

## **2. PLANNING PROPOSAL - TEMPORARY WORKERS' ACCOMMODATION CLAUSE- LEP AMENDMENT (Cont'd)**

As this is a planning decision made in the exercise of a function of a Council under the Environmental Planning and Assessment Act 1979, including a decision relating to an environmental planning instrument under that Act, a division is required to be called.

### **RECOMMENDATION**

That Council:

1. Resolve to submit the Planning Proposal and any supporting information to the Department of Planning and Environment through the NSW Planning Portal;
2. Advise the Department of Planning and Environment that Council's General Manager (or delegate) will be the nominated Local Plan Making Authority for this proposed LEP amendment.

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## **3. PLANNING PROPOSAL - NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS**

<b>Author</b>	Manager Planning
<b>Responsible Officer</b>	Director Community and Economic Development
<b>Link to Strategic Plans</b>	Delivery Program 2.1.5 New plans and strategies are developed in line with the community's needs and encourages economic growth. LSPS – Priority 4 – A range of housing options for the community.

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### **Executive Summary**

The intention of this report is to seek Council's endorsement of a Planning Proposal, to be submitted to the Department of Planning and Environment.

The Planning Proposal follows the LEP Health Check and acts on the recommendations of the Narromine Shire Residential and Large Lot Residential (Land Use) Strategy 2018 to provide additional R1 General Residential and R5 Large Lot Residential land.

In accordance with the Strategy, a minimum of 10 years and maximum of 30 years supply of zoned land should be aimed to be in the pipeline or ready for development to avoid sudden supply/demand mismatch.

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### **Report**

Previously, Council resolved to act on the recommendations of adopted Strategies and the results of the LEP Health Check and has now prepared a Planning Proposal for the Department of Planning's review. The following Council resolution was passed at the Ordinary Meeting held on 14 April 2021 **(2021/67)**:

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**NARROMINE SHIRE COUNCIL**  
**ORDINARY MEETING BUSINESS PAPER – 13 APRIL 2022**  
**REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**

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**3. PLANNING PROPOSAL - NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS (Cont'd)**

**RESOLVED** Crs Lambert/Jablonski that Council:

1. Prepare a Planning Proposal to implement the recommendations of the Narromine Shire Residential and Large Lot Residential (Land Use) Strategy 2018; including: Short Term areas and include identified medium/longer term areas that are supported by land owners.
2. Prior to finalising a Planning Proposal staff contact all affected landowners and liaise directly in the process.
3. Council accept a Planning Proposal for consideration of the land in Ceres Siding Road subject to additional investigations supporting a future dwelling opportunity.

It should be noted that part (3) of the above resolution is dependent on action by private landowners to submit a Planning Proposal.

The Planning Proposal (File SC1181) has been prepared and a draft reviewed by the Department of Planning and Environment's Dubbo office.

It is shown in **Attachment No. 2**. Please refer to the Proposal for details on the changes proposed.

**Consultation**

In accordance with the above resolution, Council contacted all affected landowners to gauge their support for changes to the planning controls on their land.

The following table summarises submissions received in each of the recommended areas. It should be noted that Council received eleven (11) submissions following direct letters/emails to affected owners.

Area	In support/ Against PP	Justification
Narromine East Area A1 Rezone from R5 to R1, reduce MLS from 3.5ha to 450m2	Submission C: Against/Neutral	Won't be acting on PP results, no cost burden to self.
Trangie Inner Area: Reduce MLS from 3.5ha to 1.7ha	None received	
Trangie Inner Area: Rezone from RU1 to R5 & reduce MLS from 400ha to 2ha	None received	
Narromine East Area A2: Reduce MLS to 1.5ha or 4000m2 (serviced)	Submission A: In support	In support - has questions re associated servicing.
	Submission F: Against/Neutral	Don't want to develop at this stage.
	Phone call J: In support	In support, possibly look to buy more land and develop.
Narromine East Area B: Rezone to R5 & reduce MLS to 2ha	None received	

**NARROMINE SHIRE COUNCIL**  
**ORDINARY MEETING BUSINESS PAPER – 13 APRIL 2022**  
**REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**

Narromine East Area C: Rezone to R5 and reduce MLS to 1.5ha	None received	
Narromine North East Area B: Reduce MLS to 20ha	None received	
Narromine North East Area C & Part D: Rezone from RU1 to R5 & reduce MLS to 5ha	Submission E: In support	In support – understands rezoning
	Submission H: Neutral/Against	Doesn't want surrounding lots smaller
	Submission I: In support	Support in principle, wish to discuss further
Narromine West Area A: Rezone to R5 and reduce MLS from 400ha to 2ha	Submission D: Against	Strongly oppose, desire to use land for primary production.
	Submission G: Against	Strongly oppose, desire for larger lots, primary production use.
Narromine East Area I: Rezone from RU1 to R5 & reduce MLS from 400ha to 4ha	Submission B: In support	In support – to enable building entitlement + possible future subdivision
Narromine West (additional area H from Strategy following consultation)	In support	In support providing farming can continue until developed.
Narromine East (additional area following consultation)	In support	In support providing farming can continue until developed.

Some submissions received by Council included questions only – hence not included in the above table. Letters to owners also outlined that this is initial consultation only, and that further formal consultation will occur as part of the Planning Proposal process.

Following the above consultation and knowing that other lands in the Strategy may be “activated” instead of lands where owners are not willing to act, it is recommended that the following lands be replaced:

<b>Original Proposal</b>	<b>New Proposal</b>
Narromine West Area A: Lots 6 & 7 DP 251750 (limited lot yield, objection from owners – land will not come to fruition). Medium to Long Term. Total area of 20.2ha	Narromine West Area C: 4 lots north of Dandaloo Rd (Lots 98-99, 106 & 126 DP 755131). Endorsed in current strategy, replacing other removed lots in same ownership. Long Term. Total area of 25ha.



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**NARROMINE SHIRE COUNCIL**  
**ORDINARY MEETING BUSINESS PAPER – 13 APRIL 2022**  
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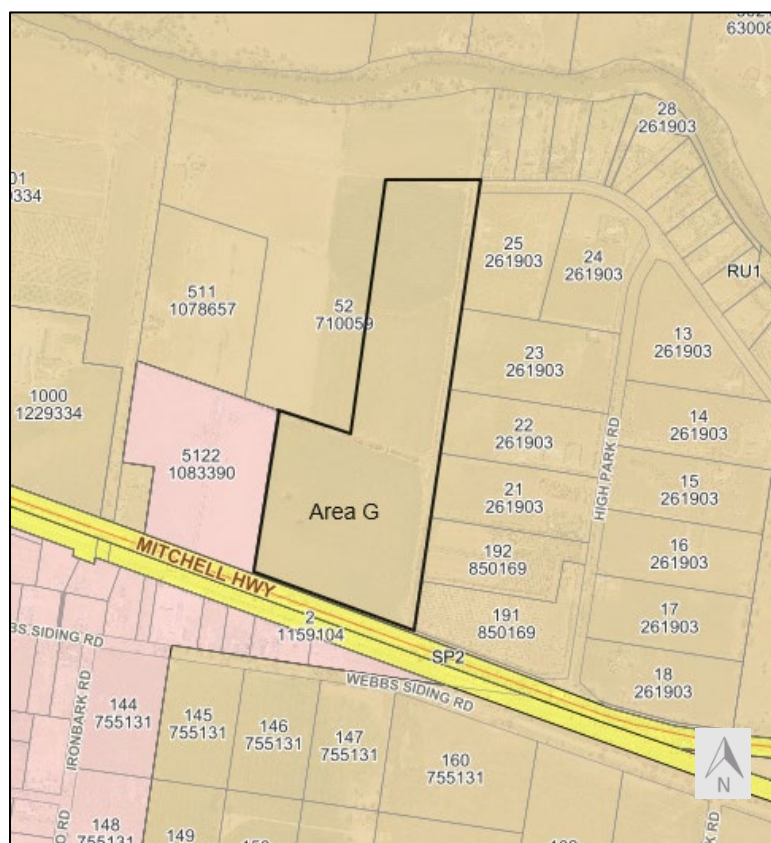
**3. PLANNING PROPOSAL - NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS (Cont'd)**

The owner of the above parcels were contacted – they are in support providing they can continue to farm the land until ready to develop.

**New Proposal**

Area G shown below has been brought forward from the endorsed Strategy noting that some of the lands rezoned may not come to fruition in the short term. Area G was endorsed previously by Council with the Strategy and incorporates higher ground adjoining the existing large lot residential High Park Estate to the east. The lot is also benefitted by access from River Drive, limiting additional Highway/classified road entry points to the land.

The owner of this parcel was contacted and advice given that providing farming can continue on the land prior to development, they would support its rezoning.



**Local Plan Making Authority (LPMA)**

In accordance with the Department's LEP Making Guideline, Council is to nominate the Authority or person who will be carrying out the work to amend the LEP. For basic LEP amendments, the Council usually nominates itself as the LPMA.

### **3. PLANNING PROPOSAL - NARROMINE SHIRE RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS (Cont'd)**

In this instance as the sites involve those previously adopted by Council in an endorsed Strategy, it is recommended that Council's General Manager be sub-delegated to carry out the LEP Making function on behalf of Council. Delegations are in place for the General Manager (or delegate) to carry out this work on behalf of Council. If endorsed by Council, the Department must be advised of this delegation when it requests to be the LPMA upon lodgement of the Planning Proposal.

#### ***Legal and Regulatory Compliance***

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

#### ***Risk Management Issues***

Ensures there is adequate land in the pipeline for supply of residential and large lot residential land use. Supports the adopted Strategy and minimise risk of future infrastructure projects causing land supply issues. Risk of potential land use conflict is managed by adoption of the endorsed Strategy.

#### ***Internal/ external Consultation***

External consultation with Government agencies for the sites nominated has already been carried out with the Strategy work previously carried out and adopted by Council.

Future consultation with landowners and adjoining owners will be carried out in accordance with the Community Participation Plan and Environmental Planning and Assessment Act/Regulation.

#### ***Attachments***

1. Planning Proposal: Residential and Large Lot Residential Amendments  
**(Attachment No. 2)**

As this is a planning decision made in the exercise of a function of a Council under the Environmental Planning and Assessment Act 1979, including a decision relating to an environmental planning instrument under that Act, a division is required to be called.

#### **RECOMMENDATION**

That Council:

1. Adopt the Planning Proposal to rezone and reduce minimum lot sizes in various locations as shown in Attachment 2;
2. Lodge the Planning Proposal and any supporting information to the Department of Planning and Environment through the online Planning Portal;
3. Advise the Department of Planning and Environment that Council's General Manager (or delegate) will be the nominated Local Plan Making Authority for this proposed LEP amendment.