Future Phase)

- Pending successful funding and approvals, proceed with the construction of the truck parking facility, installation of stormwater catchment basin, and expansion/upgrades to light vehicle parking.
- Implement signage, lighting, and landscaping improvements to enhance safety and site aesthetics.
- Develop ongoing maintenance and management plans to ensure the facility remains functional and safe.

## Additional Considerations

- **Environmental Sustainability:**

Design the stormwater basin to serve as a functional wetland or vegetated basin to enhance biodiversity and community amenity. Utilize native landscaping and consider solar lighting to reduce energy consumption.

- **Safety and Security:**

Incorporate CCTV monitoring and appropriate lighting to improve security for users and reduce vandalism or illegal dumping.

- **Traffic Management:**

Design entry and exit points to minimize congestion on adjacent roads and ensure safe interaction between heavy vehicles, light vehicles, pedestrians, and cyclists.

- **Community Benefits:**

Opportunity to provide multipurpose open space elements where possible, including potential for passive recreation or educational signage relating to local history and ecology.

- **Compliance:**

Ensure all works meet relevant Australian standards, local regulations, and environmental guidelines.

- **Stock yards for emergency holding of stock:**

Initially the existing cattle and sheep yards on the far eastern side of the block will be retained. Further consideration to these yards will be given as the project progresses.

- **Historical Site**

To preserve and celebrate the importance and history of the site, Council will install a plaque with aerial photo of the site with some historical information and name the new parking area something reflective of the previous use (for example "Saleyards Parking Bay").

## Interim Management

Until redevelopment proceeds, the site will be maintained as a safe and tidy open space. Regular mowing and litter collection will be undertaken. The absence of fencing will allow flexibility for future development and minimise current maintenance costs. Access restrictions will be implemented through signage and monitoring to discourage unauthorized use.

## Conclusion

The Narromine Saleyards Master Plan presents a pragmatic and phased approach to repurposing a significant council-owned site. Through careful removal of obsolete infrastructure, community-focused design, and investment in essential transport and environmental infrastructure, the site will be revitalized to meet contemporary needs. The proposed development will enhance local amenity, improve safety, and contribute positively to Narromine's regional transport and environmental management goals.



## Saleyards – Concept Layout

