



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

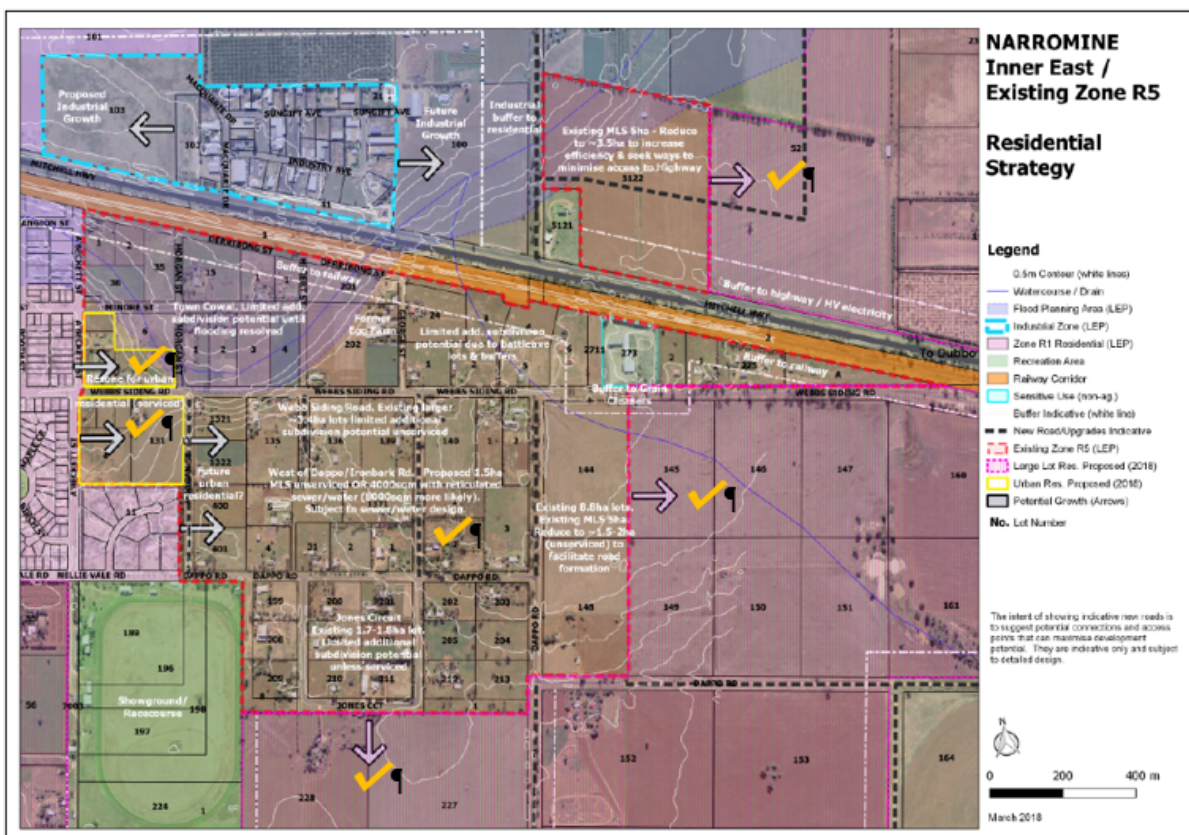
1.0 Introduction

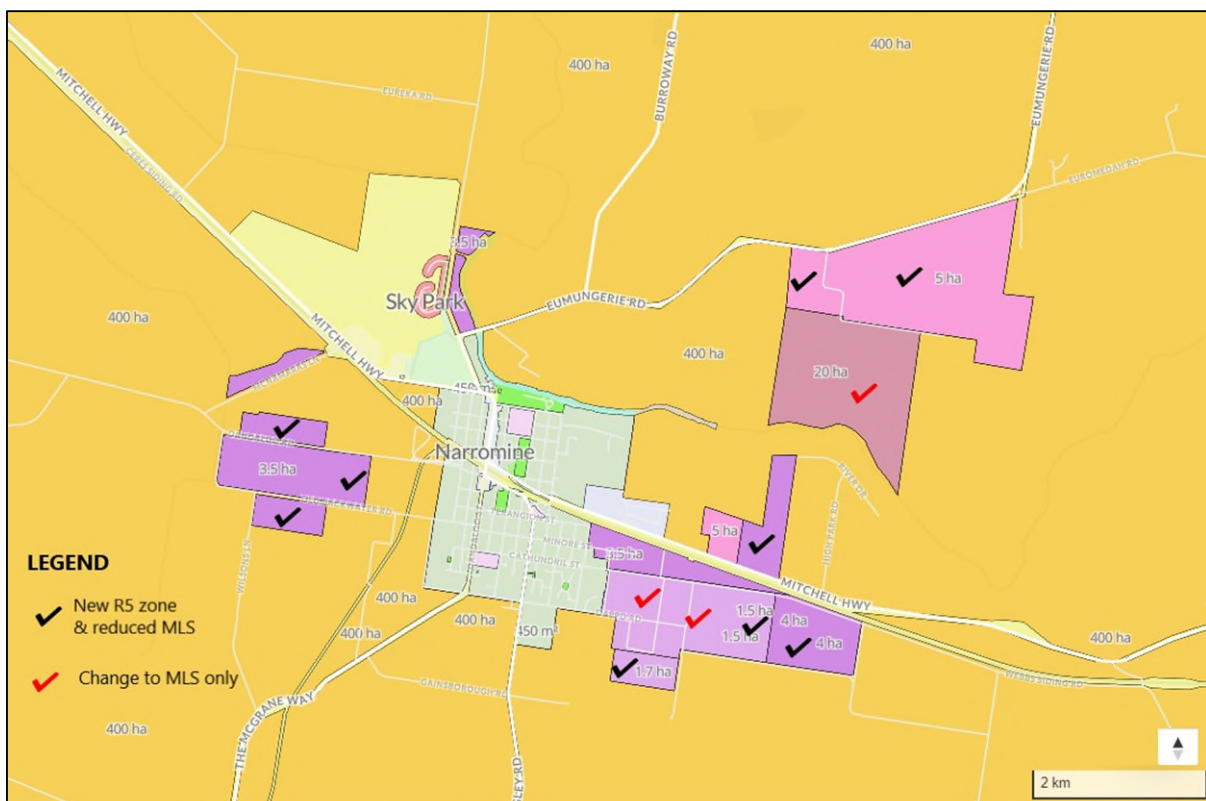
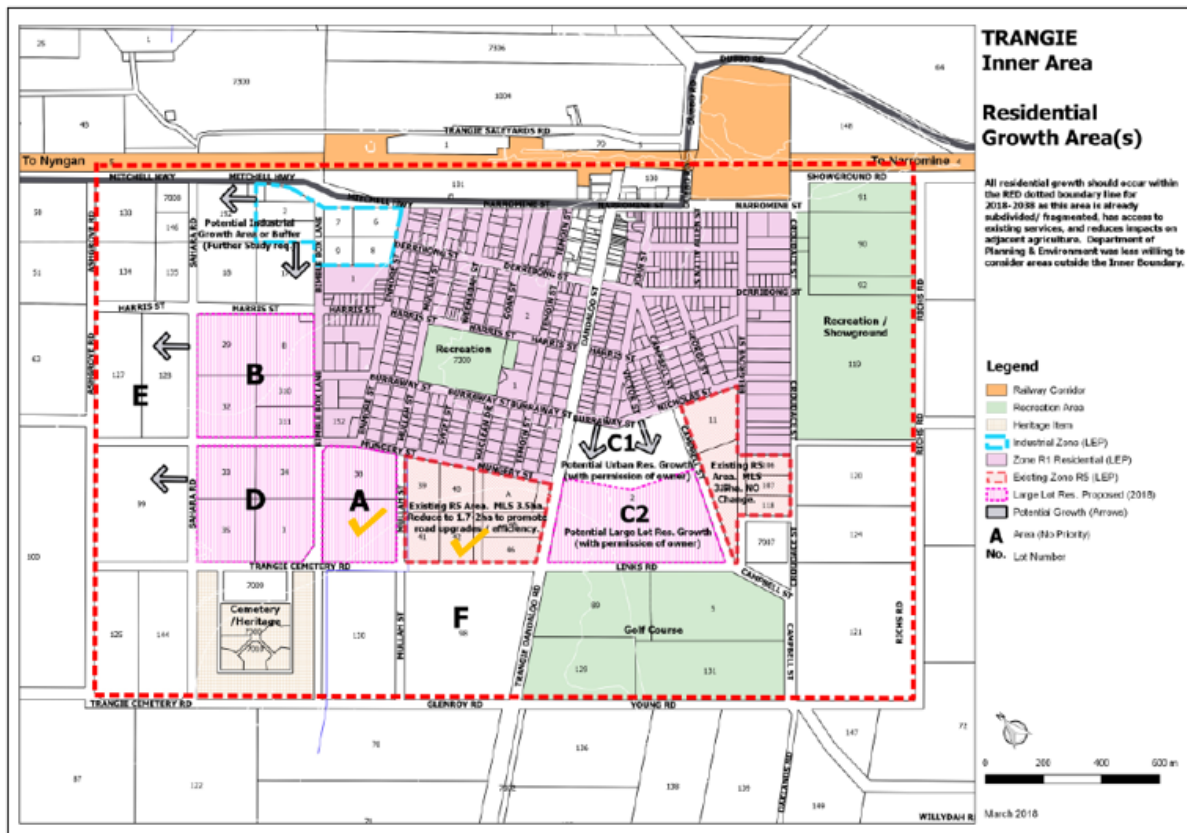
Since adoption of the Residential and Large Lot Residential Strategy in 2018, a number of identified sites have been rezoned and minimum lot sizes changed. These changes have stimulated development in some precincts with dwelling approvals demonstrating this take-up. With new population estimates showing potential increases with renewable and larger projects in the region, it is timely that Council now review whether any short term viable areas for housing can be activated.

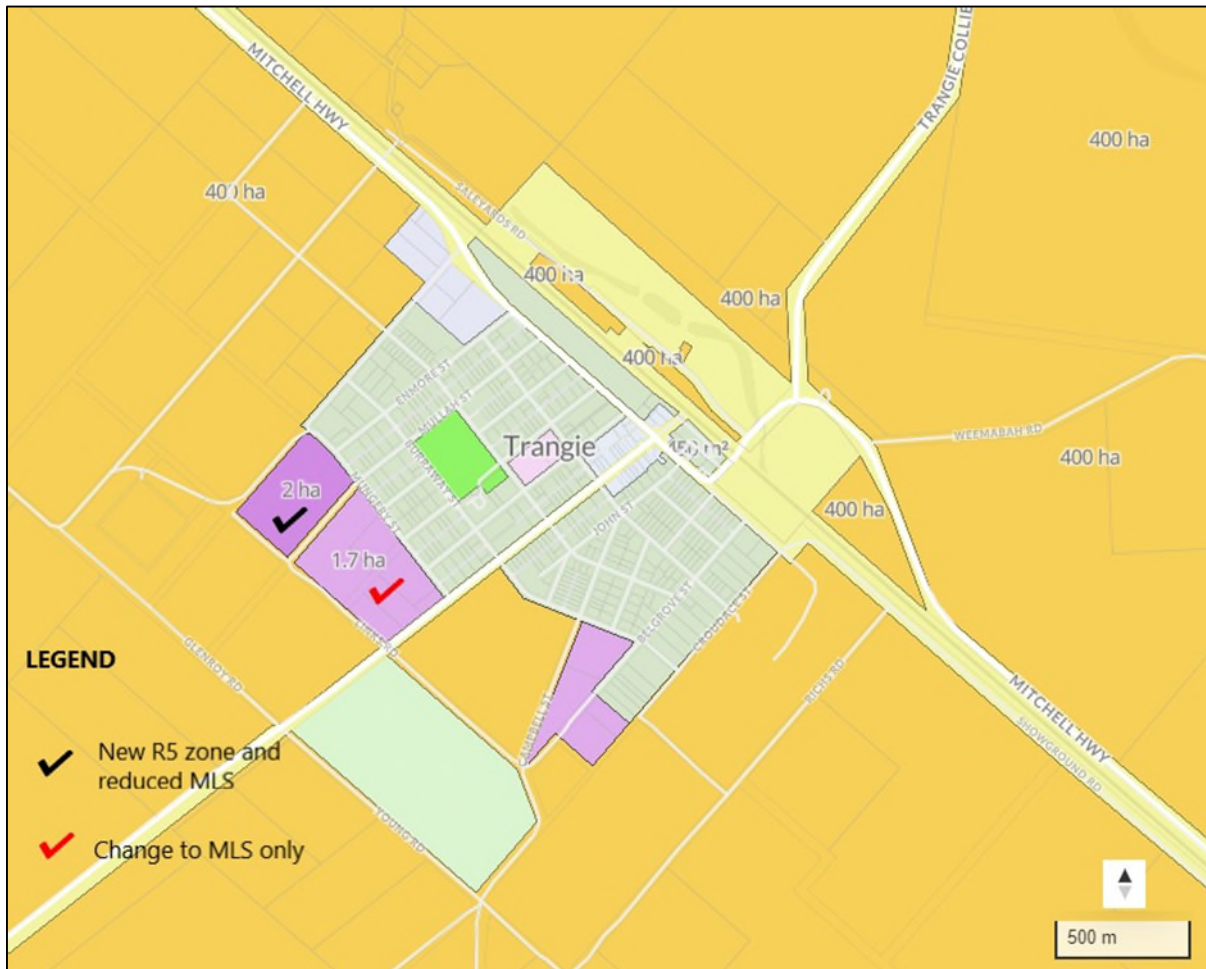
This document updates the progression of the above Strategy – lands which have and have not progressed with changes, supply and demand analysis, new priorities/development opportunities and updates on the lifetime of the 2018 strategy. This update will also provide direction on additional work to be completed.

2.0 Actioned areas - Supply

Since the adoption of the above Strategy in 2018 a number of areas have been brought forward and rezoned and had minimum lot sizes altered. Maps below taken from the adopted Strategy show the changes made ✓ with a corresponding & completed LEP amendment.







It can be seen from the adopted Strategy maps above that not all areas recommended for changes were rezoned or reduced MLS due to owners at the time not in favour of amendments. Also of note is that even though sites have had zoning and minimum lot sizes changed, this does not mean they will automatically be offered for sale as vacant and developable lots. This is a factor limiting the supply of our land for housing.

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 **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.

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

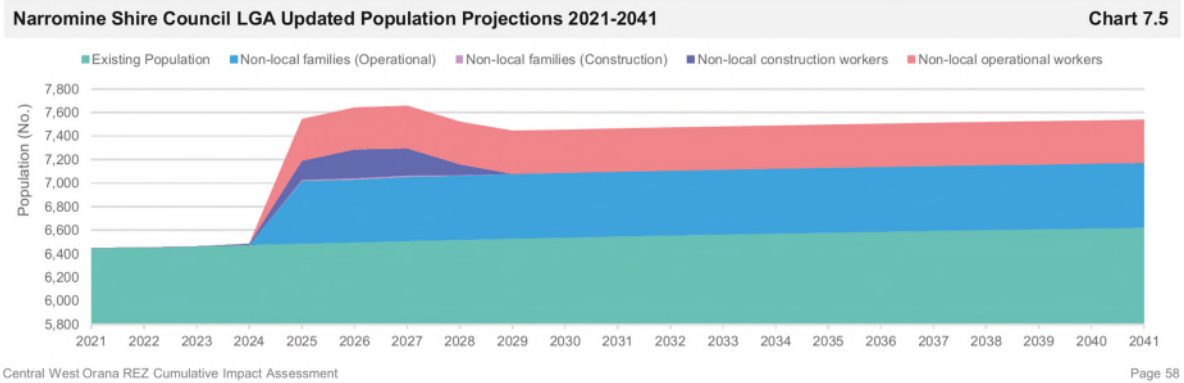
Source: Narromine Shire Council

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.



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.

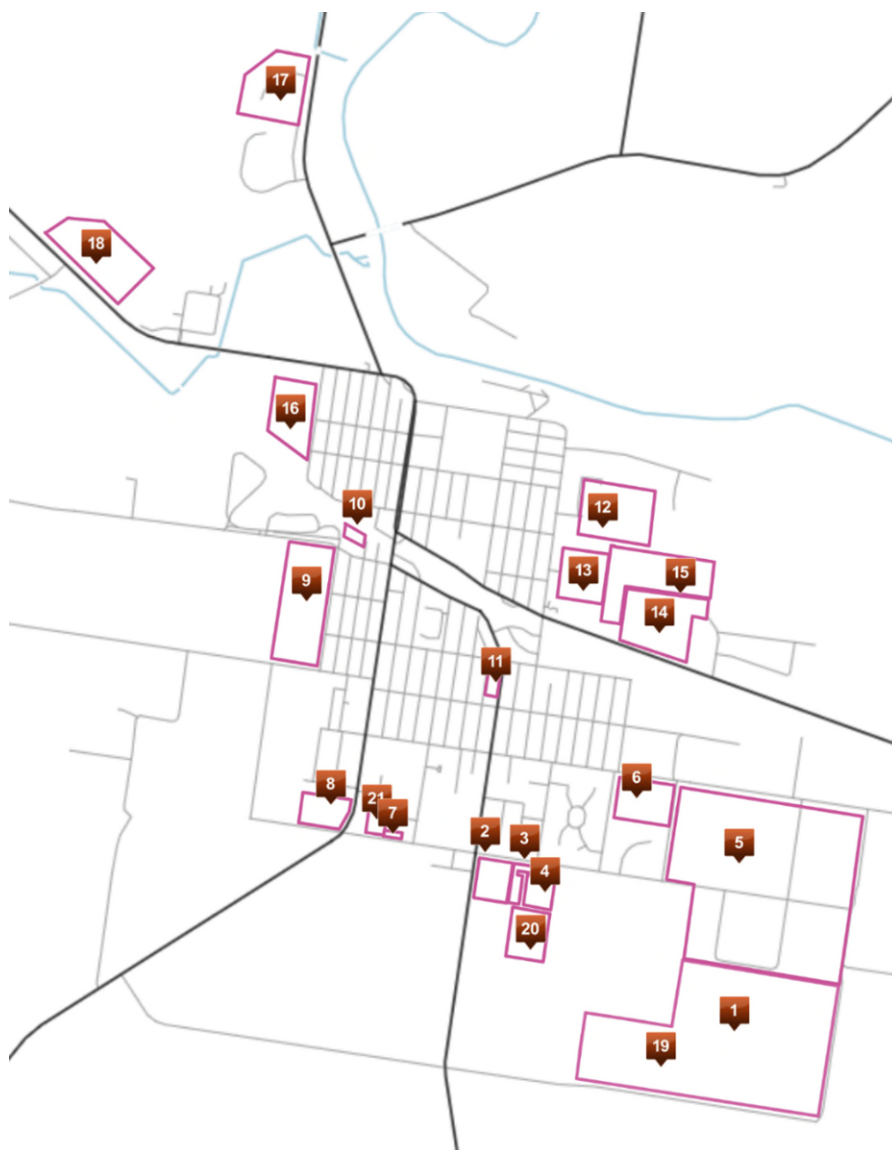
At this stage no further infill sites are recommended for density changes. The LEP notes a minimum lot size for dual occupancy and multi dwelling housing and residential flat buildings of 800m² in the R1 and RU5 (Village) zones. Most residential lots for infill can meet this minimum and Council has not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

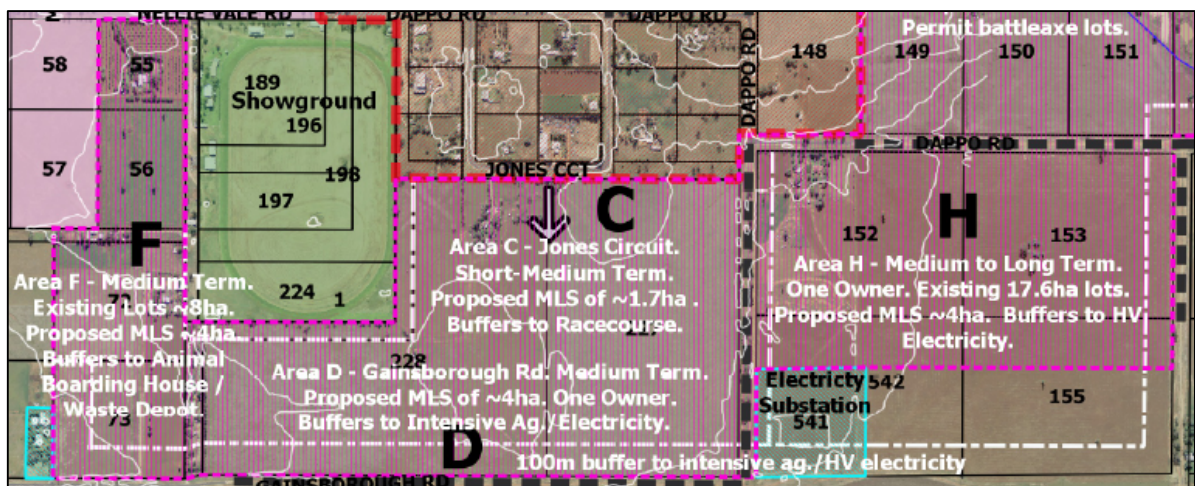


Figure 1: Extract from Residential and Large Lot Residential Strategy 2018

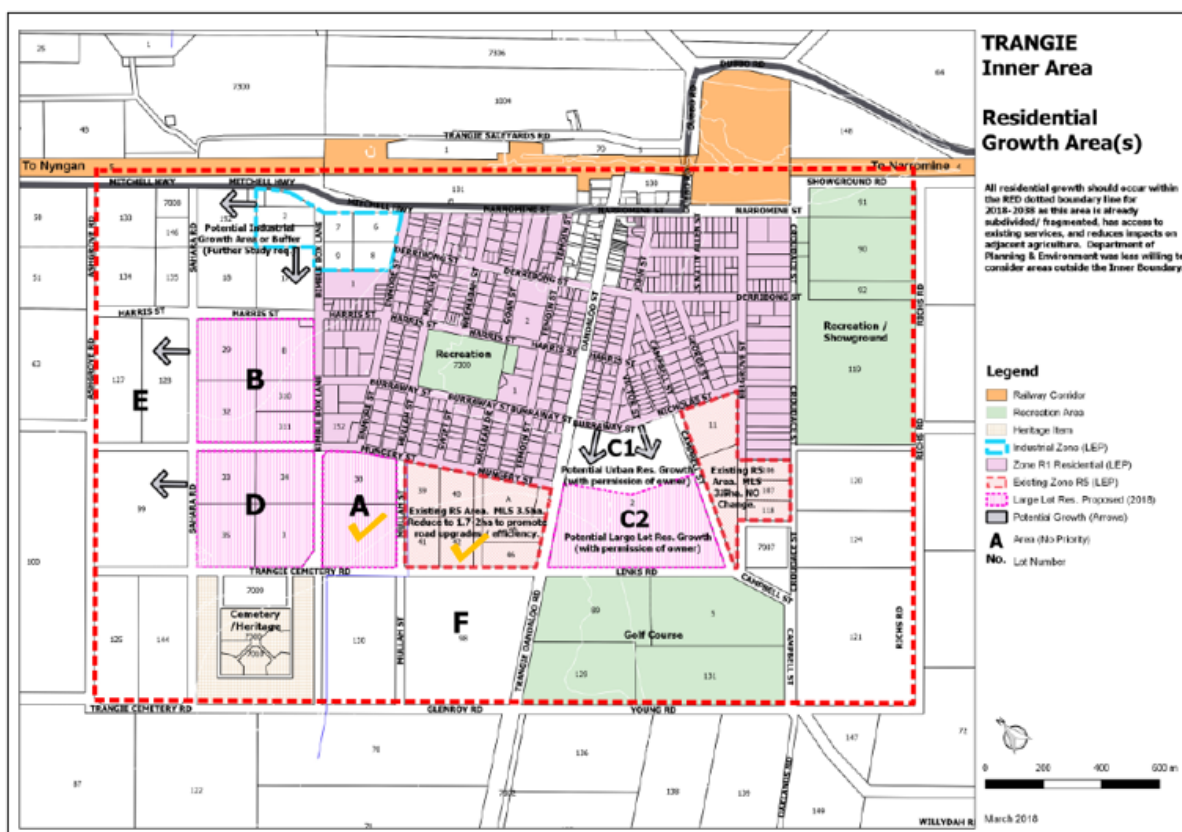
It is also acknowledged that Areas F and H from the Strategy are not likely to be developed for Large Lot Residential in the medium term due to existing extensive olive plantations (Area F) and passive grazing (Area H). With these areas moved to long term, this gives Area D greater importance for short 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.

- a) Subdivision plans including lot layout, roads and drainage,
- b) Servicing plans which includes water main extensions as a minimum and sewerage options,
- c) Preliminary Contamination Investigation – including desktop historical site use & further analysis where required,
- d) Bushfire Assessment Report - the sites are bushfire prone (Vegetation Category 3) - a Bushfire Assessment Report is required,
- e) 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.

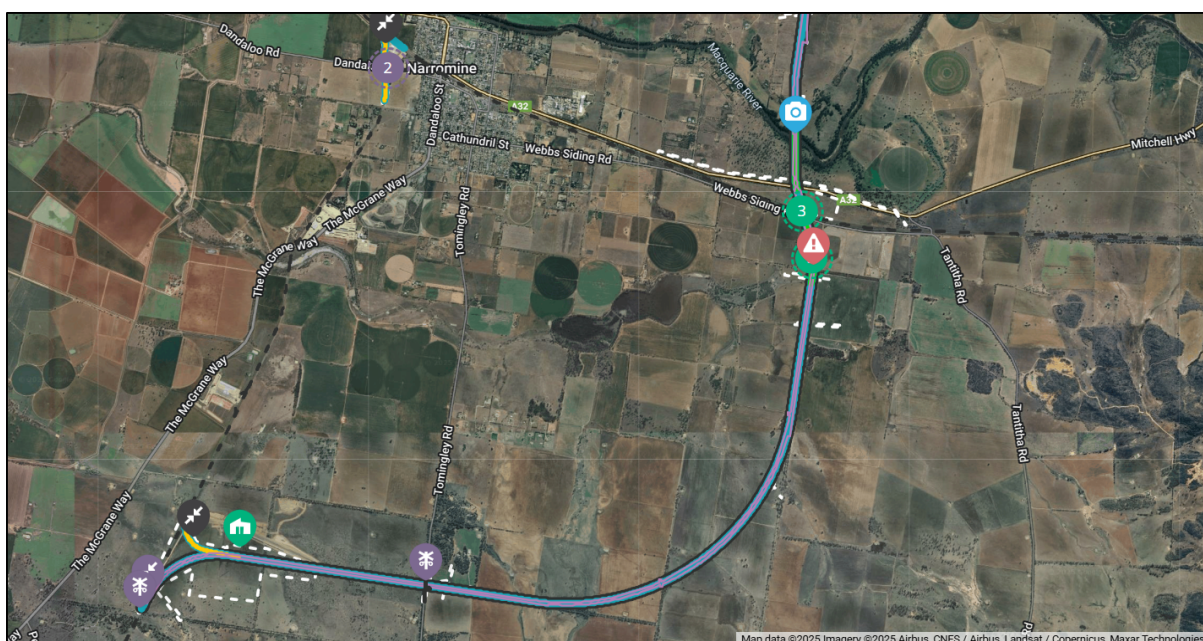


Figure 2: Inland Rail route south of Narromine. Source: www.inlandrail.com.au

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 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).