
NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 12 AUGUST 2020
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. LEASE PART 37 BURRAWAY STREET, NARROMINE – ARTC Inland Rail

Author	Director Community & Economic Development
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 4.3.4 Ensure Council's property assets are monitored and well managed

Executive Summary

This report is presented to Council to determine the lease fee for part 37 Burraway Street, Narromine.

Report

ARTC Inland Rail have enquired about the availability of one of the offices at 37 Burraway Street to lease as an office throughout the initial development of the Inland Rail. Council staff and ARTC Inland Rail have agreed on a potential lease arrangement for office space alongside the Hub N Spoke co-working space for an initial lease period of three years.

A lease fee of \$2,222 per month GST excl has been negotiated subject to Council resolution.

It is recommended the proposed lease be accepted and formal lease arrangement drawn up.

Financial Implications

Over the term of the lease period an amount of \$80,000 ex GST will be payable by Inland Rail- ARTC.

Legal and Regulatory Compliance

Council recommends the lessee be granted an option to renew for a further term if required.

Risk Management Issues

The lessee is required to hold public liability insurance coverage in the amount of \$20,000,000 for the area leased from Council.

Internal/External Consultation

ARTC Inland Rail

Attachments

Nil

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1. LEASE PART 37 BURRAWAY STREET, NARROMINE – ARTC Inland Rail (Cont'd)

RECOMMENDATION

That Council lease part of 37 Burraway Street, Narromine for a three-year term with an option to renew, at a commencing rental paid upfront of \$2,222 per month GST excl.

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2. PROPOSED ROAD NAMES – NARROMINE SKYPARK DEVELOPMENT

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 2.2 Ongoing development, diversification and sustainability of the local business and industry base

Executive Summary

This report is presented to Council to confirm a road name in the new Skypark subdivision prior to public comment being sought.

Report

The Skypark subdivision is being finalized with works almost complete. Final documents are being prepared to allow for the Plan of Subdivision to be lodged prior to land titles being created.

As part of this process Council staff have sought to confirm the gazettal of names as previously determined by Council and if the appropriate level of community consultation has occurred.

The following process has been undertaken:

Road Name	Process and confirmation to date
Nancy Bird-Walton Drive	Confirmed by Council resolution 2013/470 Approved by Geographical names board as part of the original Skypark development. Pre approval received in July 2020 (subject to final lodgment) that this name can be utilized within the new subdivision as it is an extension of a previously approved road.
Charles Kingsford Smith Drive	Confirmed by Council resolution 2013/470 No evidence that this name has been approved by the Geographical names board. (as this was for a future Skypark development). Not gazetted. Does not meet the criteria of the Geographical names board. <i>(When commemorating a person only one of the person's names shall be used e.g a given name or surname).</i>

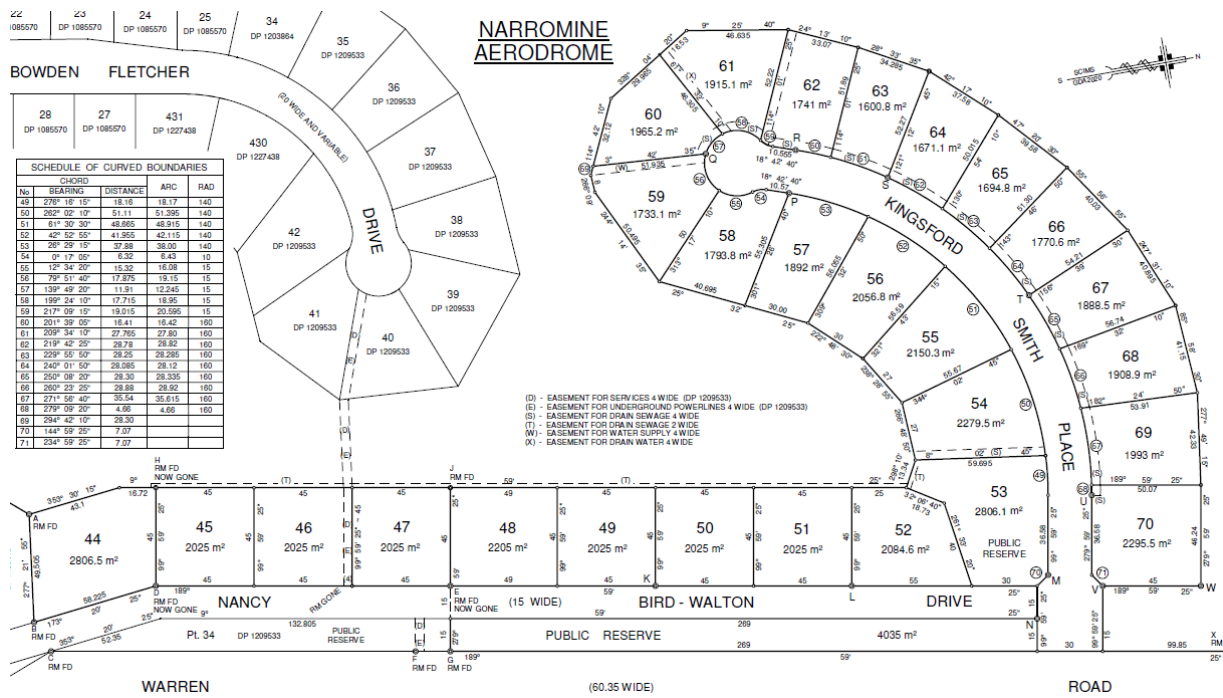
Given that Charles Kingsford Smith Drive has not previously been gazetted and it does not meet the current standards of the Geographical names board, Council staff have checked to see if the use of Kingsford Smith Place would be appropriate.

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2. PROPOSED ROAD NAMES – NARROMINE SKYPARK DEVELOPMENT (Cont'd)

The Geographical names board have confirmed pre approval of the use of Kingsford Smith Place and that subject to Council resolution, community consultation and approval on final lodgement that this street name would be appropriate.

An outline of the use of these two road names can be seen on the draft subdivision plan below.



Financial Implications

The development of the road names for Skypark have been undertaken by Council staff. There are no financial implications to Council.

Legal and Regulatory Compliance

- Roads Act 1993
- Roads (General) Regulation 2018
- Australian Standards AS1742.5-1997 and AS4590-2006
- New South Wales Address Policy (October 2019)
- New South Wales Addressing User Manual (October 2019)

Risk Management Issues

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

2. PROPOSED ROAD NAMES – NARROMINE SKYPARK DEVELOPMENT (Cont'd)

Consultation

Consultation with the Geographical names board has occurred. Public exhibition of proposed road name (Kingsford Smith Place) will be undertaken. Submissions to be considered prior to final adoption.

RECOMMENDATION

That Council:

1. Adopt the proposed road name of Kingsford Smith Place for the Skypark subdivision as highlighted on the plan of subdivision.
2. Publish notice of the proposed road name on Council's website and notify all relevant parties of the proposal in accordance with requirements of the Road Regulation 2018.
3. Duly consider any submissions for final adoption and gazettal.

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3. 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 Council on the approved Development Applications for the month of July 2020.

Report

The approvals for the month of July bring the total approved Development Applications for the financial year to 3 with a total value of \$255,000.00

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2020/18	A'Beckett Street, Narromine	2/812785	Dwelling	\$80,000.00	33
2020/19	A'Beckett Street, Narromine	3/812785	Dwelling & Carport	\$40,000.00	33
2020/23	John Street, Trangie	122/581470	Carport	\$10,000.00	22
2019/36	Euromedah Road, Narromine	3/808866	Quarry	\$125,000.00	414

There are currently 13 applications under assessment.

Legal and Regulatory Compliance

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

Risk Management Issues

Nil

Internal/ external Consultation

Nil

3. DEVELOPMENT APPROVALS (Cont'd)

Attachments

Nil

RECOMMENDATION

That the information be noted.

4. CONFIRMED PRICING FOR THE SKYPARK DEVELOPMENT

Author	Director Community and Economic Development
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 2.2.3 – Grow the Narromine Shire Aerodrome as a key aviation industrial hub supported by a detailed Master Plan DP – 2.2.2.3 – Continue with the hangar light industrial precinct development for aviation related businesses in accordance with the Aerodrome Strategic and Master Plan

Executive Summary

This report is presented to Council to confirm the pricing of the allotments for sale at the Skypark development as outlined in the resolution of Council on the 11th of March 2020.

Report

On the 11th March 2020 Council confirmed the prices of the new allotments created as a result of the Skypark development. In total 22 new lots have been created and a table outlining draft prices was adopted.

“That once certificates of title can be issued the General Manager be delegated to sell land within the Skypark and Aerodrome Industrial estates at \$45 per m² for the Aerodrome Industrial Development and \$62 per m² less differential for Skypark multiplied by the confirmed size of the blocks”.

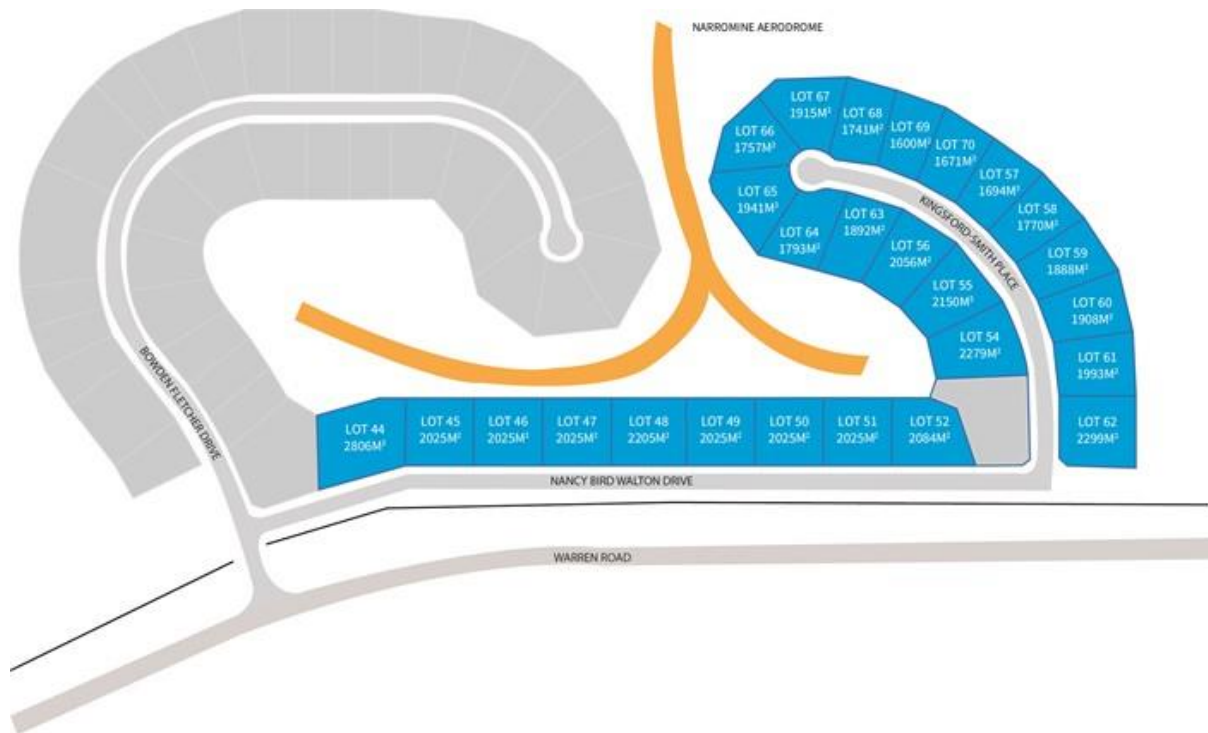
At the meeting it was noted that the sizes of the allotments was indicative only and subject to the final sizes being determined as they were surveyed prior to the lodgement of the subdivision request.

Construction of the Skypark development is now almost complete. Lodgement of the linen plans for subdivision will occur in August 2020.

The plan below shows the final labelling of the allotments and their confirmed size. The accompanying table outlines the price of each of the allotments. Note that the sizes have largely remained as drafted although the lot labelling has changed. (The sizes and lot numbers as they appeared at the March Council meeting are shown in brackets).

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4. CONFIRMED PRICING FOR THE SKYPARK DEVELOPMENT (Cont'd)



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4. CONFIRMED PRICING FOR THE SKYPARK DEVELOPMENT (Cont'd)

Table showing lot sizes and pricing

Lot	Size	Price	Status
44	2806	\$169,763.00	
45	2025	\$122,512.50	
46	2025	\$122,512.50	
47	2025	\$122,512.50	
48	2205	\$133,402.50	
49	2025	\$122,512.50	
50	2025	\$122,512.50	
51	2025	\$122,512.50	
52	2084	\$126,082.00	
53	Service block		
54	2279	\$141,298.00	
55	2150	\$137,600.00	
56	2056	\$131,584.00	
57 (63)	1892	\$121,088.00	
58 (64)	1793	\$114,752.00	
59 (65)	1733 (1941)	\$107,446.00	
60 (66)	1965 (1757)	\$125,760.00	Holding deposit paid
61 (67)	1915	\$122,560.00	Holding deposit paid
62 (68)	1741	\$107,942.00	
63 (69)	1600	\$102,400.00	Holding deposit paid
64 (70)	1671	\$106,944.00	
65 (57)	1694	\$108,416.00	
66 (58)	1770	\$113,280.00	
67 (59)	1888	\$120,832.00	
68 (60)	1908	\$122,112.00	
69 (61)	1993	\$120,576.50	
70 (62)	2295 (2299)	\$138,847.50	

Financial Implications

Overall it is expected that the Skypark development will provide a positive return to Council and the land development reserve of funds of approximately \$1.25M. Note that in previous calculations the service block was listed for sale at \$169,763.00 (2806m²).

The development of the Skypark Residential area has occurred within the expected budget.

Legal and Regulatory Compliance

Disposal of Goods and Property. Local councils are bound by s 55 and s 716 of the *Local Government Act 1993*, and Part 7 of the *Local Government (General) Regulation 2005*.

4. CONFIRMED PRICING FOR THE SKYPARK DEVELOPMENT (Cont'd)

Risk Management Issues

Sales of land are lower than expected.

While this may be considered an issue our recent experience is that there is a demand for both residential and industrial land. While land sales may be slow Council will continue to hold a valuable asset that will contribute positively to the economic development of the town.

Internal/External Consultation

- Aerodrome users
- NSW State Government Agencies
- Narromine Shire Council Economic Development Group
- Aerodrome Strategic Master Plan
- Narromine Shire Community Strategic Plan

RECOMMENDATION

1. That the sale price for allotments at Skypark be noted as outlined in the table within the report.

Phil Johnston
Director Community and Economic Development