

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 10 NOVEMBER 2021
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 Council on the approved Development Applications for the month of October 2021.

Report

The approvals for the month of October bring the total approved Development Applications for the financial year to 37 with a total value of \$11,938,458.00

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2021/33	Powell Pl, Narromine	72/1271467 (Lot 19)	Hangar	\$200,397	6
2021/34	Hayden Ct, Narromine	72/1271467 (lot 3)	Hangar	\$200,397	6
2021/38.2	Tantitha Rd, Narromine	4/788957	Dwelling	\$376,500*	23
2021/56.2	Kurrajong Pde, Narromine	206/873411	Dwelling	\$360,000*	7
2021/68	Trangie Collie Rd, Bundemar	5622/1008052	Telecommunicati ons Tower	\$144,000	36
2021/71	Fifth Ave, Narromine	5/5/7833	Swimming pool	\$17,150	29
2021/74	Mungery Hall Rd, Narromine	38/755103	Recreation Facility (Tennis Court)	\$160,501	30
2021/77	Backwater Rd, Narromine	1/580621	Inground Swimming pool	\$62,586	23

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2021/79	Kingsford Smith Pl, Narromine	60/1271467	Hangar	\$48,000	37
2021/80	Kingsford Smith Pl, Narromine	60/1271467	Dwelling	\$619,000	32
2021/81	Kingsford Smith Pl, Narromine	68/1271467	Dwelling & Swimming Pool	\$558,729	35
2021/82	Webbs Siding Rd, Narromine	2023/1234675	Domestic Storage Shed	\$15,000	31
2021/84	Red Gum Pl, Narromine	1/1083159	Home Business	\$1,000	21
2021/85	Bowden Fletcher Rd, Narromine	181/1193610	Inground Swimming Pool	\$24,250	16

There are currently 13 applications under assessment.

*Application value has been previously counted.

Legal and Regulatory Compliance

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

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That the information be noted.

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2. GRANT FUNDING – LOCAL ROADS COMMUNITY INFRASTRUCTURE FUNDING

Author Director Community and Economic Development
Responsible Officer General Manager
Link to Strategic Plans CSP – 4.3.3 Ensure sufficient resources to meet current and future needs of the community

Executive Summary

This report provides information on the Federal Government's Local Roads and Community Infrastructure Program (LRCIP) Phase 3 that is currently available.

Report

The objective of the LRCIP Program is to stimulate additional infrastructure construction activity in local communities across Australia to assist communities to manage the economic impacts of COVID-19.

The funding allocation that has been made available to Narromine Shire Council equates to **\$1,819,380**. LRCIP Phase 3 funding guidelines indicate that construction activity on eligible projects must be undertaken between 1 January 2022 and 30 June 2023 and other costs associated with eligible projects may continue to 31 December 2023.

Council intends to allocate funding to the following projects:

Project	Description	Location	Value	Council Contribution
Narromine Aquatic Centre	Repairs and improvements at the Narromine Aquatic Centre (Safety improvements and underground pipework renewals).	Narromine	\$300,000	n/a
Tomingley Potable water supply	Tomingley Water Supply Augmentation Project	Tomingley	\$320,000	n/a
Local Roads	Improvement of unsealed roads (i.e. Resheeting or stormwater improvements)	Shire wide	\$999,380	n/a
Footpaths	Improvement to footpaths for increased connectivity in Townships	Shire wide	\$200,000	n/a
		TOTAL	\$1,819,380	-

Financial Implications

There are no financial implications for Narromine Shire Council.

**2. GRANT FUNDING – LOCAL ROADS COMMUNITY INFRASTRUCTURE FUNDING
(Cont'd)**

Legal and Regulatory Compliance

Appropriate funding agreements will need to be entered into for the funding program (if successful).

Risk Management Issues

Project delays, scope creep - these will be managed by each of the project leaders and relevant Director.

Internal/External Consultation

Executive Leadership Team
Infrastructure and Engineering
Narromine Shire Council 2027 Community Strategic Plan

Attachments

Nil

RECOMMENDATION

1. That the grant funding report be noted.

3. NARROMINE INDUSTRIAL PRECINCT AND FREIGHT EXCHANGE

Author Director Community and Economic Development
Responsible Officer Director Community and Economic Development

Link to Strategic Plans

Economic Development Strategy

2.5.2 Work with the Economic Development Group to develop a business case utilising industry case studies that support the development of the Inland Rail Project.
4.5 Work with State and Federal Governments to deliver key infrastructure needs

Delivery Plan

2.1.5.1 Review Land Use Strategies in line with results of Economic Development Strategy to ensure planned new land releases to stimulate economy.
2.2.4.1 Work with State Government agencies to appropriately identify high value land resources, where Government priorities are identified.
2.3.3.2 Identify potential value-added sites with good inter-modal transport links

3. NARROMINE INDUSTRIAL PRECINCT AND FREIGHT EXCHANGE (Cont'd)

Executive Summary

This report is presented to update Council in regards to the development of the Industrial Precinct and Freight Exchange.

Report

In March 2021 Narromine Shire Council considered a report outlining the progress made in the development of the Narromine Freight Exchange and Industrial precinct.

The development of the precinct is supported by Council's strategic documents including the Employment Lands Strategy and the Local Strategic Planning Statement. These strategies along with many State and Federal regional plans highlight the importance of the Inland Rail and the development of infrastructure to enable the use of this backbone.

The land identified for development is land that is bound by Narwonah Siding Road and Craigie Lea Lane and is approximately 1000 Ha in size. The Inland Rail line will run from east to west through the middle of the property. An outline of the location of the property is shown below.



3. NARROMINE INDUSTRIAL PRECINCT AND FREIGHT EXCHANGE (Cont'd)

This is a unique site, offering over 3Km of rail frontage to the new Inland Rail and allowing for rail triangles (connections) to be made on this property. The property is approximately 2Km wide and is 6.7Km from town.

In March 2021 (2021/048) Council resolved that:

1. That in principle support continues to be provided on the basis of favourable land tenure options and favourable planning outcomes.
2. That a further report detailing progress towards each of the steps be brought back to Council for further consideration.

There has been significant progress towards the development of the precinct and achieving the resolutions that Council had outlined as conditions of the development.

While much of this progress is discussed in a confidential report to be presented to Council on the 10th of November 2021 it is pleasing that opportunities for funding of the enabling infrastructure for the industrial site have been confirmed along with the potential to gain tenure over the site.

Council staff will continue to work with all of the various stakeholders to continue to develop the proposal and bring a further updated report to Councillors early in 2022. Work will continue in regards to the development as outlined in Narromine Shire Council's many strategic documents.

Financial Implications

This is a large project, quite complex and involves many stakeholders. As such there are a number of financial implications and risks.

The financial implications are balanced against the available grant funds and the future land sales. The staging of the project will assist.

The main financial implication for Narromine Shire Council regards the future ownership of the land. A financial contribution may be required from Council at a later stage.

Legal and Regulatory Compliance

Local Government Act 1993.

Disposal of Goods and Property. Local councils are bound by s 55 and s 377 of the *Local Government Act 1993*, and Part 7 of the *Local Government (General) Regulation 2005*.

Environment Planning and Assessment Act 1979

3. NARROMINE INDUSTRIAL PRECINCT AND FREIGHT EXCHANGE (Cont'd)

Internal/External Consultation

- Potential new businesses
- ARTC- Inland Rail
- Rail Hauliers
- Department of Premier and Cabinet
- NSW Department of Planning, Industry and Environment

RECOMMENDATION

That Council consider the confidential information relating to this matter in Closed Meeting accordance with Section 10A(2)(d)(i) of the Local Government Act 1993 as it contains commercial information that would, if disclosed, prejudice the commercial position of the person who supplied it and is therefore not in the public interest to disclose. Early disclosure of the information may put Council at a commercial disadvantage and prevent it from achieving best value for money outcome for the community.

Phil Johnston
Director Community and Economic Development