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**NARROMINE SHIRE COUNCIL**  
**ORDINARY MEETING BUSINESS PAPER – 9 FEBRUARY 2022**  
**CONFIDENTIAL MATTERS REPORT**

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## **1. PRICING RECOMMENDATION FOR DAPPO ROAD DEVELOPMENT**

<b>Author</b>	Director Community and Economic Development
<b>Responsible Officer</b>	General Manager
<b>Link to Strategic Plans</b>	CSP – 3.4.2 – Ensure appropriately zoned land that meets residential needs throughout the Shire's communities.

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### **Executive Summary**

This report is presented to Council to consider the pricing of the allotments for sale at the Dappo Road residential estate.

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### **Report**

Council has previously approved the funding for the construction of the Dappo Road residential estate and it is currently in construction. At this time much of the bulk civil work has been completed but there is still some considerable work to be undertaken with road works, electrical works, sewer pump station, sewer and water reticulation.

Construction since commencing has been held up by rain delays and we will now expect that construction will continue to June.

While the construction continues it is important to be in a position to offer the land for sale, to take best advantage of the increased demand for residential land at this time.

Once the resolution is considered the blocks will be offered for sale, subject to the consent conditions, subdivision approval and completion of works.

The scope for the development is outlined as:

- 15 lots of available free hold land from 1900m<sup>2</sup> to 2600m<sup>2</sup> in size. (total of 34,347m<sup>2</sup> of available land)
- Deep sewer works to all available blocks and new sewer pump station.
- Enabling infrastructure to neighbouring development including electrical transformer and works to Dappo Road.

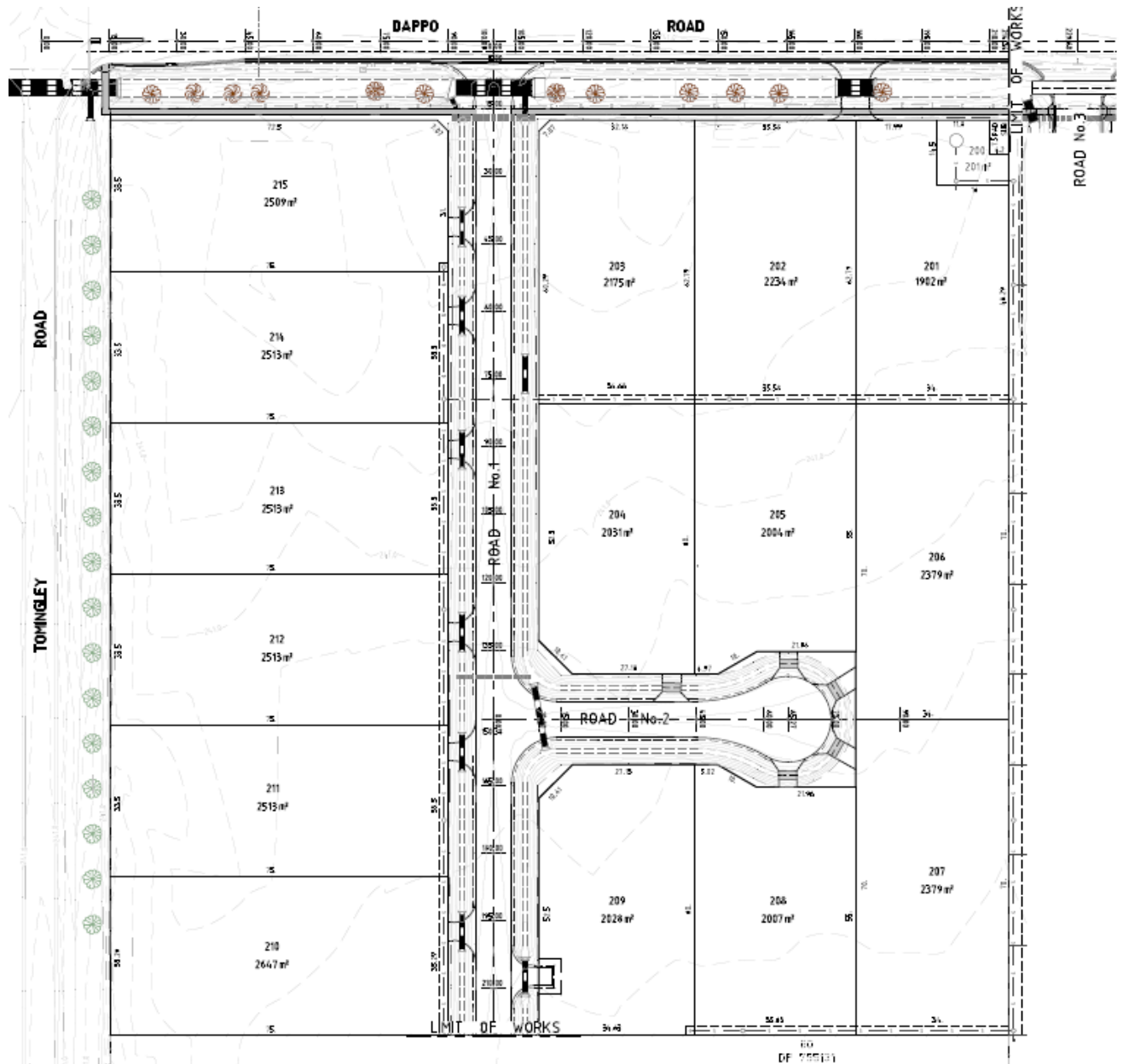
One of the drivers of the development of the Dappo Road subdivision project is recognition of the need to supply additional affordable land in Narromine for both existing residents and new residents seeking to shift for employment, family and other reasons.

In the case of the Dappo Road project a larger lot estate has been chosen to offer lifestyle blocks complimenting existing smaller lots in town and the Timbreebongie House project next door. These lots are on naturally higher ground and not susceptible to the same level of flooding issues that exist closer to the river.

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The layout is seen below.



**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*.

**Financial Implications and Risk Management Issues**

These have been included in the Closed Meeting Confidential Report.

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**1. PRICING RECOMMENDATION FOR DAPPO ROAD DEVELOPMENT (Cont'd)**

***Internal/External Consultation***

- NSW State Government Agencies
- Narromine Shire Council Economic Development Group
- Narromine Shire Community Strategic Plan
- Real Estate Agencies

**RECOMMENDATION**

That Council move into Closed Meeting in accordance with Section 10A(2)(d)(i) of the Local Government Act 1993 as the matter contains commercial information that would, if disclosed, prejudice the commercial position of the person who supplied it. Early disclosure would prevent Council from achieving best value for money.

**Phil Johnston**  
**Director Community and Economic Development**