

NARROMINE SHIRE COUNCIL

PLANNING PROPOSAL:

RESIDENTIAL AND LARGE LOT RESIDENTIAL AMENDMENTS

Executive Summary

This planning proposal intends to amend the Narromine Local Environmental Plan to permit additional land for housing development.

In preparing this Planning Proposal, Council is initiating endorsed actions from the Residential Land Use Strategy 2018 and ensuring adequate and planned supply of rural residential and residential land. From the Department's LEP Making Guideline, this Proposal is considered a 'Standard' Amendment.

Since adoption of the above Strategy, the Narromine LGA is experiencing an influx of people, business and infrastructure projects with a number of shovel-ready projects coming to fruition. Large scale projects such as the Inland Rail and Simmons Global Aerodrome development are leading this surge with Tomingley Gold Operations expanding their mine and workforce. New industrial lots will soon be released at the Narromine Aerodrome and expanded Narromine Industrial Estate. All of this employment land activation plus increased sales of Council's Skypark development and residential lots and houses in Narromine has brought forward the need to act on both short and medium-term sites from the Strategy. The table over shows a summary of the sites put forward and potential lot yield.

Note that the *Narromine Residential and Large Lot Residential Strategy 2018* includes additional sites not put forward for changes in this Proposal due to additional assessment needed for known environmental constraints (eg. flooding, Inland Rail alignment, contamination and the like). These sites can remain in the Strategy and may be activated in future if the above site/s do not come to fruition.

Table 1: Summary of proposed changes, studies required and lot yields

Area	Proposed changes	Studies required	Lot yield	Ownership
Narromine East Area A1	R5 to R1 Reduce MLS from 3.5ha to 450m2 (with water/sewer services)	Servicing assessment from Council, no preliminary assessment for contamination (already a form of residential zoning)	8 lots (estimated based on surrounding lot sizes)	Multiple owners over 10 lots
Narromine East Area A2	Amend MLS from 3.5ha to varying minimums: - 4000m2 for serviced lots and - 1.5ha for unserviced	Servicing assessment from Council, no preliminary assessment for contamination (already a form of residential zoning)	15 lots (serviced) 8 lots (unserviced & allowing battleaxe lots)	Multiple owners over 35 lots
Narromine East Area B	Rezoned from RU1 to R5 and change MLS from 5ha to 1.5ha	Preliminary investigation for Contamination, BDAR, onsite drainage	12 lots (unserviced)	One owner, currently 6 lots
Narromine East Area C	Rezoned from RU1 to R5 and change MLS to 1.5ha	Preliminary Investigation for Contamination	10 lots (unserviced)	One owner, 2 lots
Narromine East Area G	Rezoned from RU1 to R5 & reduce MLS from 400ha to 3.5ha	Preliminary Investigation for Contamination	5-9 lots (unserviced)	One owner, 1 (part) lot
Narromine North East Area B	Reduce MLS from 40ha to 20ha	Preliminary investigation for Contamination	4-5 depending on owner take-up	Five owners over 5 lots
Narromine North East Area C	Rezoned from RU1 to R5 & reduce MLS from 400ha to 5ha	Preliminary investigation for Contamination	13 lots with 600m Inland Rail buffer	One owner, 1 lot
Narromine North East Area D	Rezoned from RU1 to R5 and reduce MLS from 400ha to 5ha	Preliminary investigation for Contamination	6 lots – no buffer to Inland Rail needed	One owner, one part lot
Narromine West Area A	Rezoned from RU1 to R5 and reduce MLS from 400ha to 2 ha	Preliminary investigation for Contamination	18 new lots with cowal floodway & buffering	Three owners over 3 areas. Can be done separate to each other.
Narromine East Area I	Rezoned from RU1 to R5 & reduce MLS from 400ha to 4ha	Preliminary investigation for Contamination	10 lots	One owner over 4 lots
Trangie Inner Area MLS only	Reduce MLS from 3.5ha to 1.7 ha (unserviced) or 1ha with services	Servicing assessment from Council, no preliminary assessment for contamination due to (already a form of residential zoning)	10-12 additional lots	Multiple owners over 13 existing lots
Trangie Inner Area	Rezoned from RU1 to R5 & reduce MLS from 400ha to 2ha	Preliminary investigation for Contamination	4 lots	One owner, 2 existing lots
TOTAL: Serviced			31	
Unserviced – remove 10% lot yield due to unforeseen limiting factors (topography/ponding/gradient)			74	

Legend

Most likely to proceed based on owner numbers, owner interest and environmental factors

Background

Following endorsement of the Narromine Residential and Rural Residential Strategy in 2018, Council is moving to rezone lands in a variety of identified short term areas with some medium term areas identified where owners are prepared to move in the short term.

The LEP Health Check Review identified that the supply of R5 Large Lot Residential land remains close to fully developed or subdivision potential has been constrained by costs, landownership and/or the proposed Inland Rail alignment. Limited lots have come to fruition since the 2009 and 2013 Strategies. Recommended short term actions are proposed in accordance with the Narromine Shire Residential and Large Lot Residential (Land Use) Strategy 2018. This is to ensure adequate land is available for the identified future supply and to mitigate impacts on supply caused by known infrastructure projects. The infrastructure projects mentioned above will generate the following employment and new residents.

Table 2: Narromine employment and population forecast estimates

Development	Additional jobs	Additional residents
*Inland Rail & subsequent developments	500 during construction 250 permanent (work camp)	700 + persons
*Simmons Global Aerodrome development	250 jobs	250 + residents – need worker's accommodation site
*Industrial Estate Narromine Aerodrome	22 lots – to be developed over 10 yrs. At least 60 jobs	18 x 2.5 (occupancy rate) = 45 persons
*Industrial Estate (extension) Mitchell Highway	20 lots, to be developed over next 10 yrs 50 jobs	120 persons
Southside Shopping Centre redevelopment	10 Offices and 2 dwellings 10 jobs	10 + persons
Feedlot	70 jobs 3-5 year construction period	112 persons based on
TOTAL	1,142 jobs	1,237 persons (conservative estimate)

* Very high confidence rating of commencement or already commenced.

Part 1 – Objective or Intended Outcomes

Objective 1

To provide for more residential land in appropriate and serviceable areas.

Objective 2

To amend the Narromine Local Environmental Plan 2011 to provide for additional lots/ reduce the minimum lot size (MLS), in the zoned Large Lot Residential areas.

Objective 3

To amend the Narromine Local Environmental Plan 2011 to provide additional land for Large Lot Residential development in appropriate locations.

The above objectives and intended outcomes draw on intentions from the endorsed Narromine Residential and Large Lot Residential Strategy 2018. Refer to **Appendix 1** for the relevant sections of this Strategy.

Stage 1 Key Actions

In accordance with the Department's LEP making guideline, the following table outlines dates of submission of the scoping proposal to the Department and milestones already met.

The following stages comply with the Planning Proposal category of:

STANDARD – as the sites put forward in this Proposal are consistent with a Department endorsed/approved local strategy.

Pre-lodgement Stage	Report received/met
Scoping Proposal – Council to DPIE 27/10/2021	Response to scoping proposal received 17/11/2021
Pre-lodgement meeting – Council with DPIE staff	Meeting held 18/11/2021
Initial consultation with affected owners (note this is not a mandatory requirement for pre-lodgement)	March 2022

An assessment of the need for pre-lodgement advice from key Government agencies is provided at Appendix 5.

Addendum:

Gateway Determination issued: 18 July 2022

Please refer to Appendix 2 for additional information regarding preliminary contamination investigations and Flooding, as requested by DPE.

Part 2 – Explanation of Provisions

This section outlines how Council is to give effect to the above objectives through amendments to the current planning instrument.

Objective 1

To provide for more residential land in appropriate and serviceable areas

Council is proposing to:

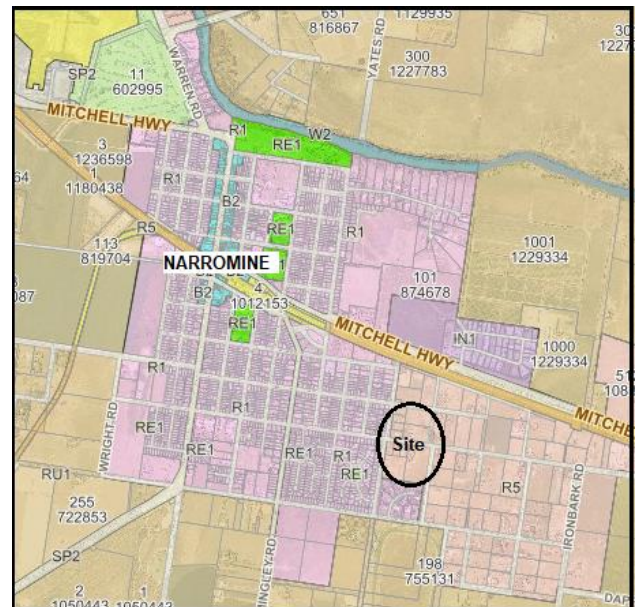
- Rezone existing large lot residential (R5) land to General Residential (R1), and
- Amend the minimum lot size from 3.5ha to 450m² (where serviceable).

It is noted here that the Strategy recommended a MLS of 800m² in line with the relevant R1 MLS. This however was not the case or intention as the gazetted LEP MLS at the time was 450m². In the interest of consistent MLS across the town in this precinct a MLS of 450m² is recommended.

Lot yield: the above changes would result in 8 new serviced lots based on average lot sizes in the area.

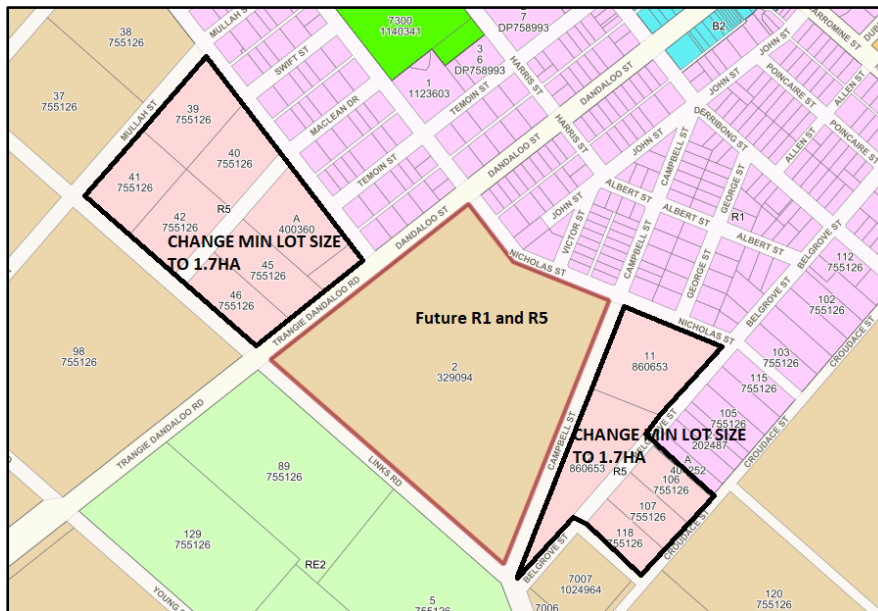
See below map for proposed change.

NARROMINE EAST AREA A1: Rezone to R1, amend MLS



TRANGIE INNER AREA: Reduce MLS from 3.5ha to 1.7ha

The Strategy identified fringe R5 lands for a reduction in MLS to permit further subdivision whilst limiting sprawl. A MLS of 1.7ha still allows minimum distances between water supply bores and effluent disposal areas to limit cross-contamination.



TRANGIE– Change min lot size to 1.7ha (un serviced).

TRANGIE INNER AREA: Rezone from RU1 to R5 and change MLS from 400ha to 2ha

With this site, dual road frontages are conducive to future subdivision. The land has a potential for 5-6 lots with a rural residential style development. This site is 9.9ha in total size and contains one dwelling house on Lot 38.



TRANGIE AREA A– Change min lot size to 2ha (un serviced) – 1.7ha preferable for consistency with adjoining land).

Objective 2

To amend the Narromine Local Environmental Plan 2011 to provide for additional lots in the zoned Large Lot Residential areas.

Council is proposing to amend the Narromine Local Environmental Plan by reducing the minimum lot size (MLS) in existing zoned R5 (Large Lot Residential) land to smaller lot sizes to permit further subdivisions and dwellings. This will allow greater utilisation of land in established a large lot residential zone.

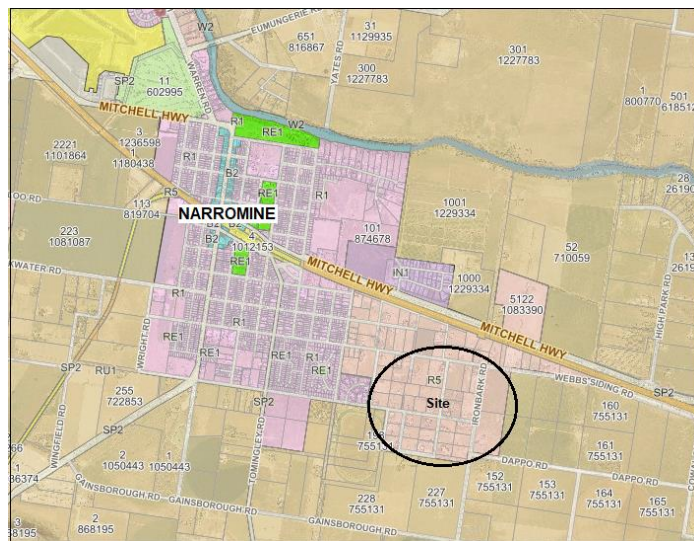
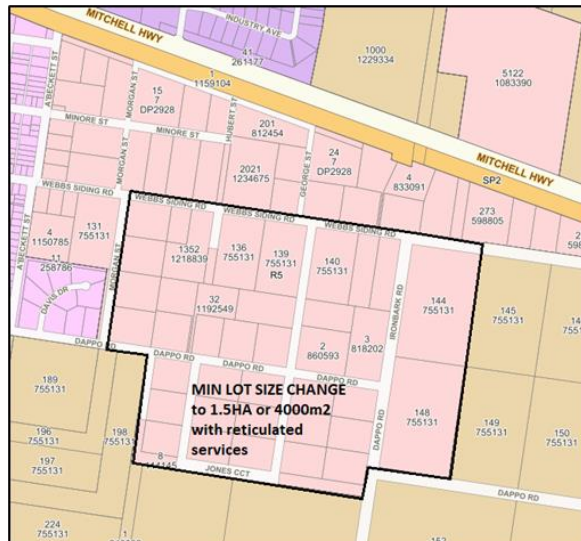
An important point to note is the variation in MLS – 1.5ha for unreticulated lots and 4000m² where connections to town water and sewer services are available and connected. These minimum lot sizes are here included as options to ensure servicing plans for the area, if uncompleted, do not constrain development of this area.

Lot yield: **Serviced = 15 lots**
 Unserviced = 8 lots

NOTE: Above lot yield discounted due to potential unwillingness of some owners to develop.

See below map which explains the above changes.

NARROMINE EAST AREA A2: Amend MLS. R5 zoning to remain.



The table over is an extract from the Strategy which details the above MLS changes. Additional servicing studies need to be completed for this area to determine feasibility. As such, **unserviced** is the most likely outcome in the short term for this area.

Table 3: Extract from endorsed Strategy – Narromine East Area A2 lot yields and MLS

11.2. Existing Zone R5 Area (Reduced Lot Size)

The proposal is to in the **short term** reduce the Minimum Lot Size (MLS) in the Existing Zone R5 area (Area A on the Strategy Maps) south of Webbs Siding Road and west of Dappo/Ironbark Road from 3.5ha to 1.7ha (unserviced) or 4,000m² (serviced i.e. connected to reticulated water and sewer).

This is subject to agreement from DPE/OEH and Council's engineers regarding servicing. Due to existing lot sizes it is expected that serviced lots will most likely take advantage of an average 8000m² lot size to minimise need for additional new roads or unacceptable number of battle-axe lots for access.

Area A – See Inner SE Map	No. Lots	Av. Lot Size	Existin g Dwell. Pot.	Existin g Subdiv. Pot.	Unserviced lot potential @ 1.5ha/lot @ 50% probability	Serviced lot potential @ Av. 8000m ² /lot @ 20% probability (\$\$)
Lots north of Webbs Siding Rd & west of Morgan St	16+ 22 = 38	1.5ha to 1 larger 5ha lot	~2-4	None	Former egg farm has already been subdivided.	Up to 12 additional lots 20% probability = (2.4) 2 lots likely Flooding/drainage/access limited.
Lots between Webbs Siding & Dappo Roads (exc. closed roads) (Ex. MLS 3.5ha)	20	4A @ >3.3ha 8B @ >1.6ha 8C @ >1ha Average 1.7ha.	~1-2	None	4A (av. 2 lots/lot) = 2 lots Additional 4 lots potential 50% probability 2 lots likely	4A (av. 4 lots/lot) = 16 8B (av. 2 lots/lot) = 16 8C (av. 2 lots/lot) = 16 Additional 48 lots potential 20% probability = (9.6) 10 lots likely
Lots south of Dappo Road (Jones Circuit) (Ex. MLS 3.5ha)	15	12A @ ~1.5ha 3B @ ~1.2ha	~3-4	None	No additional subdivision potential	2 lot subdivision potential per lot (i.e. 1 additional per lot) = Additional 15 lot potential 20% probability = 3 lots likely
East of Dappo/Ironbark Road (Ex. MLS 5ha)	2	~8.8ha each lot	~1	None	5 lot subdivision potential per lot (i.e. 4 additional per lot) = Additional 8 lot potential 75% probability (one owner has lodged PP) = 6 lots likely	Not applicable
TOTAL	75	--	~7-11	0	8 lots likely	15 lots likely

Objective 3

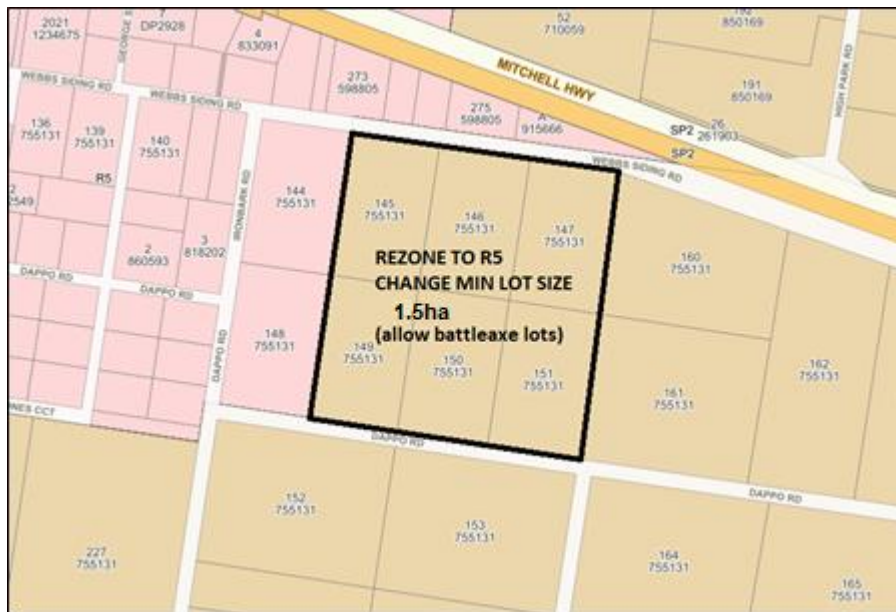
To amend the Narromine Local Environmental Plan 2011 to provide additional land for Large Lot Residential development in appropriate locations.

Table 4: Summary – New R5 lands (extract from endorsed Strategy)

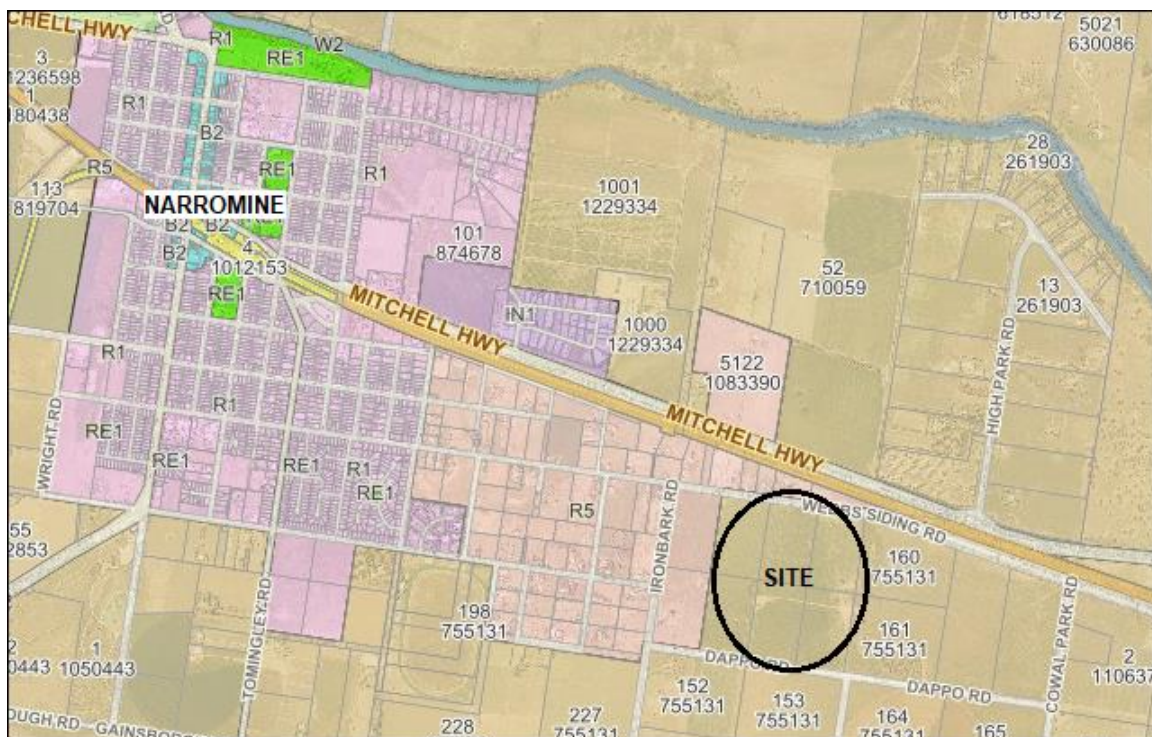
Area	No. Lots	Av. Lot Size	Proposed MLS Lot potential (unserviced)
Area B - Webb Siding to Dappo Roads (Lots 145-147 & 149-151)	6	~8.8ha/lot (total 52-53ha one owner)	Proposed MLS of ~2ha could produce 4 lots per 8.8ha (with 2 battle-axe rear lots). Up to 24 lots possible @ 50% probability (some drainage issues) = 12 lots likely (Short-Medium Term)
Area C - South of Jones Circuit (north part Lots 227-228)	Part 2	~38ha (part 2 lots)	Proposed MLS of ~1.5-1.7ha could produce up to 9 lots (with 4 battle-axe lots) @ 50% probability (proximity to showground) = 5 lots likely (Short-Medium Term)
Area D Gainsborough Rd (south showground) (part Lots 227-228)	Part 2	~27ha (part 2 lots)	Proposed MLS of ~3.5-4ha could produce up to 10 lots (with 6 battle-axe lots) @ 50% probability (proximity to showground/ buffer int. ag.) = 5 lots likely (Medium Term)
Area F - Nellie Vale to Gainsborough Rd (west of showground) (Lots 55-56/ 72-73/part 11)	4 + 1 part	~26ha total (2*8ha + 2*5ha)	Proposed MLS of ~3.5-4ha could produce up to 6 lots (with 4 battle-axe lots) @ 50% probability (proximity to showground/buffer int. ag.) = 3 lots likely (Medium Term)
Area H – South-East of Dappo Rd (Lots 152-153/ parts Lot 155/542)	2 + 2 part	2*17.6ha + part 2 lots = 45-47ha	Proposed MLS of 3.5-4ha could produce up to up to 12 lots (with 4 battle-axe lots) @ 50% probability (proximity to int. ag/ substation) = 6 lots likely (Medium to Long Term)
Area I – Webbs Siding Rd to Dappo Rd (Lots 160-163)	4	~67ha	Proposed MLS of 4-5ha could produce up to 15-20 lots (no battle-axe required unless due to veg/drainage) @ 50% probability (proximity to int.ag) = 10 lots likely (Long Term)
TOTAL	21	New land ~47ha short ~53ha med. ~113ha long	17 lots likely (short-medium term) 14 lots likely (medium to long term) 10 lots likely (long term) Total 41 lots.

Narromine East - AREA B Rezone to R5 & reduce MLS

This land is currently zoned RU1 Primary Production and has existing 8.8ha lots with a minimum lot size (MLS) of 5ha. The Strategy proposed to change the zoning to R5 and reduce MLS to 2ha. Likely result is an additional **12 lots** (unserviced). See Area B in above summary table. It should be noted that lots 145 and 146 are subject to ponding in local storm events and as such, these lots may not be viable for further subdivision, a minimum of 1.5ha will provide opportunity to achieve planned lot yield considerate to potential constraints.

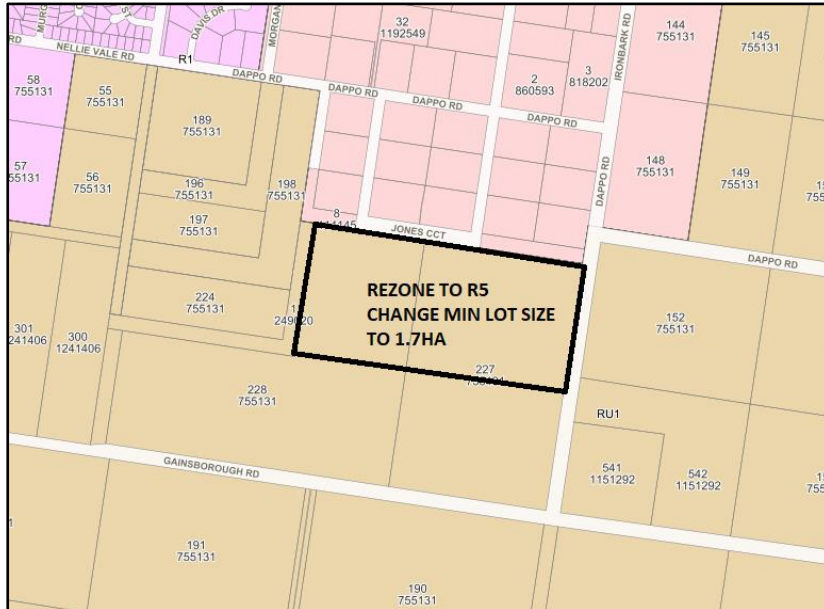


AREA B – Rezone to R5 and change MLS (un serviced) 1.5ha.

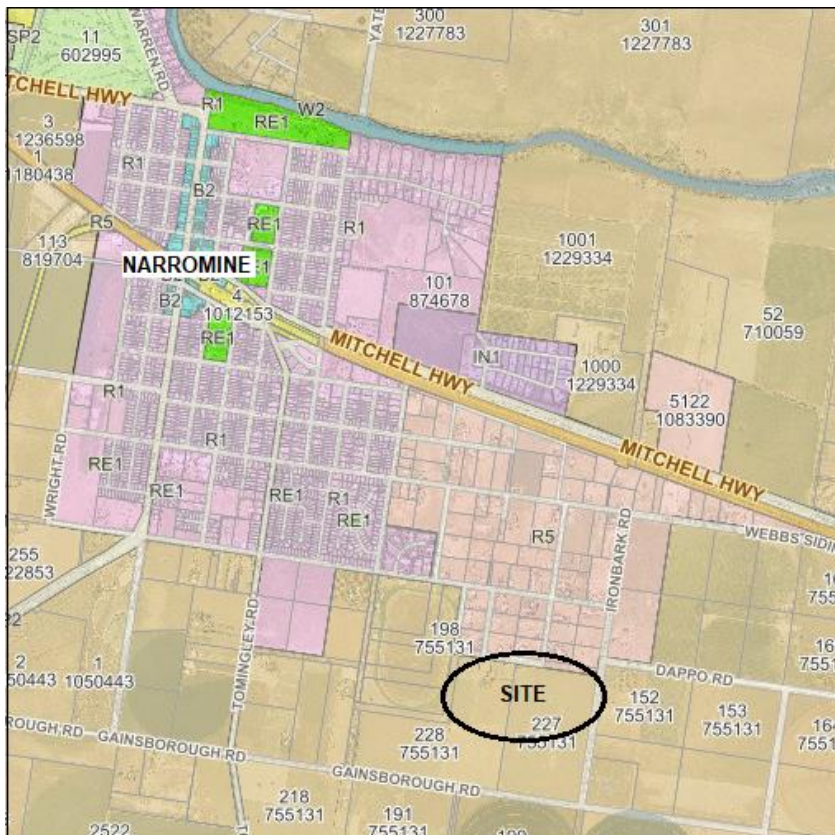


Narromine East - AREA C – Rezone to R5 & change MLS

This land is currently zoned RU1 Primary Production. The Strategy proposes to rezone to R5 Large Lot Residential and have a min lot size of 1.7ha. This is most likely to produce an additional **5 lots** (up to 9).



AREA C – Rezone to R5 and change min lot size to 1.7ha (un serviced).



The Strategy mentions the adjacent Racecourse with this recommended area. There is existing R1 and R5 adjoining the Racecourse/Showground with limited local land use conflicts encountered and reported to Council.

Narromine East – AREA G – Rezone and reduce MLS from 400ha to 3.5ha

This area was identified in the Strategy as medium to long term however noting that a rolling supply of R5 lands is required to support employment growth, this land has been included in this proposal.

Adjoining existing large lot residential to the east and west, this lot benefits from access via existing River Drive with telecommunications and power already connected nearby. The land is located within Flood Planning Constraint Category 3 (much like most of the town) and will be rendered flood free once the levee is constructed.

One owner has indicated they are in support of the rezoning providing they are able to continue to farm the land prior to developing.



Extract from endorsed Strategy below, pages 89-90:

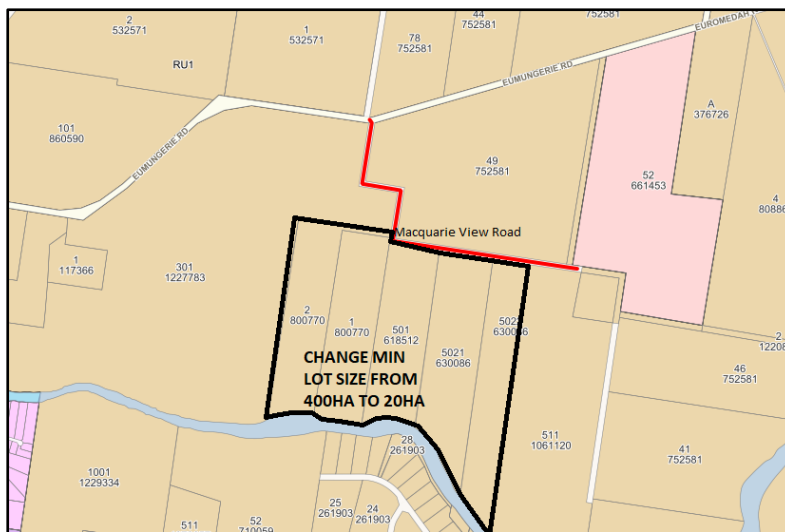
Area G - No.3650 Mitchell Hwy (part Lot 52)	Part 1	Suggest part lot ~42ha (of total	None existing	None	Proposed MLS of 3.5ha. Up to 9-10 lots possible but @ 50% probability due to access = 5 lots likely (medium to longer term)
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Area G - Add part of the adjacent land (Lot 52) to Zone R5 with a MLS of 3.5ha as it is a logical connector between No.3648A and High Park Road and could provide alternative access to No.3648A via River Drive (avoiding or minimising new access to the Mitchell Hwy). Once the levee bank is raised then there is also potential to expand this area into the current flood planning area and connect River Drive back into Narromine town centre.

Narromine North East - AREA B – Change min lot size to 20ha

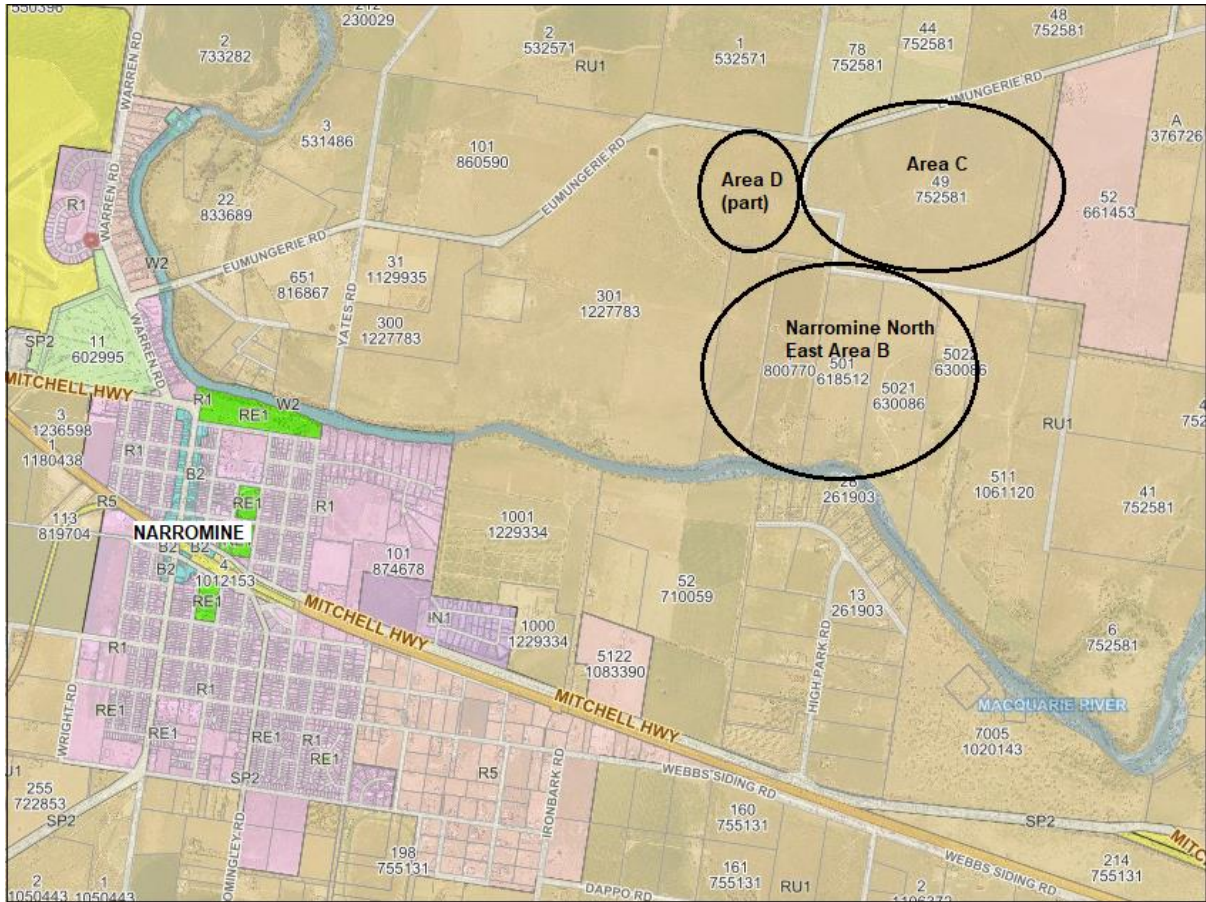
This is an established rural subdivision on the northern side of the town. Existing dwellings are on lots with a 40ha minimum size.

Approximate house locations in this area suggest battleaxe river lots could be created (5 new lots created). The historic use of a piggery on one lot to be investigated prior to DA lodged for subdivision. Piggery use abandoned approximately 15 years ago. Inland Rail route proposed to east of this area going through Lot 52 DP 661453. Surrounding uses include cropping, grazing and large lot residential across the river. Council owns a gravel pit to the north-west of this site however distance is considered appropriate.



AREA B – change min lot size to 20ha, allow battle-axe lots.

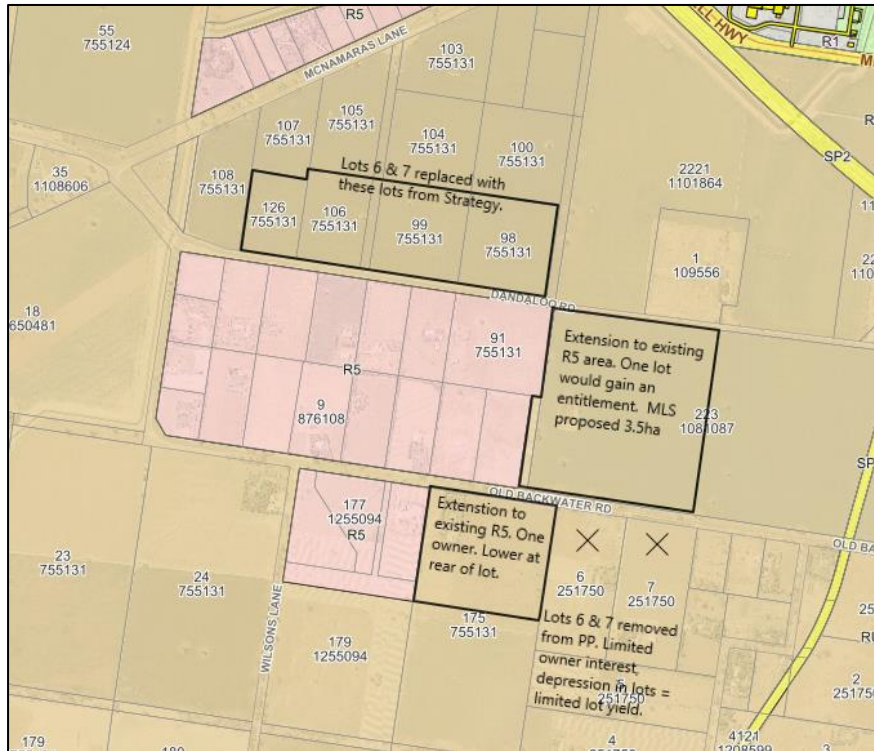




Location map: Narromine North East areas

Narromine West – Area A – Old Backwater Road/Dandaloo Road

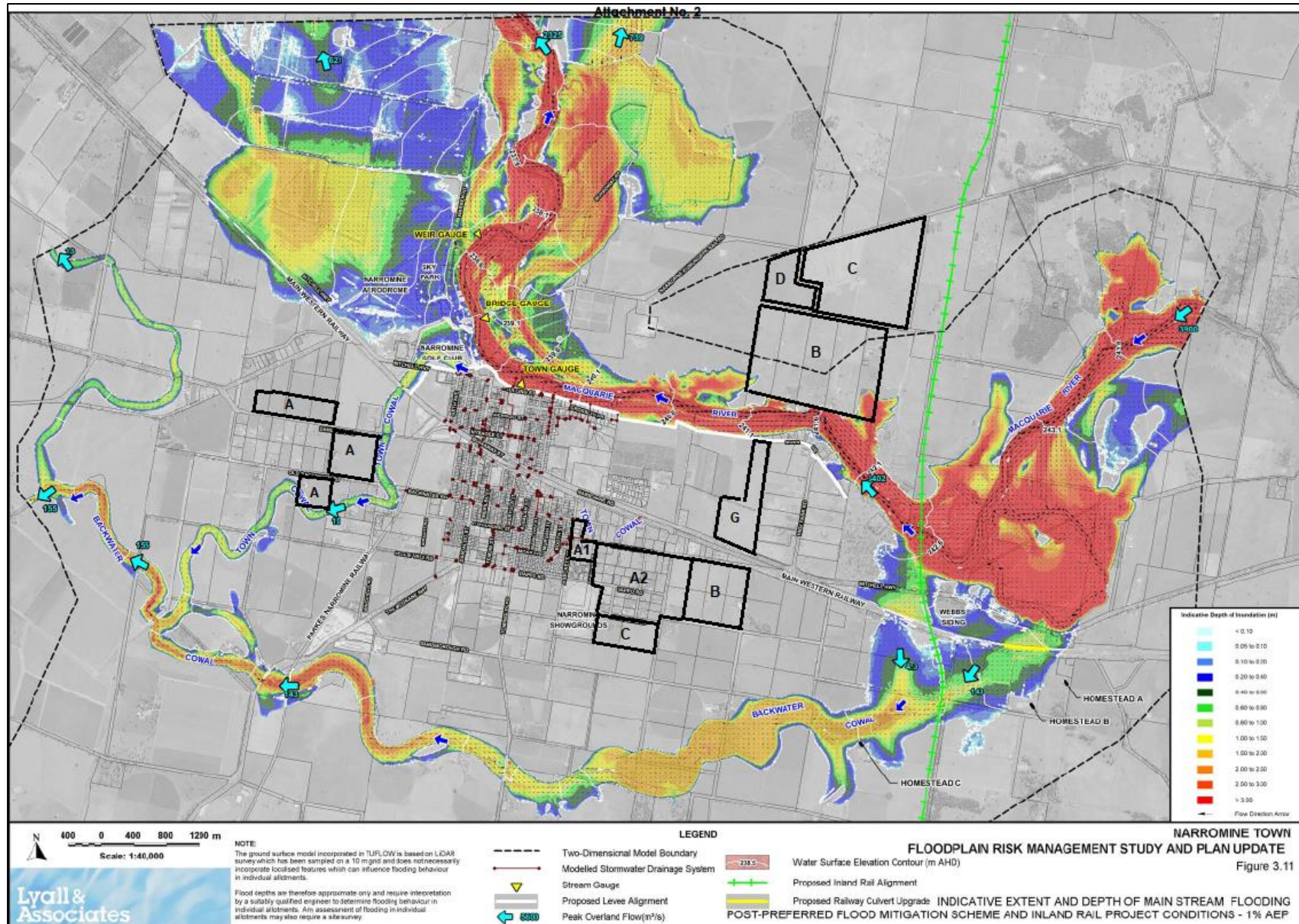
The sketch below locates the subject land within the Area A identified as part of the medium-term extension of the existing R5 zoned area. One existing lot would be impacted and gain an entitlement.



**Narromine West
AREA A–** Rezone
to R5 – incl
landowner
nominated area

Lot 175 is subject to some inundation from the Town Cowal. Revisions to the Narromine Town Floodplain Risk Management Study and Plan in 2021 have mapped changes to flooding across Narromine considering the town's proposed levee and Inland Rail's potential effects on flow and distribution. The maps below show flooding in this area and where R5 lands proposed could be impacted.

Figure 3.11: Post Inland Rail & Levee Flood implications

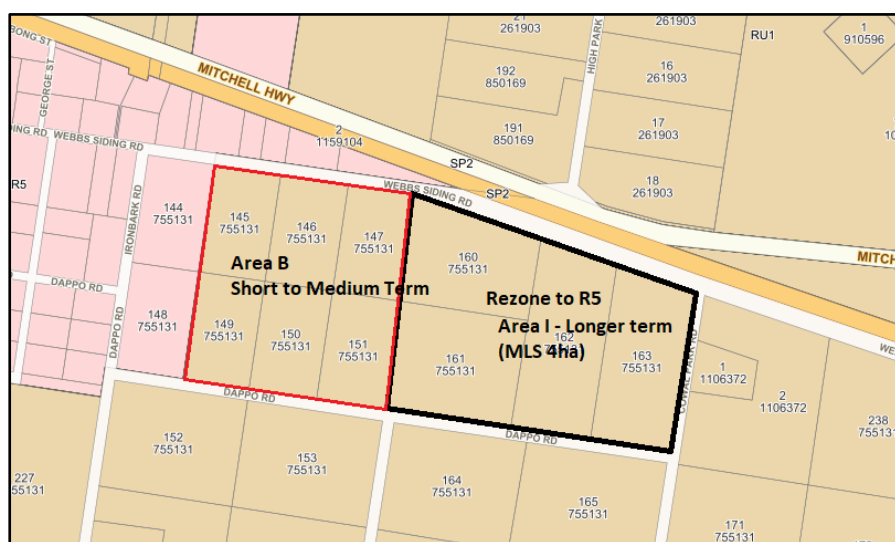


As can be seen in Figure 3.11 above (from the Narromine Town Floodplain Risk Management Study and Plan 2021 update), the sites recommended for rezoning and reductions in MLS are flood free once the levee is built. The Narromine West Area A with some flood impacts can be managed with development controls to ensure lots created not only meet the new MLS but also avoid placing building envelopes within or close to the Town Cowal. It should be noted that the above flood plan also incorporates post- Inland Rail impacts on floodwaters. If areas in this plan are developed prior to construction of the levee, current DCP minimum standards will apply including (but not limited to) minimum floor heights for dwellings and flood compatible building materials. These DCP standards will be based on the latest 2021 Floodplain Risk Management Study and Plan update.

Narromine East – AREA I – 541 Dappo Road

The area was also nominated in the LEP Health Check for inclusion (Webbs Siding to Dappo Road, Narromine East). Falls within longer term release Area I as referenced in the Residential (& Large Lot) Strategy (adjoins the identified Area B short term). Inclusion of this land has potential for approx. **10 lots**. Like for Area B, lot 160 is subject to ponding during local storm events and as such, reductions in MLS on this lot may not prove viable.

Including this landowner nominated area at this point is considered appropriate as the site is in the one ownership and co-located with Area B, also nominated for rezoning in the Strategy.



Narromine East
AREA I– Rezone
 to R5 –
 landowner
 nominated area

Part 3 - Justification

Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes, all of the sites recommended for changes are included in the adopted and endorsed Narromine Residential and Large Lot Residential Strategy 2018. All of the sites are included in the short term proposed changes and where listed for medium or long term, justifications are included for their reorder.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This planning proposal is the best method of achieving the intended objectives above, providing land owners involved are fully supportive of the proposed changes and the timing/priority areas reflect realistic outcomes. The support of landowners recognises that ownership and support of the Planning Proposal may have changed in areas targeted for changes since the initial consultation.

Previous rezonings in the last 5-10 years have not produced the lot yields to match demand. Additionally, the Inland Rail realignment to the east of Narromine will now traverse an entire (newly rezoned) R5 lot, making this area redundant (Eumungerie Road). This is why a variety of sites have been included with this Proposal; that they may be acted upon and produce real, on the ground results.

Section B – Relationship to Strategic Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The planning proposal has links to the following actions of the **Central West and Orana Regional Plan 2036**.

Direction 12: Plan for Greater Land Use Compatibility

Action 12.3 Create local strategies to limit urban and rural housing development in agricultural and extractive resource areas, industrial areas and transport corridors

The Narromine Residential and Rural Residential Strategy 2018 is a good example of thorough analysis of potential conflicts between new area recommended for rezoning and minimum lot size changes. A number of factors were assessed when considering new sites including past uses, flood liable lands, biodiversity and riparian zones and co-locating new R5 lands with existing developed areas. The current Strategy referred to for the sites in this Proposal considered the impact of urban sprawl on the productive agricultural areas, industrial zones and expansion of these and important transport corridors including the new Inland Rail route.

Direction 15: Increase resilience to natural hazards and climate change

Action 15.1 Locate developments, including new urban release areas, away from areas of known high biodiversity value; areas with high risk of bushfire or flooding; contaminated land; and designated waterways

The sites put forward in this proposal are in accordance with the Strategy and have avoided known areas of sensitive biodiversity, bushfire, flooding and contaminated land. **Appendix 3** shows maps of the sites with the above sensitive layers incorporated.

Direction 22: Manage growth and change in regional cities and strategic and local centres

Action 22.1 Coordinate infrastructure delivery across residential and industrial land in regional cities and strategic centres.

The sites put forward have considered availability of infrastructure (including road type and condition, water and sewer and stormwater drainage) with omissions already made for lands not appropriate considering available and planned new infrastructure. Clustering of preferred new sites will also bring forward infrastructure in these locations which delivers economies of scale and efficiencies.

Direction 25: Increase housing diversity and choice

Action 25.2 Increase housing choice in regional cities and strategic centres at locations near or accessible to services and jobs

The provision of new sites in this proposal will provide a greater choice of housing and additional housing needed due to increased employment soon to be available in the towns. The provision of both residential and large lot residential with this proposal intends to fill a current unmet need in the housing market.

Action 25.3 Align infrastructure planning with new land release areas to provide adequate and timely infrastructure.

Infrastructure extensions in Narromine are currently being planned with a view to providing R1 and some R5 lands with servicing. Any upgrades to infrastructure will be conducted in accordance with long term land supply direction and the land use strategies relevant to the area.

25.4 Locate higher density development close to town centres to capitalise on existing infrastructure and increase housing choice.

Council's adopted and endorsed strategy has only recommended reductions in MLS (higher density developments) and new rezonings in existing R5 areas or adjoining existing known R5 subdivisions in the towns of Narromine and Trangie. These areas are close to existing settlements and towns to ensure the surrounding significant agricultural land is protected.

Direction 28: Manage Rural Residential Development

Action 28.1 Locate new rural residential areas:

- *close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure;*

Sites identified in the Residential and Large lot Residential Strategy 2018 for new residential and rural residential areas have been recommended within existing residential zones or adjacent to existing large lot residential areas.

- *to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources; and*

The Strategy mentioned above recommends sites at a distance from existing productive agricultural lands and established extractive industries to ensure their longevity.

- *to avoid areas of high environmental, cultural or heritage significance, regionally important agricultural land or areas affected by natural hazards.*

The Strategy recommends new sites that are not impacted by natural hazards, heritage sites and important resource and agricultural lands.

Action 28.2 Enable new rural residential development only where it has been identified in a local housing strategy prepared by Council and approved by the Department of Planning and Environment.

As mentioned above, the Narromine Shire Residential and Large Lot Residential Strategy 2018 has recommended the sites included in this Planning Proposal which has been adopted by Council and endorsed by the Department of Planning, Industry and Environment.

28.3 Manage land use conflict that can result from cumulative impacts of successive development decisions.

It is noted that land use conflict is minimised by researching appropriate locations for new types of housing, considering potential conflicts prior to recommending sites for residential developments. This is mostly avoided when sites are researched in a Strategy prior to rezoning, as is the case with the sites put forward.

Draft Central West and Orana Regional Plan 2041

In addition to the above actions from the current regional plan, the Department has released a Draft Regional Plan, as assessed hereunder.

New Action/Strategy	Compliance in this PP
Strategy 1.2 Respond to biodiversity values when planning for new residential and employment development by: <ul style="list-style-type: none"> • avoiding areas with identified HEV and focusing development on areas with lower biodiversity values • identifying opportunities to integrate biodiversity values into new development • using buffers to separate or manage incompatible land uses • investigating opportunities to apply biodiversity certification. 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A</p>
Strategy 2.2 Strategic planning and local plans should consider opportunities to: <ul style="list-style-type: none"> • ensure new residential areas provide sufficient public and open space 	<p>Yes – the strategy considered location of public open space near to sites.</p>
Strategy 3.1 Strategic planning and local plans should consider: <ul style="list-style-type: none"> • the proximity of new development, including urban release areas, to areas of high bushfire risk and flooding hazards • floodplain risk management plans for existing and new growth areas 	<p>Yes – assessed in Strategy prior to putting forward sites</p> <p>Yes – revised plan considered in this PP</p>
Strategy 8.2 Plan for a range of sustainable housing choices in strategic planning and local plans including: <ul style="list-style-type: none"> • a diversity of housing types and lot sizes, through appropriate development standards, including minimum lot sizes, minimum frontage and floor space ratio • housing that is more appropriate for seniors, including low-care accommodation • considering development incentives or reduced contributions to boost construction of secondary dwellings (granny flats) 	<p>Yes – variety of lot sizes and location with this PP.</p> <p>Yes – accommodation that it varied and close to amenities, shops & health.</p>
Strategy 9.1 When planning for new rural residential development consider: <ul style="list-style-type: none"> • avoiding primary production zoned agricultural land and mineral resources and consider land use conflict when in proximity to such land • avoiding areas of high environmental, cultural or heritage significance, or areas affected by natural hazards • provision of a sustainable water supply through reticulated water supply, roof catchment and/ or accessing water from a river, lake or aquifer in accordance with the Water Management Act 2000 • impacts on the groundwater system • future growth opportunities of the closest local centre • context in terms of supply and demand across the subregion • cost effective service supply. 	<p>Yes – RU1 land only put forward where already identified in Strategy.</p> <p>Yes – as already assessed in Strategy.</p> <p>Yes – connections to reticulated water supply preferred otherwise bores.</p> <p>Yes</p> <p>Yes – growth opportunities in Narromine and Dubbo</p> <p>Yes – demand for R5 land consistently high.</p> <p>Yes – extensions likely with nearby connections available.</p>
Strategy 9.2 Enable new rural residential development only where it has been identified in a local strategy prepared by the relevant council and endorsed by the Department of Planning, Industry and Environment.	<p>Yes</p>

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes – the Narromine Shire Residential and Large Lot Residential Strategy 2018.

The following actions from the **Narromine Local Strategic Planning Statement (LSPS)** identifies links to endorsed strategic planning documents and specifically mentions sites recommended in the above Strategy:

Priority 4 A range of housing options for the community

15. Ensure appropriately zoned land that meets residential needs throughout the Shire's communities.

15.1. Recognise the expansion areas identified in the Narromine Shire Residential (And Large Lot Residential) Strategy for preferred rezoning opportunities.

18. Implement recommendations of the Narromine Shire Residential (And Large Lot Residential) Strategy.

18.1. 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. Strategy is to guide planning proposals for rezoning and LEP reviews.

Both of these actions identify the Strategy and support the need for supply of future zoned residential and large lot residential land. Particular emphasis is given to linkages with the Strategy in releasing new lands for residential and large lot residential development to ensure recent demand trends are met.

Priority 6 – Sustain and grow our local population

29. New plans and strategies are developed in line with the community's needs and encourages economic growth

29.1. Review Land Use Strategies in line with results of Economic Development Strategy to ensure planned new land releases to stimulate economy (in line with Narromine Shire Council Delivery Program 2017-2018 / 2020-2021).

29.2. Periodic review of the Narromine LEP 2011 - Scope to ensure the land use tables for each zone continue to encompass the strengths of the local economy. Both residential and employment land zones are established with due consideration to local amenity issues and expectations, and likely business development scenarios are able to be accommodated; also, residential opportunities are not hindered by planning controls (such as lot size).

30. Monitor population projections and statistical data relating to the Shire to assist in making informed decisions.

30.1. Land use planning to utilise updated analysis of population and employment profiles for the LGA in updated Strategies.

30.2. Ensure that demand for land is adequately accounted for in Land Use Strategies and ensuring rezoning/subdivision keeps pace with demand.

30.3. Opportunities for emerging employment lands identified in the Narromine Shire Council Employment Lands Focus and Strategy, are to be continue to be monitored and included in future LEP reviews.

This Proposal is the end process of the above land use strategy and LEP review where Council has examined both with a view to strategically releasing new land for housing in appropriate locations. Coupled with Council's economic analysis of new regional trends, this Proposal is a timely amendment and supports the above LSPS actions.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

SEPP Title	Planning Proposal Consistency
SEPP (Biodiversity and Conservation) 2021	This SEPP applies to the Narromine LGA however due to the absence of a Koala Plan of Management over all or part of the Shire and the links within the SEPP to development applications (not Planning Proposals), the SEPP does not apply at this stage.
SEPP Building Sustainability Index (BASIX) 2004	N/A
SEPP (Exempt & Complying Development Codes) 2008	N/A
SEPP (Housing) 2021	This recently gazetted SEPP combines a number of housing-related policies into one. It aims to encourage a diverse range of housing including new built forms such as build to rent housing, short term rental accommodation, affordable housing, secondary dwellings and seniors housing. The provisions in this policy are congruous with the sites recommended for rezoning and MLS reductions in this Proposal. All of the resulting minimum lot sizes in this proposal will be above 450m ² , in accordance with one of the minimum standards in the SEPP.
SEPP (Industry and Employment) 2021	N/A
SEPP No 65 – Design and Quality of Residential Apartment Development	N/A
SEPP (Planning Systems) 2021	Consistent with Draft CW&O Regional Plan 2041 – lands identified in endorsed Strategy.
SEPP (Precincts – Central River City) 2021	N/A
SEPP (Precincts – Eastern Harbour City) 2021	N/A
SEPP (Precincts – Regional) 2021	
SEPP (Precincts – Western Parkland City) 2021	N/A

SEPP (Primary Production) 2021	<p>Draft State Significant Agricultural Land maps have been developed by the Department of Primary Industries and are currently post-consultation in the drafting stage. These maps identify some of the sites in this PP as state significant agricultural land, namely: Narromine East Areas B, C and I; and Narromine West Area A.</p> <p>These sites were nominated prior to the above draft maps being prepared and although it is recognised there is agricultural potential for these sites, other factors such as nearby fragmented lands, adjoining residential and large lot residential zones, nearby infrastructure and constrained agricultural operations due to nearby sensitive land uses makes these areas first in line to be recommended for zoning changes and limits their ability to be used for peak productive ag land.</p>
SEPP (Resilience and Hazards) 2021	This will be covered in Ministerial Direction 2.6 – Remediation of Contaminated Land.
SEPP (Resources and Energy) 2021	N/A
SEPP (Transport and Infrastructure) 2021	Consistent – sites put forward will not be requiring direct connection to a classified road. Otherwise, remainder of SEPP N/A at this stage.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Direction	Planning Proposal Consistency
Focus area 1: Planning Systems	
1.1 - Implementation of Regional Plans	Consistent with Draft CW&O Regional Plan 2041 – lands identified in endorsed Strategy.
1.2 Development of Aboriginal Land Council land	No land in the Narromine LGA known to be mapped.
1.3 Approval and Referral Requirements	The sites put forward have already been referred to relevant Govt agencies with Strategy adoption – this PP does not propose additional consultation over the minimums required.
1.4 Site Specific Provisions	N/A – no site-specific provisions proposed.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A
1.14 Implementation of Greater Macarthur 2040	N/A
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A
1.16 North West Rail Link Corridor Strategy	N/A
1.17 Implementation of the Bays West Place Strategy	N/A
Focus area 2: Design and Place	
<i>Blank – direction yet to be made.</i>	
Focus area 3: Biodiversity and Conservation	

Direction	Planning Proposal Consistency
3.1 Conservation Zones	Consistent. The Proposal includes provisions that facilitate minimisation of environmental impact and require the sites to be appropriately located in accordance with endorsed Strategy. Conservation zones are not affected.
3.2 Heritage Conservation	Consistent. The Proposal does not apply to lands or items of environmental heritage.
3.3 Sydney Drinking Water Catchments	N/A
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
3.5 Recreation Vehicle Areas	Consistent – no land use will be amended that permits recreational vehicle activities.
Focus area 4: Resilience and Hazards	
4.1 Flooding	Consistent – the proposal has considered latest flood risk information and avoided lands where flood risk has increased.
4.2 Coastal Management	N/A
4.3 Planning for Bushfire Protection	Consistent – Of sites put forward only Narromine East Area I contains a small area of bushfire prone land. This area can be avoided with development control and the use of APZs.
4.4 Remediation of Contaminated Land	Consistent - the lands put forward have been considered in Strategy for preliminary assessment under the CLM Guidelines. Where lands identified as potentially contaminated they have been removed from this PP. *See below for further assessment of this Direction.
4.5 Acid Sulfate Soils	N/A to Narromine LGA.
4.6 Mine Subsidence and Unstable Land	N/A to Narromine LGA.
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent- the PP complies with both DUAP publications as referenced in the endorsed Strategy. **See below for further assessment of this Direction.
5.2 Reserving Land for Public Purposes	N/A
5.3 Development Near Regulated Airports and Defence Airfields	N/A to this PP.
5.4 Shooting Ranges	Consistent - this proposal is not recommending rezonings near any approved shooting ranges with the exception of the clay target shooting range on Macquarie View Drive. In accordance with Direction, the sites have already been identified in an

Direction	Planning Proposal Consistency
	endorsed Strategy with buffering considered and included.
Focus area 6: Housing	
6.1 Residential Zones	Consistent – The proposal includes increased dwelling density for serviceable areas and otherwise provides diversity in housing choice with lot size variation in Strategy endorsed locations.
6.2 Caravan Parks and Manufactured Home Estates	N/A
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	N/A - the proposal does not affect the provisions of the business and industrial zones.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A to Narromine Shire LGA
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	N/A to this proposal.
Focus area 9: Primary Production	
9.1 Rural Zones	Consistent – all areas put forward are taken from sites identified in an endorsed Strategy.
9.2 Rural Lands	Consistent – the Proposal is consistent with Regional and Strategic plans as detailed. The sites put forward seek to minimise land use conflict and build on already fragmented areas adjoining existing LLR. ***See below expanded explanations.
9.3 Oyster Aquaculture	N/A
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A to Narromine Shire LGA

***Direction 4.4 Remediation of Contaminated Land**

In accordance with this Direction, Preliminary Contamination Investigations have been carried out in accordance with the Managing Land Contamination Planning Guidelines and SEPP (Resilience and Hazards) 2021.

Histories of land use and the PCI's on each of the sites are shown in **Appendix 2**.

****Direction 3.4 Integrating Land Use and Transport**

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and
- (b) increasing the choice of available transport and reducing dependence on cars, and
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- (d) supporting the efficient and viable operation of public transport services, and
- (e) providing for the efficient movement of freight.

Where this Direction applies, the planning proposal must:

locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

- (a) *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and
- (b) *The Right Place for Business and Services – Planning Policy* (DUAP 2001).

The following Principles are from Improving Transport Choice – Guidelines for planning and development

Principle 1. Concentrate in centres Principle

This principle encourages urban consolidation and new zonings in appropriate walking distance to public transport stops. Although this is largely beneficial in major centres, it can be adopted on a smaller scale for Narromine and Trangie with locating new zonings adjoining existing residential zones and close to the commercial cores of the towns. This has been achieved with the sites put forward in this proposal.

2. Mix uses in centres Principle

Mixing uses of employment and residential uses contains urban sprawl and lessens commuting times. Whilst this principle does not explicitly apply to this proposal, the concept of consolidating compatible land uses is supported.

3. Align centres within corridors Principle

N/A to this PP.

4. Link public transport with land use strategies Principle

Public transport connections were considered with the Strategies referenced in this proposal. Narromine has six morning and six afternoon (including school bus services) bus services into Dubbo and return, providing transport options for employees between both centres. The service does not extend to Trangie at present.

5. Connect streets Principle

N/A to this proposal.

6. Improve pedestrian access Principle

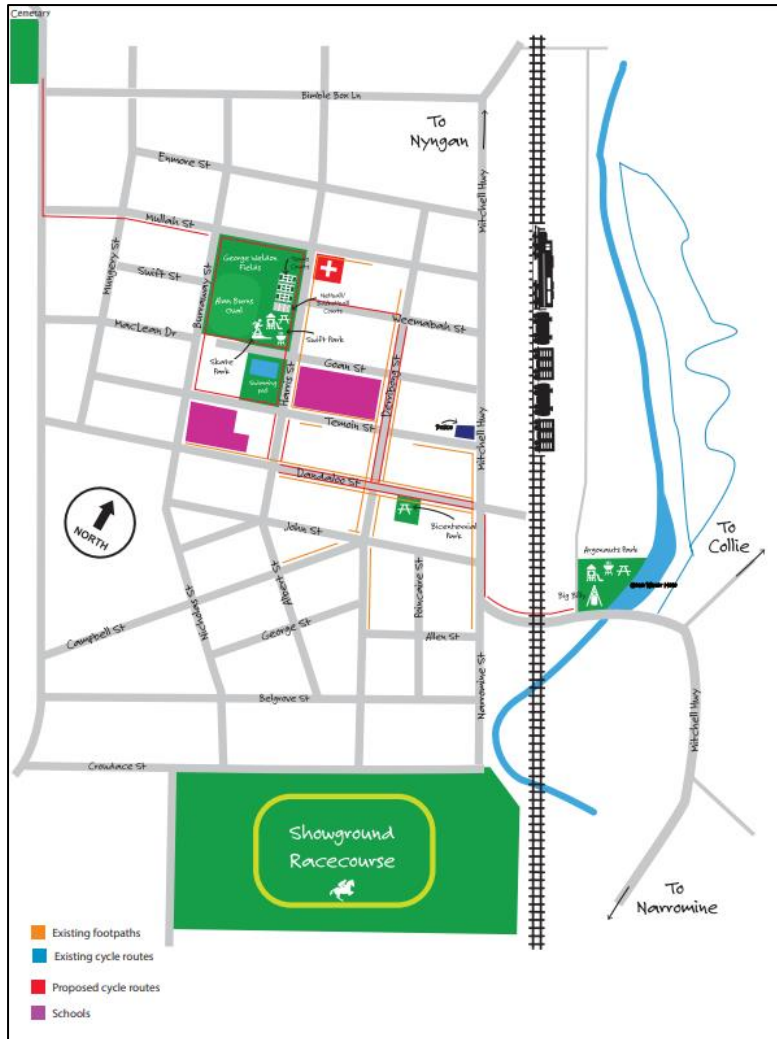
Narromine and Trangie both enjoy the pedestrian benefits of wide road reserves with the ability to plan for and construct footpaths in accordance with the PAMP. The sites recommended in this proposal were considered in the Strategy with reference to pedestrian accessibility and links to known pathways.

7. Improve cycle access Principle

The Narromine and Trangie Cycle Plan incorporates improvements in close proximity to the sites recommended for rezoning in this Proposal. See below for extracts from the Cycle Plan.



Narromine Cycle Plan



Trangie Cycle Plan

8. Manage parking supply Principle

N/A to this proposal.

9. Improve road management Principle

Narromine and Trangie have in the past relied on low traffic street volumes to allow for multi-modal use of the full road reserve. With the growth of the towns, separation will be required to maintain pedestrian and cycle use of the roadways whilst planning for growth. This road management will be considered with upgrades to roads and subdivisions from this proposal.

10. Implement good urban design

Good urban design starts at the Strategy stage and progresses through to individual house placements and street design. Council will be seeing through this process with the implementation of the prioritised sites in this proposal.

***Direction 9.2 Rural Lands

As some of the lands proposed for changes under this proposal are zoned rural, the following provisions apply:

(1) A planning proposal must:

(a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement

The proposal is consistent with a Strategy endorsed by the Secretary of the DPIE. The Narromine Local Strategic Planning Statement also reinforces the need to ensure future land use changes are consistent with endorsed Strategies and that sites put forward for LLR will not increase local land use conflicts.

(b) consider the significance of agriculture and primary production to the State and rural communities

These sites have considered the importance of agriculture to the local community and the wider state and national interests in ensuring the best land for agriculture is kept for agricultural uses. The sites put forward in this proposal have been co-located with other Large Lot residential lands and limited to within 5 kilometres of the towns of Narromine and Trangie.

(c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources

The strategy considered these important environmental values when recommending sites for future residential and rural residential development. The sites in this Proposal are cleared, flood free and distanced from other incompatible uses.

(d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions

As above, the Strategy looked in detail at the natural and physical constraints of the land, co-location of other compatible uses, location and availability of water.

(e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities

Where relevant, the provision of additional land for value-added rural economic activities will be provided by the sites put forward in this proposal.

(f) support farmers in exercising their right to farm

It is of great importance to the Narromine Shire to permit farmers to continue their right to farm their land. This is why the sites in this proposal have been located at a distance from productive farming country and adjoining established large lot residential land uses. Buffering has also been incorporated into sites put forward where intensive agricultural land uses are currently established nearby.

(g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses

This planning proposal only includes land endorsed in the Strategy for future residential and large lot residential. The Strategy went through a rigorous consultation process with State Government agencies and neighbouring lands as well as assessing existing rural land uses and potential future uses. Sites put forward therefore are those adjoining existing LLR lands and where buffering to existing agricultural enterprises is present or can be incorporated.

(h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land

See above assessment in the SEPP section for the new Draft State Significant Agricultural Land maps being drafted by NSW DPI (still in development).

(i) consider the social, economic and environmental interests of the community

Social

At present there exists a pent-up demand for large lot residential land in the Narromine LGA due to only limited recent releases of lots for sale. A greenfield site rezoned on the Eumungerie Road for large lot residential was also recently made redundant by the Inland Rail route now traversing this lot. Social benefits from the proposed land releases will be seen in increased housing supply and diversity and eased pressure on rental housing supply.

The now well-publicised post pandemic boom is being realised in the regions, including Narromine. The best real example available from Council is Council's SKypark residential development. Large residential lots in Skypark are selling at an average rate of 3 lots per month. The latest stage of Skypark is now all sold within 6 months of lot release. This shows a recent trend of actuals suggesting vacant land demand of 36 lots per year. Narromine currently has limited zoned residential land supply to match this demand. Council is currently taking a minimum of 10 enquiries a day for new residential land from developers.

From the above, there will be a social benefit from the release of additional residential land in planned urban release areas to meet current demands.

Economic

With the release of serviceable new residential land, economies of scale are achieved through additional connections to existing services. Increased revenue through rates and servicing then further consolidates realised economies.

There is also a flow-on effect currently being seen in property prices with new land releases which can further fuel interest in the local area for investors and owner-

occupiers. Narromine also provides an alternative lifestyle choice for residents of Dubbo with (generally) lower package costs for house and land.

Environmental

The sites put forward in this Proposal have been co-located with existing residential and large lot residential clusters or zones. This ensures limited impact on the environment from containing sprawling land consumption.

The sites put forward for rezoning also exhibit the following characteristics:

- Mostly cleared sites – limited need for established vegetation removal and BDAR assessments;
- Located at a distance from environmental hazards such as flood and ponding areas, bushfire prone lands and areas of sensitive terrestrial biodiversity;
- Located at a distance (as much as possible) from groundwater vulnerable areas;
- Locating close to existing services for limited earthworks due to servicing requirements.

Section C - Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Narromine Shire does not contain any critical habitat. As some threatened species listings are transient (such as the superb parrot), sightings for this species are more common however development of the sites in this proposal for R5 will not adversely impact on their communities due to limited habitat removal associated with these sites. The Save our Species statements relevant to the Shire (being for the Barking Owl and Superb Parrot) do not specifically mention the sites within this Planning Proposal.

The BDAR mapping tool has been used to identify if any of the sites require additional assessment under the Biodiversity Conservation Act. Refer to **Appendix 3** for these maps. The only sites which require further biodiversity assessment are Narromine East Areas B and I.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Other likely environmental effects on the rezonings will be minimal and otherwise addressed in this proposal.

Q9. Has the planning proposal adequately addressed any social and economic effects?

Social

The provision of additional dwellings (by reducing the minimum lot size) on land already zoned for large lot residential development is not considered to have social disbenefits – if any the impacts will be positive.

As the sites included for rezoning have already been through a consultation process with the Strategy, their development is not considered to cause undue impact for those neighbours.

Economic

There will be economic benefits for the Shire with the release of additional lands for new and varied housing options in locations already assessed as appropriate.

Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

Council intends to encourage connections to existing water and sewerage infrastructure, which will allow lot sizes to decrease to sizes akin to the locality. This change is on the proviso that the infrastructure is there or able to be extended in line with Council's Servicing Plans. At present, Council's servicing plans have earmarked residential development to the south and east of existing town infrastructure which aligns with the recommendations of serviceable new lots in this Proposal.

Where no servicing is available, lot sizes proposed will take into account lot sizes in the vicinity, town water bore locations, septic disposal minimum absorption areas and minimum distances between bores and effluent. Increased lot sizes to account for distance between bores and effluent disposal areas will be used with this Proposal. Sealed roads fronting lots have already been assessed and extensions to the garbage receival areas are well received by Council contractors.

Council is currently in discussions with consultants to prepare servicing plans, taking into account the residential and large lot residential expansion areas as part of this PP.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council intends to consult with the Office of Environment and Heritage and NSW Office of Water upon gateway approval regarding lot sizes and groundwater quality. Where relevant, Council will also consult with Transport for NSW regarding new road connections and any impacts on regional/arterial roads. ARTC will also be consulted where a site is recommended to be rezoned within the study area of the Inland Rail route.

NSW Regional Housing Taskforce 2021

The results of the NSW Government's Regional Housing Taskforce 2021 include the following recommendations which support the intent of this Planning Proposal:

- *Support measures that bring forward a supply of "development ready" land*
- *Increase the availability of affordable and diverse housing across regional NSW*
- *Investigate planning levers to facilitate the delivery of housing that meets short term needs by:*
 - *Implementing early and regular assessment of and mechanisms to address additional housing demand associated with State Significant Development in regional NSW across construction and operational stages.*

Narromine Shire has also been identified as an LGA worthy of additional support by DPE via the newly established Planning Delivery Unit. This is due to the above-mentioned infrastructure and employment projects, their scale and the resulting demand for diversity in housing choice.

Part 4 - Mapping

Please see mapping above for proposed changes. Appendix 3 shows where BDAR mapping triggers additional assessments for various sites.

Part 5 – Community Consultation

Community consultation is to be carried out in accordance with the minimum requirements of the gateway determination, Council's Community Participation Plan and the EP&A Act 1979, as amended.

Community consultation is also proposed to be consistent with the Departments 'A guide to preparing Local Environmental Plans'. A 28-day exhibition period is proposed.

Part 6 – Project Timeline

Stage	Date completed
Gateway determination	July 2022
Public Exhibition	December 2022
Consider submissions & post-agency consultation, plus potential changes	March 2023
Council finalise Proposal	April 2023
Submit to DPIE for finalising	June 2023

The above process has been streamlined as much as possible.

Local Plan Making Authority

Council requests delegation to Narromine Shire Council's Manager of Planning, Emma Yule, to make the plan in accordance with section 3.34(2)(g) of the EP&A Act. This is recommended as the amendments are in accordance with an adopted and endorsed Land Use Strategy.

Confirmation is hereby given that Emma has delegation from Council to carry out strategic planning functions of Council including plan-making delegations.

Conclusion

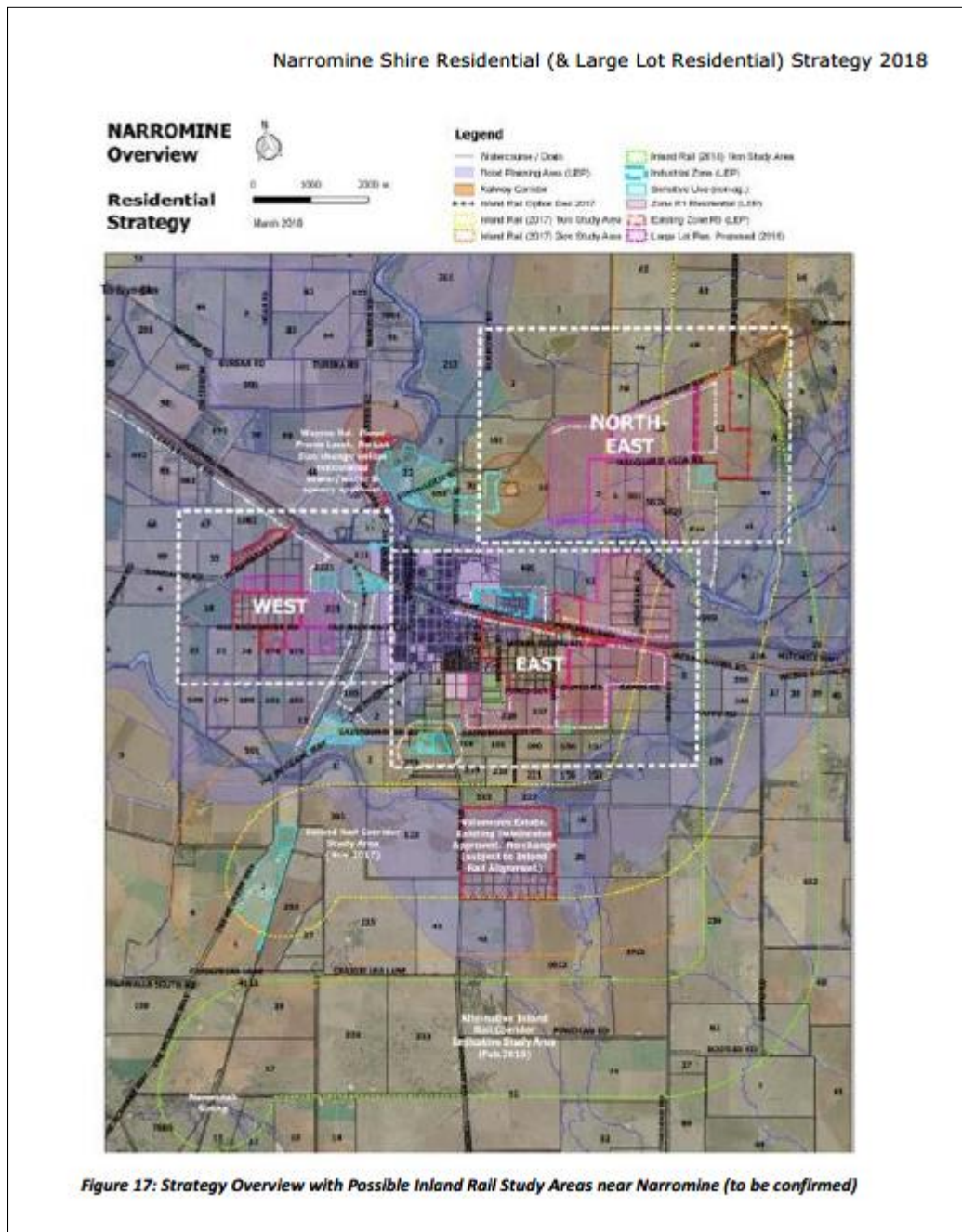
This Planning Proposal Report seeks amendments to the Narromine Local Environmental Plan 2011 to permit new lands to be zoned for residential and large lot residential development.

The aim of the Planning Proposal is to bring forward sites from the endorsed Strategy, recommended for future infill residential development and large lot residential expansion areas. Currently Narromine is seeing increased demand for housing of various types and with increased Government spending on local infrastructure and regionally significant developments taking place now, the Shire needs to meet demand with an increase in planned supply.

The Proposal is consistent with relevant SEPPs and Section 9.1 Directions. The rezoning of the sites will make a valuable contribution to the diversity and quality of housing in the Narromine Shire and will provide for a shortfall in current housing supply.

Following detailed analysis of the sites and their surrounding context, and the applicable State, regional and local planning policies, Council is of the view that there is clear specific and strategic planning merit to the Planning Proposal. The Planning Proposal has appropriately addressed all relevant concerns, it has strategic merit and Council looks forward to working with the Department on this important next stage of Narromine Shire's planned land release.

APPENDIX 1 – RESIDENTIAL AND LARGE LOT RESIDENTIAL STRATEGY EXTRACTS



*Note: Inland Rail route now defined and flood study revised as detailed above in Proposal.



Figure 20: Proposed Expansion of Zone R1 east of A'Beckett St and along Webb's Siding Rd (Source: © The State of New South Wales (Department of Lands) 2008, © Narromine Shire Council)

Area	No. Lots	Av. Lot Size	Proposed MLS Lot potential (unserviced)
Area A – Existing Zone R5 south of Eumungerie Road (Lot 52)	1	MLS of 5ha (not counted - existing LLR)	No change at this time until inland rail is resolved. Outside buffer to inland rail possibly up to 10 lots in north-west area but 0% likely at this time.
Area B – South of Macquarie View Road (Lots 1, 2, 501, 5021 & 5022)	5	Existing >40ha lots (not counted as de-facto LLR)	Short term reduce MLS from 400ha to 20ha to allow 1 additional lot per existing lot – up to 5 additional lots/dwellings @ 80% probability = 4 lots likely
Area C – Eumungerie to Macquarie View Rd (Lot 49)	1	~141ha but 80-100m buffer to road = ~105ha	Medium term reduced MLS from 400ha to 3.5-5ha could create up to 20-26 lots (with new internal access road and battle-axe lots) @ 50% probability = 13 lots likely
Area D – west Macquarie View Road (part Lot 32) towards Colyburly Quarry	1 part	~140-150ha away from quarry	Long term reduced MLS from 400ha to 5-10ha could create up to 20 lots (with new internal access road & buffers to quarry) @ 50% probability = 10 lots likely
TOTAL	8	-105ha Med. - 145ha Long	4 lots likely (short term) 13 lots likely (medium term) 10 lots likely (long term) Total 27 lots.

Narromine Shire Residential (& Large Lot Residential) Strategy 2018

Area	No. Lots	Av. Lot Size	Proposed MLS Lot potential (unserviced)
Area B - Webb Siding to Dappo Roads (Lots 145-147 & 149-151)	6	~8.8ha/lot (total 52-53ha one owner)	Proposed MLS of ~2ha could produce 4 lots per 8.8ha (with 2 battle-axe rear lots). Up to 24 lots possible @ 50% probability (some drainage issues) = 12 lots likely (Short-Medium Term)
Area C - South of Jones Circuit (north part Lots 227-228)	Part 2	~38ha (part 2 lots)	Proposed MLS of ~1.5-1.7ha could produce up to 9 lots (with 4 battle-axe lots) @ 50% probability (proximity to showground) = 5 lots likely (Short-Medium Term)
Area D Gainsborough Rd (south showground) (part Lots 227-228)	Part 2	~27ha (part 2 lots)	Proposed MLS of ~3.5-4ha could produce up to 10 lots (with 6 battle-axe lots) @ 50% probability (proximity to showground/ buffer int. ag.) = 5 lots likely (Medium Term)
Area F - Nellie Vale to Gainsborough Rd (west of showground) (Lots 55-56/ 72-73/part 11)	4 + 1 part	~26ha total (2*8ha + 2*5ha)	Proposed MLS of ~3.5-4ha could produce up to 6 lots (with 4 battle-axe lots) @ 50% probability (proximity to showground/buffer int. ag.) = 3 lots likely (Medium Term)
Area H – South-East of Dappo Rd (Lots 152-153/ parts Lot 155/542)	2 + 2 part	2*17.6ha + part 2 lots = 45-47ha	Proposed MLS of 3.5-4ha could produce up to up to 12 lots (with 4 battle-axe lots) @ 50% probability (proximity to int. ag/ substation) = 6 lots likely (Medium to Long Term)
Area I – Webb's Siding Rd to Dappo Rd (Lots 160-163)	4	~67ha	Proposed MLS of 4-5ha could produce up to 15-20 lots (no battle-axe required unless due to veg/drainage) @ 50% probability (proximity to int.ag) = 10 lots likely (Long Term)
TOTAL	21	New land ~47ha short ~53ha med. ~113ha long	17 lots likely (short-medium term) 14 lots likely (medium to long term) 10 lots likely (long term) Total 41 lots.

11. Proposed Amendments and Updated Supply/Demand

11.1. Introduction

This Addendum to the Large Lot Residential (LLR) Strategy seeks to provide slightly amended areas (compared to what was exhibited in the draft Strategy) for future LLR growth based on community and agency feedback and updated supply equations. Please see the Strategy Maps for recommended areas.

11.2. Existing Zone R5 Area (Reduced Lot Size)

The proposal is to in the **short term** reduce the Minimum Lot Size (MLS) in the Existing Zone R5 area (Area A on the Strategy Maps) south of Webbs Siding Road and west of Dappo/Ironbark Road from 3.5ha to 1.7ha (unserved) or 4,000m² (served i.e. connected to reticulated water and sewer).

This is subject to agreement from DPE/OEH and Council's engineers regarding servicing. Due to existing lot sizes it is expected that serviced lots will most likely take advantage of an average 8000m² lot size to minimise need for additional new roads or unacceptable number of battle-axe lots for access.


Area A – See Inner SE Map	No. Lots	Av. Lot Size	Existin g Dwell. Pot.	Existin g Subdiv. Pot.	Unserved lot potential @ 1.5ha/lot @ 50% probability	Served lot potential @ Av. 8000m ² /lot @ 20% probability (\$\$)
Lots north of Webbs Siding Rd & west of Morgan St	16+ 22 = 38	1.5ha to 1 larger 5ha lot	~2-4	None	Former egg farm has already been subdivided.	Up to 12 additional lots 20% probability = (2.4) 2 lots likely Flooding/drainage/access limited.
Lots between Webbs Siding & Dappo Roads (exc. closed roads) (Ex. MLS 3.5ha)	20	4A @ >3.3ha 8B @ >1.6ha 8C @ >1ha Average 1.7ha.	~1-2	None	4A (av. 2 lots/lot) = 2 lots Additional 4 lots potential 50% probability 2 lots likely	4A (av. 4 lots/lot) = 16 8B (av. 2 lots/lot) = 16 8C (av. 2 lots/lot) = 16 Additional 48 lots potential 20% probability = (9.6) 10 lots likely
Lots south of Dappo Road (Jones Circuit) (Ex. MLS 3.5ha)	15	12A @ ~1.5ha 3B @ ~1.2ha	~3-4	None	No additional subdivision potential	2 lot subdivision potential per lot (i.e. 1 additional per lot) = Additional 15 lot potential 20% probability = 3 lots likely
East of Dappo/Ironbark Road (Ex. MLS 5ha)	2	~8.8ha each lot	~1	None	5 lot subdivision potential per lot (i.e. 4 additional per lot) = Additional 8 lot potential 75% probability (one owner has lodged PP) = 6 lots likely	Not applicable
TOTAL	75	--	~7-11	0	8 lots likely	15 lots likely

Area	No. Lots	Av. Lot Size	Proposed MLS Lot potential (unserved)
Area A – Dandaloo to Old Backwater Road (Part Lot 223).	1+ 1 part	~30ha	Medium term (subject to flooding) – reduce MLS from 400ha to 3.5-4ha to allow up to 8 lots @ 50% probability = 4 lots likely
Area B – South of Old Backwater Road (part lots 175, 6 & 7).	5	Existing >40ha lots.	Medium to longer term (subject to flooding) - reduce MLS from 400ha to 3.5-5ha to allow up to 5-6 additional lots @ 50% probability = 3 lots likely
Area C – north of Dandaloo Road (Lots 98, 99, 106, & 126, and part lot 9).	1	~141ha but 80-100m buffer to road = ~105ha	Long term (subject to flooding & aircraft noise) - reduce MLS from 400ha to 3.5-5ha to allow up to 6 lots @ 50% probability = 3 lots likely
TOTAL	9	30ha Med. 105ha Long	7 lots likely (medium term) 3 lots likely (long term) Total 10 lots.

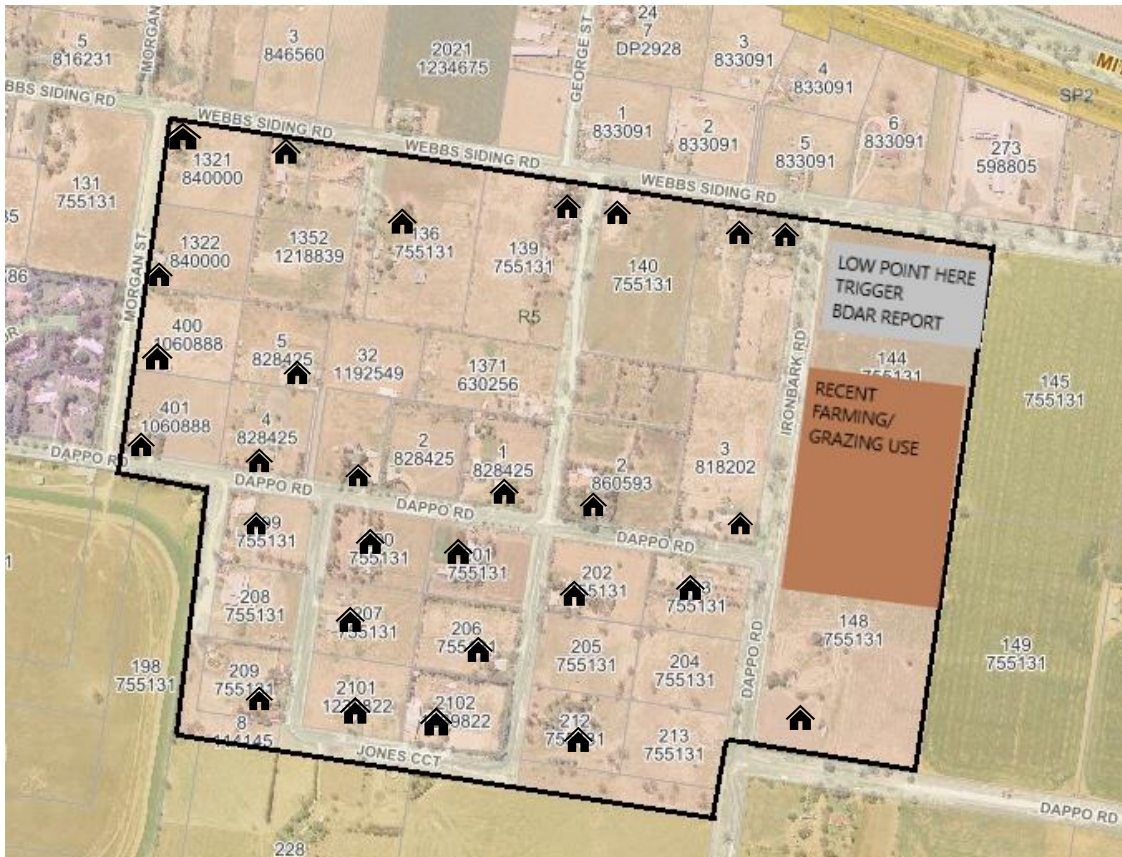
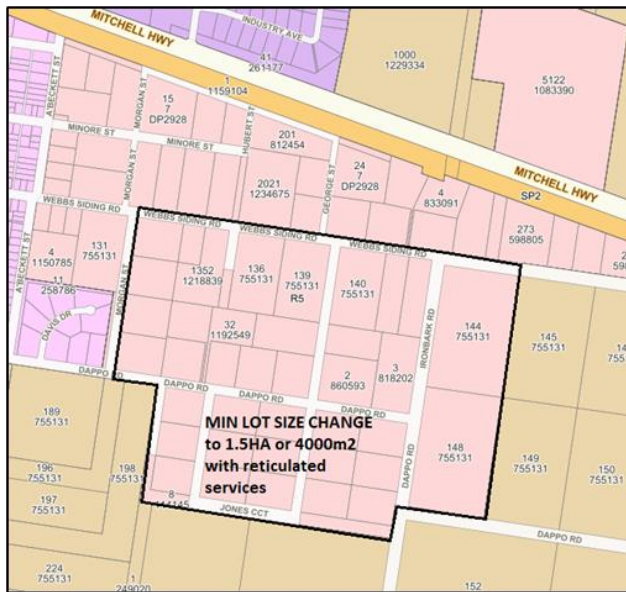
The following explanation of the Flood Planning Constraint Categories has been taken from the updated and adopted Floodplain Risk Management Study and Plan update (2021). These are referred to in the Flooding Statements for each of the nominated areas.

- **Flood Planning Constraint Category 1 (FPCC 1)**, which comprises areas where factors such as the depth and velocity of flow, time of rise, and evacuation problems mean that the land is unsuitable for most types of development. The majority of new development types are excluded from this zone due to its potential impact on flood behaviour and the hazardous nature of flooding.
- **Flood Planning Constraint Category 2 (FPCC 2)**, which comprises areas which lie within the extent of the FPA where the existing flood risk warrants careful consideration and the application of significant flood related controls on future development.
- **Flood Planning Constraint Category 3 (FPCC 3)**, which comprises areas which lie within the extent of the FPA but outside areas designated FPCC1 and FPCC2. Areas designated FPCC3 are more suitable for new development and expansion of existing development provided it is carried out in accordance with the controls set out in this document.
- **Flood Planning Constraint Category 4 (FPCC 4)**, which comprises the area which lies between the extent of the FPA and the Extreme Flood. Flood related controls in areas designated FPCC4 are typically limited to flood evacuation and emergency response, although additional controls apply to essential community facilities and utilities that are critical for response and recovery, as well as community hospitals, residential care facilities and group homes.

Flooding Statement Narromine East Area A1

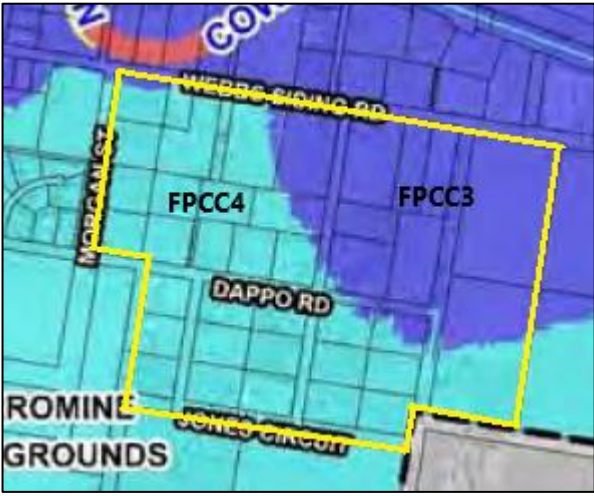
Question	Comments
Flood Risk Precincts	 <p>2021 FRMS&P shows FPCC 3 (dark blue) and 4 (light blue) over most of site with a small section burdened by the Town Cowal (red). Flood planning controls in current Flood Policy and matrix limit developments in floodways. Appropriate.</p>
Current Flood Planning Controls – 1% and PMF	<p>Current flood planning controls do not permit any development within FPCC1 (red floodway). The Town Cowal is more of a low-point water storage than a high velocity floodway. FPCC 3 permits a range of developments above the FPL and FPCC4 is mostly flood free but still retains controls as it is within the PMF.</p>
Flooding Statement & risk mitigation	<p>Council's adopted Floodplain Risk Management Study and Plan update (2021) permits developments above the FPL in these precincts. Flooding controls in this location limit inappropriate development and comply with the current Floodplain Development Manual.</p>

NARROMINE EAST AREA A2



Above plans depict dwellings and history of larger tracts. Lot 201 DP 755131 has also grown market garden vegetable in past (small scale) so preliminary investigations on this and the farming/grazing lot required prior to DAs being lodged for dwellings. Potential for additional 40 dwellings in Area A2 with 4000m2 MLS. Jones Cct fully sealed. Ironbark Road yet to be formed. Dappo Road also sealed.

Flooding Statement Narromine East Area A2

Question	Comments
Flood Risk Precincts	 <p>2021 FRMS&P shows FPCC 3 (dark blue) and 4(light blue) over the site. Flood planning controls in place include provisions for FPCC3 with FPCC4 being the <u>least</u> flood liable precinct within the extent of the study. Controls in FPCC4 are minimal yet comply with the Floodplain Development Manual. Appropriate.</p>
Current Flood Planning Controls – 1% and PMF	Flood planning controls are in place for the 1% AEP flood. FPCC4 is higher ground and controls are minimal (as within the PMF) yet comply with the Manual.
Flooding Statement & risk mitigation	Additional work will be needed for Lot 144 DP 755131 due to known low point. Remaining lots have adequate controls to limit risk from flood in the above events. Appropriate for reduced MLS & further development.

proposed to cease until owner is sure of rezoning potential. No dwelling on this site – farm shed only.


Preliminary Contamination Investigation Area B

Question	Findings
Site history	Cropping – mostly winter cereal crops. Storage shed located in middle of lots. No aerial application of farm additives due to nearby residences. Land has been cropped or passively grazed for last 30 years.
Council records	2012- DA 74/12 approved for farm shed.
Past & present potentially contaminating activities	Cleared, some recent cropping of broadacre low-chemical application crops due to surrounding dwelling pattern.
Geological/ hydrogeological setting	Water in this area flows from the south-east to the north-west and ponds along Webb Siding Road. Location of low point through lots may have changed due to farming practices.
Potential for site contamination	Low risk based on owner supplied information. At stage of subdivision/development, further preliminary investigation warranted with soil sampling.
Recommended Actions	Recommend preliminary soil sampling complying with EPA guidelines prior to submission of DA for LLR subdivision or erection of dwellings on these lots.

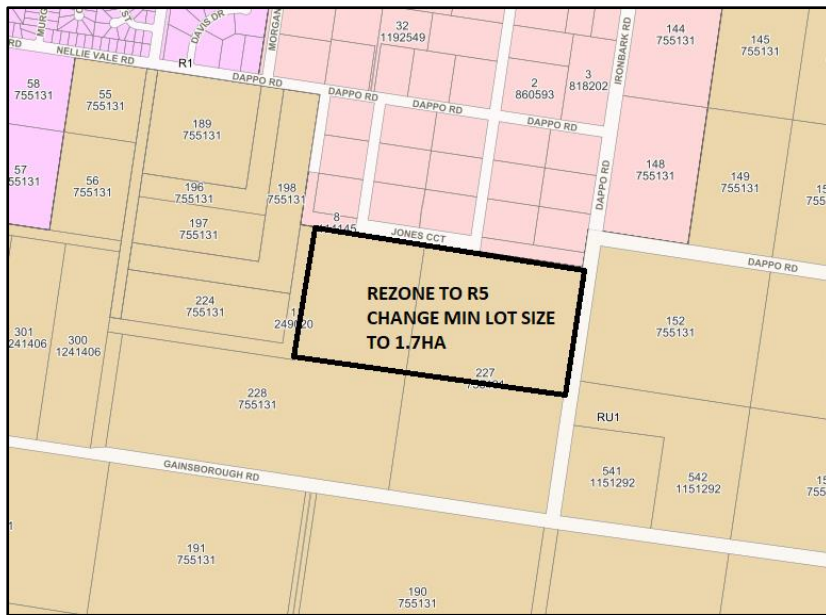
Checklist below ensures compliance with SEPP (Resilience & Hazards) 2021 and the Managing Contaminated Land Planning Guidelines

Is the information about the site's history adequate	Yes
Are the descriptions of activities on the site detailed enough to identify a use listed in Table 1?	Yes – prior cropping on the lot recognised in Table 1
Are there any big gaps in the history that might hide a use listed in Table 1?	No, lot is located on edge of town and has been cropped or used for passive grazing or in fallow.
Are the sources reliable?	Yes, current owner has owned the lots for 12 years.
Is the information verifiable?	Yes – verified with local staff with no conflict of interest
Does the information conform with the relevant EPA guidelines?	Yes – this checklist is from the Guidelines
If contamination or a contaminating activity, whether previous or existing, is confirmed should the proponent conduct a detailed investigation to further define the extent and degree of contamination?	This will be determined following results of preliminary investigation & sampling.
If the site history suggests that the site is unlikely to be contaminated but there are gaps in the history and Table 1 uses were permissible under the zoning during those periods, is limited site sampling needed to confirm the site is not contaminated? Consult a site auditor if necessary.	N/A
Does this site pose a significant threat to human health or the environment? If so, refer to the CLM Act in relation to duty to notify the EPA.	N/A
Is a site audit of the preliminary investigation necessary?	No

Flooding Statement Area B

Question	Comments
Geological/ hydrogeological setting	<div data-bbox="678 371 922 667" data-label="Image">  </div> <p>2021 FRMS&P shows FPCC 3 (dark blue) and 4(light blue) over the site. Flood planning controls in place include provisions for FPCC3 with FPCC4 being the <u>least</u> flood liable precinct within the extent of the study. Controls in FPCC4 are minimal yet comply with the Floodplain Development Manual. Appropriate.</p>
Current Flood Planning Controls – 1% and PMF	<p>Flood planning controls are in place for the 1% AEP flood. FPCC4 is higher ground and controls are minimal (as within the PMF) yet comply with the Manual.</p>
Flooding Statement & risk mitigation	<p>Additional work will be needed for Lots 145-147 and 151 due to changed low points. Remaining lots have adequate controls to limit risk from flood in the above events. Appropriate for rezoning and reduced MLS & further development.</p>

NARROMINE EAST AREA C



Passive grazing on this site. Co-located with R5 land to the north, frontage to sealed roads (Dappo Road to east and Jones Cct). Opportunity to masterplan this as a new greenfield R5 zone. Not located in high flood constraint category area. Distanced from Inland Rail route, not on major arterial roads.


Preliminary Contamination Investigation Area C

Question	Findings
Site history	Mostly passive grazing. Some cropping in excess of 15 years ago. In current ownership since 1977.
Council records	Passive grazing known to be carried out on site. No further known intensification.
Past & present potentially contaminating activities	Possibly cropping, mostly sheep grazing.
Geological/hydrogeological setting	This is higher ground located to east of Showground. Fall is toward the Backwater Cowal, some kilometre to the south.
Potential for site contamination	Very low potential for site contamination. No further investigation recommended based on above site history and time lapsed from cropping on site.
Recommended Actions	Above information sufficient to proceed with rezoning.

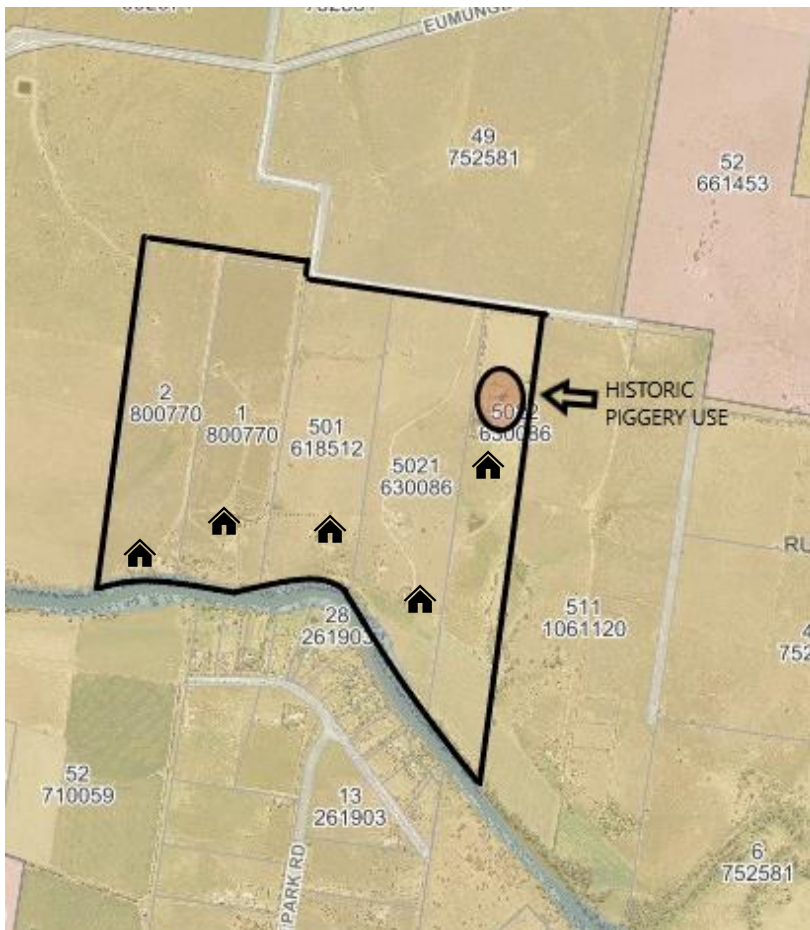
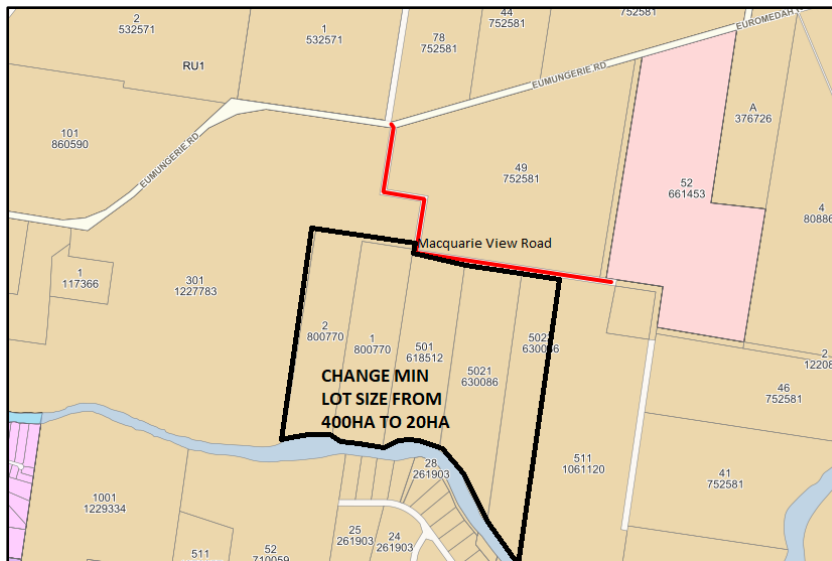
Checklist below ensures compliance with SEPP (Resilience & Hazards) 2021 and the Managing Contaminated Land Planning Guidelines

Is the information about the site's history adequate	Yes
Are the descriptions of activities on the site detailed enough to identify a use listed in Table 1?	Yes – prior cropping on the lot recognised in Table 1. Despite this, cropping on site in excess of 15 years prior.
Are there any big gaps in the history that might hide a use listed in Table 1?	No, lot is located on edge of town and has been used for passive grazing or in fallow.
Are the sources reliable?	Yes, current owner has owned the lots for 45 years
Is the information verifiable?	Yes – verified with local staff with no conflict of interest
Does the information conform with the relevant EPA guidelines?	Yes – this checklist is from the Guidelines
If contamination or a contaminating activity, whether previous or existing, is confirmed should the proponent conduct a detailed investigation to further define the extent and degree of contamination?	No – this is not necessary due to limited scale of cropping operations on site and time lapsed.
If the site history suggests that the site is unlikely to be contaminated but there are gaps in the history and Table 1 uses were permissible under the zoning during those periods, is limited site sampling needed to confirm the site is not contaminated? Consult a site auditor if necessary.	N/A – parcels in one ownership for extended period.
Does this site pose a significant threat to human health or the environment? If so, refer to the CLM Act in relation to duty to notify the EPA.	N/A
Is a site audit of the preliminary investigation necessary?	No

Flooding Statement Area C

Question	Comments
Geological/ hydrogeological setting	 <p>2021 FRMS&P shows FPCC44(light blue) over the site. This is the least restrictive flood constraint category where a range of developments are permissible with consent due to lower risk of flooding. Fall is to the south from this site.</p>
Current Flood Planning Controls – 1% and PMF	Flood planning controls are in place for the 1% AEP flood based on latest updated flood information and without the levee in place.
Flooding Statement & risk mitigation	Narromine East Area C is a favourable area for development considering flood risk. The controls in place for the 1% AEP and PMF will satisfy the minimum requirements under the Floodplain Development Manual. Flood risk is very low and adopted controls will mitigate any risk.

NARROMINE NORTH EAST AREA B



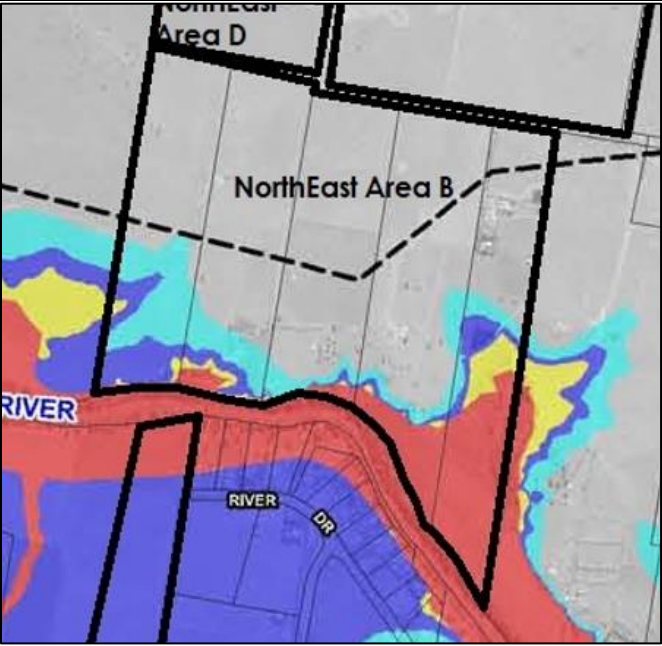
Preliminary Contamination Investigation North East Area B

Question	Findings
Site history	Current use on these lots is large lot residential since 1990. Prior to that use was passive grazing, some small scale cropping. Prior to LLR use, broader scale cropping.
Council records	Passive grazing known to be carried out on site for pasture management. Baconet Piggery located on eastern-most lot 5022. Use as piggery abandoned in/around early 2000's. Lots in this subdivision first registered in 1982. Subsequent subdivision in 1990. Lots therefore used for LLR for 30-40 years.
Past & present potentially contaminating activities	No potentially contaminating uses currently being carried out. Due to piggery prior use on Lot 5022, prior to dwelling approval on this lot, a further preliminary investigation would need to be carried out including soil sampling.
Geological/ hydrogeological setting	These lots rise in elevation in a northerly direction towards Eumungerie Rd. Rock formations throughout site with gullies towards river.
Potential for site contamination	Very low potential for site contamination. No further investigation required other than for Lot 5022.
Recommended Actions	Above information sufficient to proceed with rezoning.

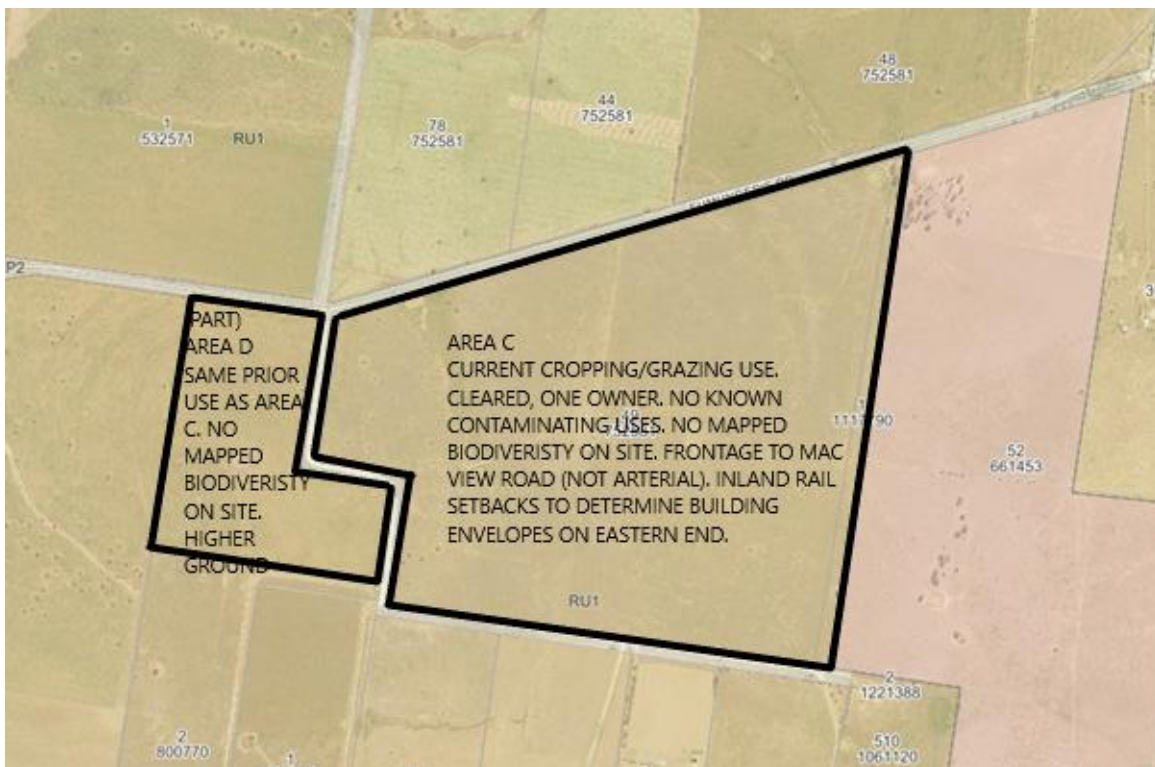
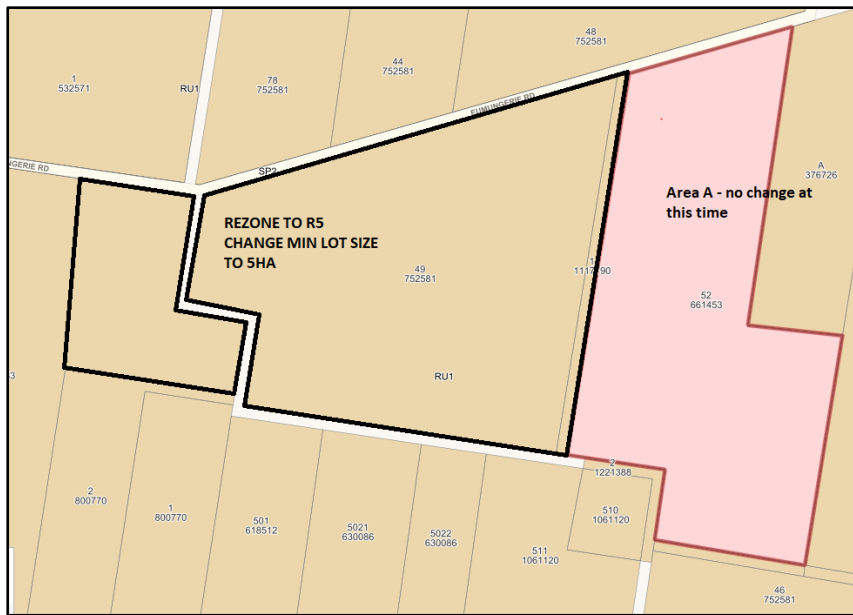
Checklist below ensures compliance with SEPP (Resilience & Hazards) 2021 and the Managing Contaminated Land Planning Guidelines

Is the information about the site's history adequate	Yes
Are the descriptions of activities on the site detailed enough to identify a use listed in Table 1?	Yes – no intensive farming uses on lots with exception of Lot 5022 DP 630086.
Are there any big gaps in the history that might hide a use listed in Table 1?	No, information sufficient to track prior owners and usage.
Are the sources reliable?	Yes, Council records.
Is the information verifiable?	Yes – verified with local staff contacts with no conflict of interest
Does the information conform with the relevant EPA guidelines?	Yes – this checklist is from the Guidelines
If contamination or a contaminating activity, whether previous or existing, is confirmed should the proponent conduct a detailed investigation to further define the extent and degree of contamination?	No – this is not necessary due to time lapsed since subdivision for LLR.
If the site history suggests that the site is unlikely to be contaminated but there are gaps in the history and Table 1 uses were permissible under the zoning during those periods, is limited site sampling needed to confirm the site is not contaminated? Consult a site auditor if necessary.	N/A – parcels in one ownership for extended period.
Does this site pose a significant threat to human health or the environment? If so, refer to the CLM Act in relation to duty to notify the EPA.	N/A
Is a site audit of the preliminary investigation necessary?	No

Flooding Statement North East Area B

Question	Comments
Geological/ hydrogeological setting	 <p>2021 FRMS&P shows higher hazard constraints over southern parts of lots closer to the river. With 20ha lot minimum, this area would be avoided and new lots located on flood free land in the north.</p>
Current Flood Planning Controls – 1% and PMF	Flood planning controls are in place for the 1% AEP flood based on latest updated flood information and without the levee in place. The development of this area would not be impacted by flooding.
Flooding Statement & risk mitigation	Narromine North East Area B is a favourable area for development considering limited to no flood risk on developable portions of lots.

NARROMINE NORTH EAST AREA C and D



As well as above information, these sites are outside the PMF (Probable Maximum Flood) area in the latest Council Flood Study and Plan.

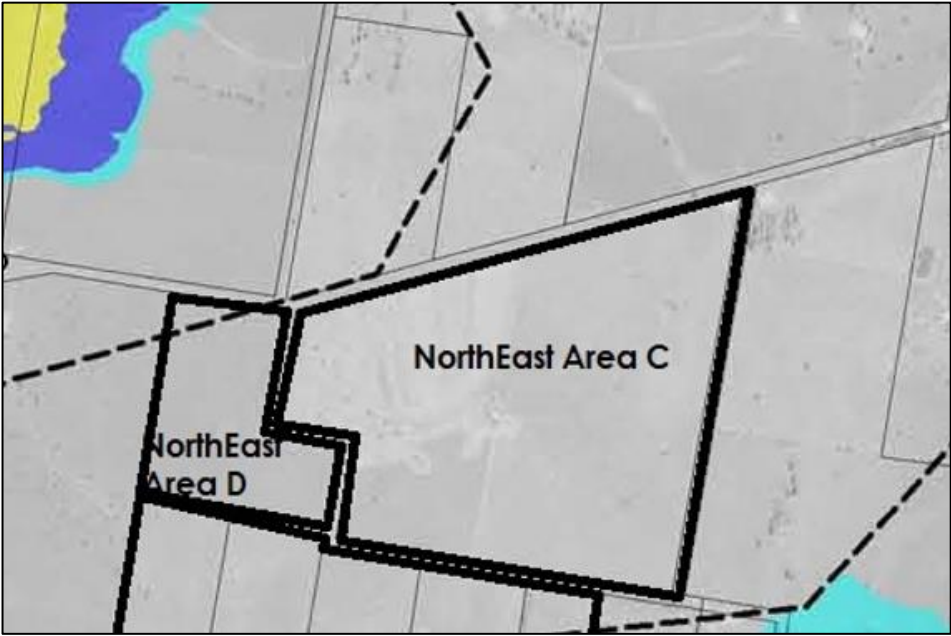
Preliminary Contamination Investigation North East Areas C & D

Question	Findings
Site history	Passive grazing and some cropping. Minimal application of chemicals/fertiliser as land has lower land capability for cropping.
Council records	Passive grazing known to be carried out on site, some cropping. Same family ownership of Area C since 1991. Same owner of Part Area D since 1964.
Past & present potentially contaminating activities	No potentially contaminating uses currently being carried out.
Geological/hydrogeological setting	Higher ground, undulating across rocky paddocks.
Potential for site contamination	Very low potential for site contamination. No further investigation required.
Recommended Actions	Above information sufficient to proceed with rezoning.

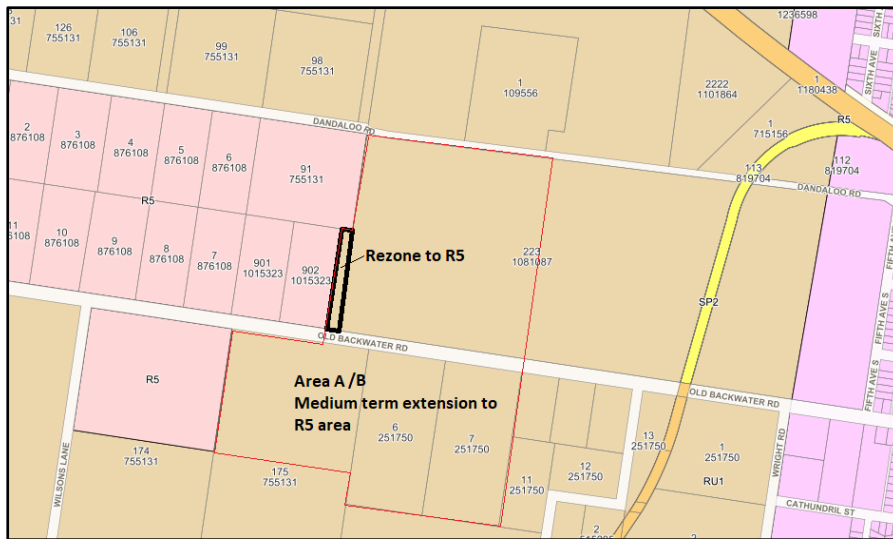
Checklist below ensures compliance with SEPP (Resilience & Hazards) 2021 and the Managing Contaminated Land Planning Guidelines

Is the information about the site's history adequate	Yes
Are the descriptions of activities on the site detailed enough to identify a use listed in Table 1?	Yes – no intensive farming uses on site.
Are there any big gaps in the history that might hide a use listed in Table 1?	No
Are the sources reliable?	Yes, Council records.
Is the information verifiable?	Yes – verified with local staff contacts with no conflict of interest
Does the information conform with the relevant EPA guidelines?	Yes – this checklist is from the Guidelines
If contamination or a contaminating activity, whether previous or existing, is confirmed should the proponent conduct a detailed investigation to further define the extent and degree of contamination?	No – not necessary.
If the site history suggests that the site is unlikely to be contaminated but there are gaps in the history and Table 1 uses were permissible under the zoning during those periods, is limited site sampling needed to confirm the site is not contaminated? Consult a site auditor if necessary.	N/A – parcels in same ownership for 31 years (Area C) and 55 years (Part Area D).
Does this site pose a significant threat to human health or the environment? If so, refer to the CLM Act in relation to duty to notify the EPA.	No, N/A
Is a site audit of the preliminary investigation necessary?	No

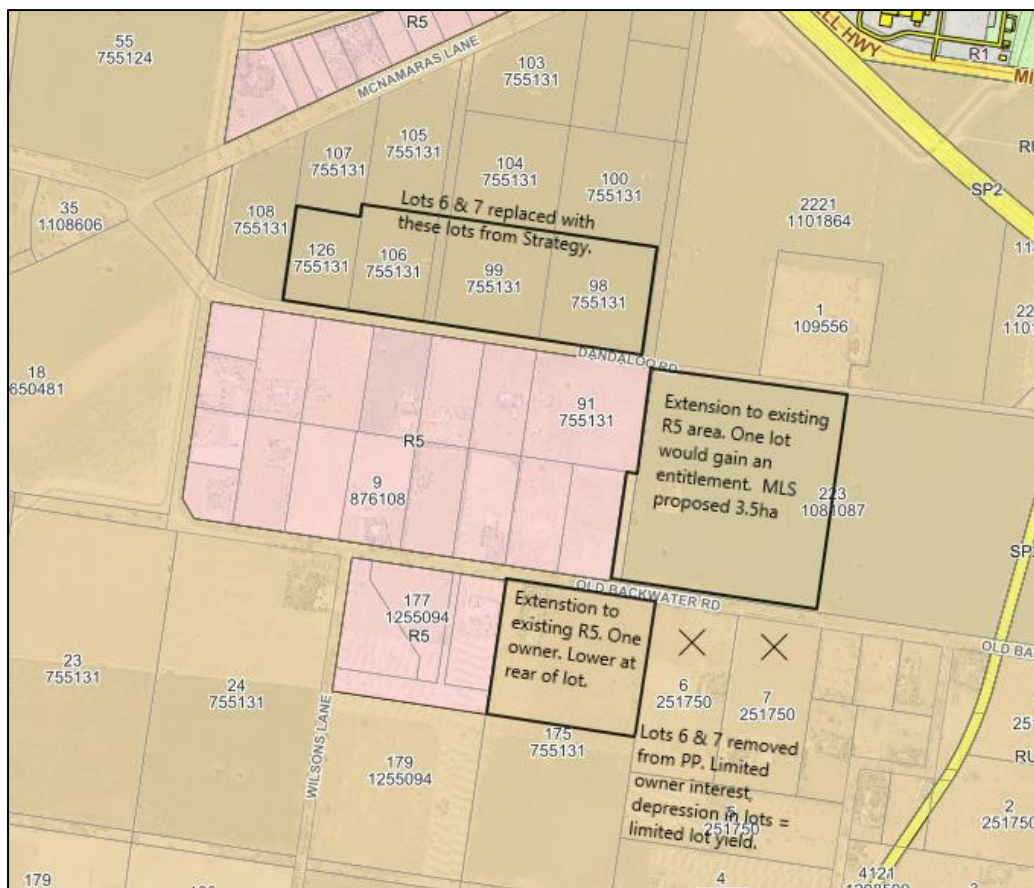
Flooding Statement North East Areas C & D

Question	Comments
Geological/ hydrogeological setting	
Current Flood Planning Controls – 1% and PMF	Flood planning on these lots is not required as it is outside the PMF.
Flooding Statement & risk mitigation	Narromine North East Areas C & D are not subject to flooding in the 1% or PMF predicted floods.

NARROMINE WEST AREA A



Lots 6 & 7 were removed from the Planning Proposal following consultation with all owners. See image below.




Preliminary Contamination Investigation West Area A

Question	Findings
Site history – current & prior owner supplied information	Mostly cropping. Minimal application of chemicals/fertiliser due to close by rural residential land use following subdivision south of these parcels in 1998. Part lot 223 – some cropping and passive grazing. Lot 175 – limited agricultural uses – LLR use only for past 20 years. Lots north of Dandaloo Rd – some cropping, burning off stubble.
Council records	Passive grazing known to be carried out with some cropping on part lot 223 & lots north of Dandaloo Rd.
Past & present potentially contaminating activities	No potentially contaminating uses currently being carried out.
Geological/ hydrogeological setting	From these nominated sites the land slopes to the east and south toward the Town and Backwater Cowals. Sites chosen are higher than surrounding lands.
Potential for site contamination	Low potential for site contamination however with cropping on part lot 223 and the lots north of Dandaloo Rd, soil sampling on these lots would be required on these lots prior to DA for LLR subdivision being assessed/approved.
Recommended Actions	Above information sufficient to proceed with rezoning.

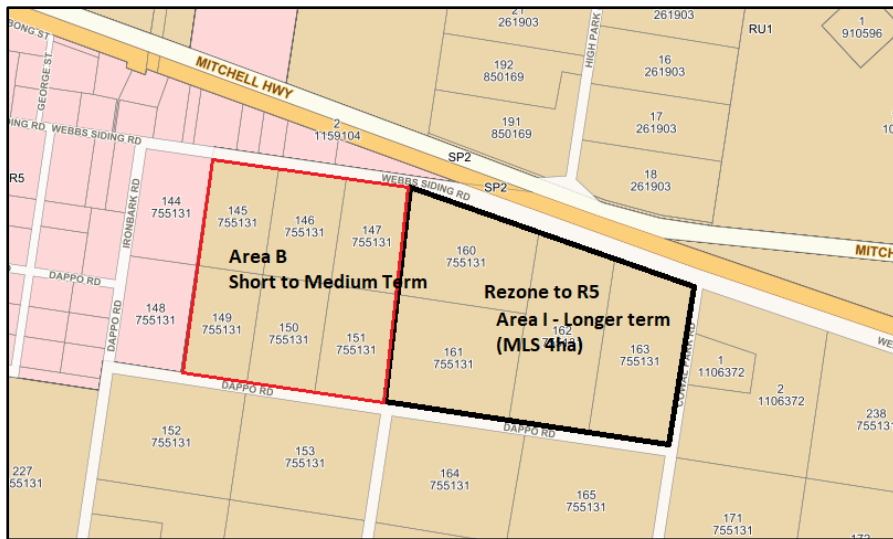
Checklist below ensures compliance with SEPP (Resilience & Hazards) 2021 and the Managing Contaminated Land Planning Guidelines

Is the information about the site's history adequate	Yes
Are the descriptions of activities on the site detailed enough to identify a use listed in Table 1?	Yes – cropping on some of the parcels as mentioned above.
Are there any big gaps in the history that might hide a use listed in Table 1?	No
Are the sources reliable?	Yes, Council records.
Is the information verifiable?	Yes – verified with local staff contacts with no conflict of interest
Does the information conform with the relevant EPA guidelines?	Yes – this checklist is from the Guidelines
If contamination or a contaminating activity, whether previous or existing, is confirmed should the proponent conduct a detailed investigation to further define the extent and degree of contamination?	No – not necessary at this stage.
If the site history suggests that the site is unlikely to be contaminated but there are gaps in the history and Table 1 uses were permissible under the zoning during those periods, is limited site sampling needed to confirm the site is not contaminated? Consult a site auditor if necessary.	N/A – parcels in same ownership for: Lots north of Dandaloo Rd: 12 years Part lot 223: 15 years Part Lot 175: 7 years. Prior to this, same usage of LLR
Does this site pose a significant threat to human health or the environment? If so, refer to the CLM Act in relation to duty to notify the EPA.	No, N/A
Is a site audit of the preliminary investigation necessary?	No

Flooding Statement West Area A

Question	Comments
Geological/ hydrogeological setting	<div data-bbox="651 306 1212 824" data-label="Image">  </div> <p>Latest Floodplains Risk Management Study & Plan update 2021 shows the nominated sites avoiding town cowal low points. 95% of land area put forward located within FPCC3 which is appropriate for development pre and post-levee construction.</p>
Current Flood Planning Controls – 1% and PMF	<p>FPCC 3 includes 1% minimum flood controls for a range of developments in line with the Floodplain Development Manual. In the absence of the levee, these controls are appropriate.</p>
Flooding Statement & risk mitigation	<p>These areas are appropriate for rezoning to large lot residential as the flood risk can be mitigated through the development controls in Council's adopted and updated FRMS&P 2021</p>

NARROMINE EAST AREA I




Preliminary Contamination Investigation East Area I

Question	Findings
Site history – current & prior owner supplied information	Cropping over last 20 years, some passive grazing.
Council records	Passive grazing known to be carried out.
Past & present potentially contaminating activities	No potentially contaminating uses currently being carried out.
Geological/ hydrogeological setting	This is higher ground rising to the east – a ridge line or sand hill which matches with High Park Road over the Mitchell Highway.
Potential for site contamination	Low potential for site contamination based on minimal cropping use and passive grazing only.
Recommended Actions	Above information sufficient to proceed with rezoning.

Checklist below ensures compliance with SEPP (Resilience & Hazards) 2021 and the Managing Contaminated Land Planning Guidelines

Is the information about the site's history adequate	Yes
Are the descriptions of activities on the site detailed enough to identify a use listed in Table 1?	Yes – no intensive farming uses on site.
Are there any big gaps in the history that might hide a use listed in Table 1?	No
Are the sources reliable?	Yes, Council records.
Is the information verifiable?	Yes – verified with local staff contacts with no conflict of interest
Does the information conform with the relevant EPA guidelines?	Yes – this checklist is from the Guidelines
If contamination or a contaminating activity, whether previous or existing, is confirmed should the proponent conduct a detailed investigation to further define the extent and degree of contamination?	No – not necessary.
If the site history suggests that the site is unlikely to be contaminated but there are gaps in the history and Table 1 uses were permissible under the zoning during those periods, is limited site sampling needed to confirm the site is not contaminated? Consult a site auditor if necessary.	N/A – parcels in same family ownership for 24 years.
Does this site pose a significant threat to human health or the environment? If so, refer to the CLM Act in relation to duty to notify the EPA.	No, N/A
Is a site audit of the preliminary investigation necessary?	No

Flooding Statement East Area I

Question	Comments
Geological/ hydrogeological setting	<div data-bbox="746 309 1118 667" data-label="Image">  </div> <p data-bbox="475 674 1374 770">Latest Floodplains Risk Management Study & Plan update 2021 shows FPCC 4 – the lowest risk constraint category. This is due to the higher ground.</p>
Current Flood Planning Controls – 1% and PMF	<p data-bbox="475 810 1374 907">FPCC 4 is the area that lies between the extent of the FPA and the extreme flood or PMF. Flood controls are therefore still in place yet lenient due to elevated ground levels.</p>
Flooding Statement & risk mitigation	<p data-bbox="475 960 1374 1070">This area is appropriate for rezoning to large lot residential as the flood risk is the lowest constraint categorised and any risk can be mitigated through the development controls in Council's adopted and updated FRMS&P 2021</p>

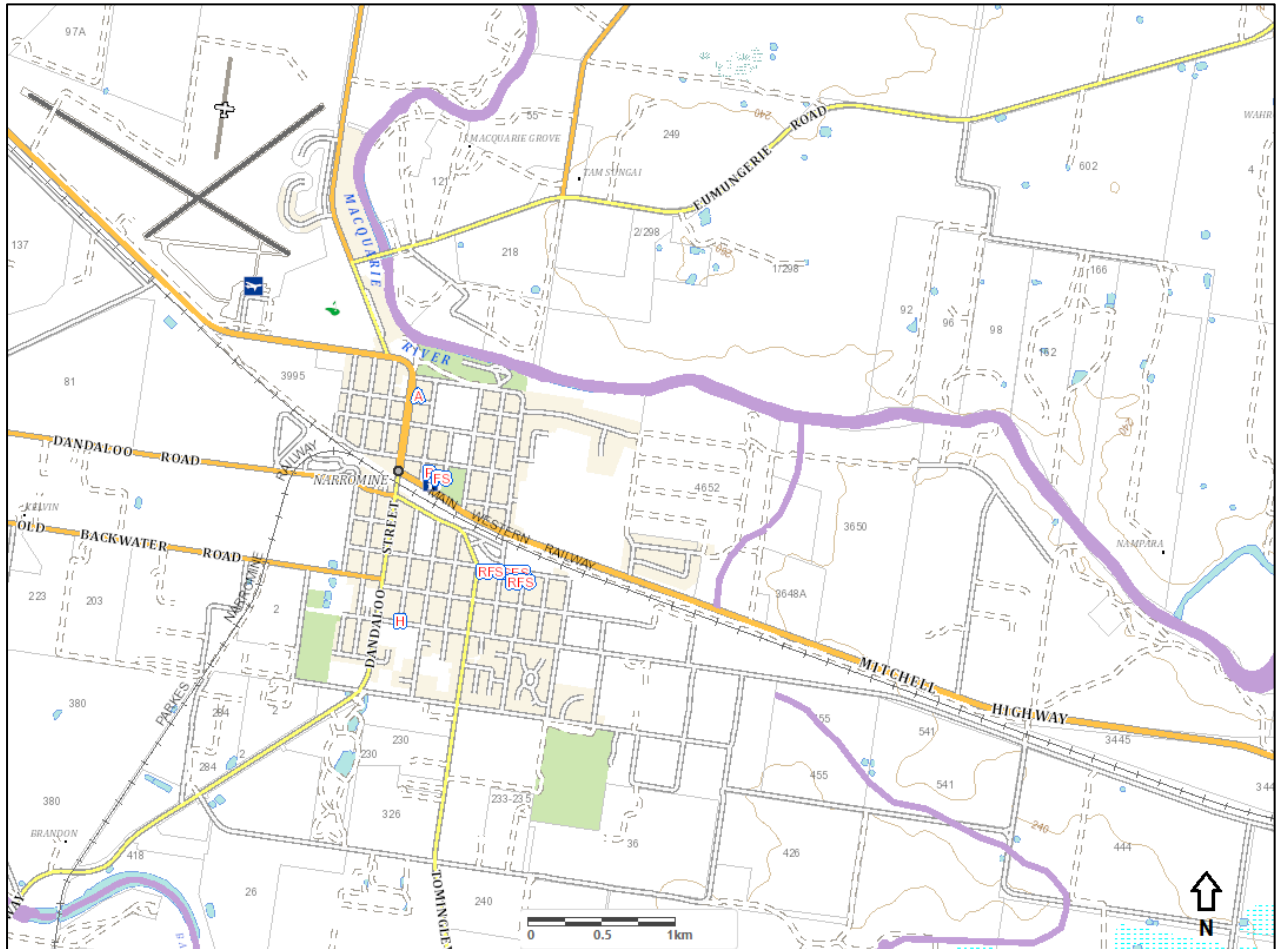
Preliminary Contamination Investigation Trangie Inner Area

Question	Findings
Site history	Passive grazing for last 30 + years due to co-location with existing residential area in Trangie.
Council records	Owners mostly have retained at least 2 lots. Land parcels close to existing water, sewer assets. Potential connections to look at cost-benefit. Some passive grazing on lots for pasture management.
Past & present potentially contaminating activities	No potentially contaminating uses currently being carried out. Prior uses mostly passive grazing due to limited soil capability.
Geological/ hydrogeological setting	Flat land, some lower points in/around Belgrove St and Campbell St. Can be addressed with min building heights.
Potential for site contamination	Low potential for site contamination based on minimal cropping use and passive grazing only.
Recommended Actions	Above information sufficient to proceed with rezoning.

Checklist below ensures compliance with SEPP (Resilience & Hazards) 2021 and the Managing Contaminated Land Planning Guidelines

Is the information about the site's history adequate	Yes
Are the descriptions of activities on the site detailed enough to identify a use listed in Table 1?	Yes – no farming of lots. Some passive grazing but mostly vacant land.
Are there any big gaps in the history that might hide a use listed in Table 1?	No
Are the sources reliable?	Yes, Council records.
Is the information verifiable?	Yes – verified with local staff contacts with no conflict of interest
Does the information conform with the relevant EPA guidelines?	Yes – this checklist is from the Guidelines
If contamination or a contaminating activity, whether previous or existing, is confirmed should the proponent conduct a detailed investigation to further define the extent and degree of contamination?	No – not necessary.
If the site history suggests that the site is unlikely to be contaminated but there are gaps in the history and Table 1 uses were permissible under the zoning during those periods, is limited site sampling needed to confirm the site is not contaminated? Consult a site auditor if necessary.	N/A
Does this site pose a significant threat to human health or the environment? If so, refer to the CLM Act in relation to duty to notify the EPA.	No, N/A
Is a site audit of the preliminary investigation necessary?	No

APPENDIX 3 – BIODIVERSITY AND SENSITIVE LAND MAPPING



The plan above shows the biodiversity values following major and minor waterways around Narromine. The only site impacted with potential loss of developable land is Narromine East Area B and some I (see below).



Biodiversity Offset Scheme (BOS) Entry Threshold Map



983.7 0 491.83 983.7 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days

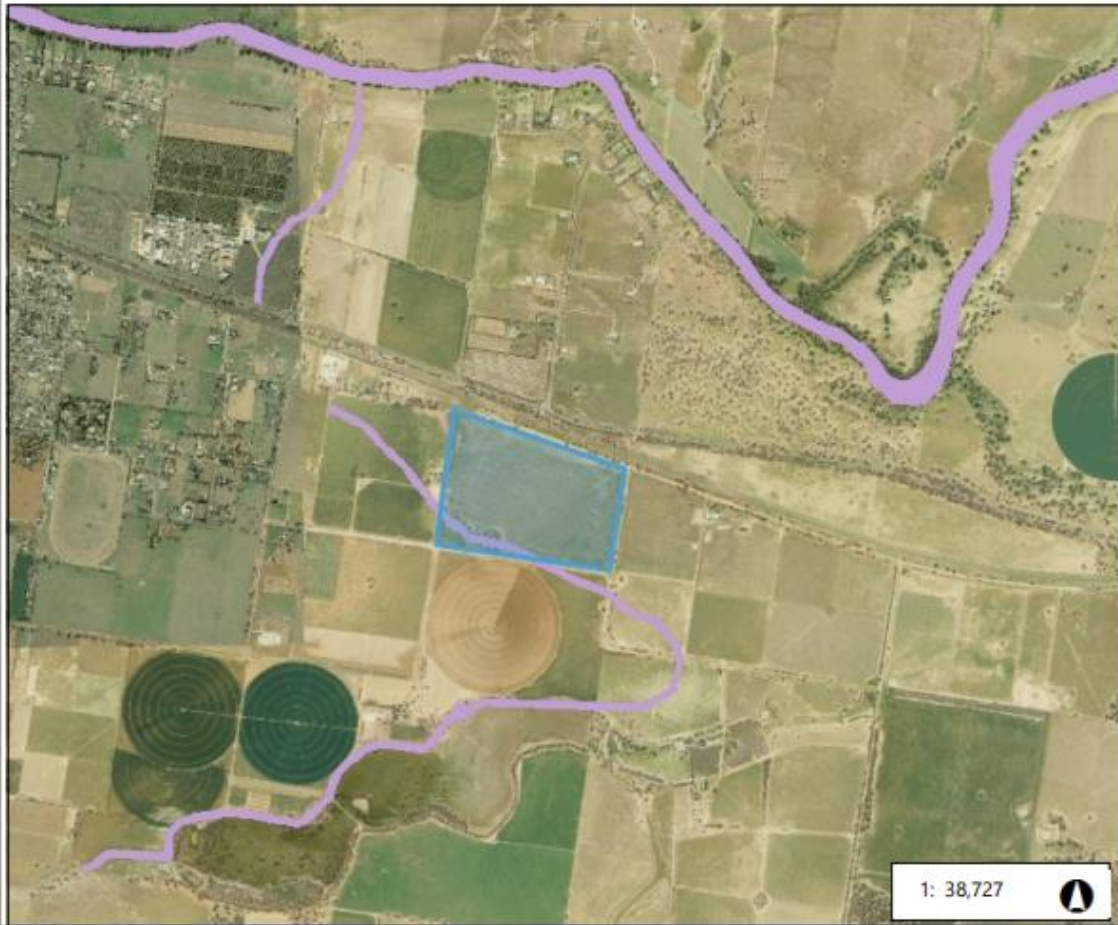
Notes

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Narromine East Area B



Biodiversity Offset Scheme (BOS) Entry Threshold Map



1,967.3 0 983.65 1,967.3 Metres
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- Biodiversity Values that have been mapped for more than 90 days
- Biodiversity Values added within last 90 days

Notes

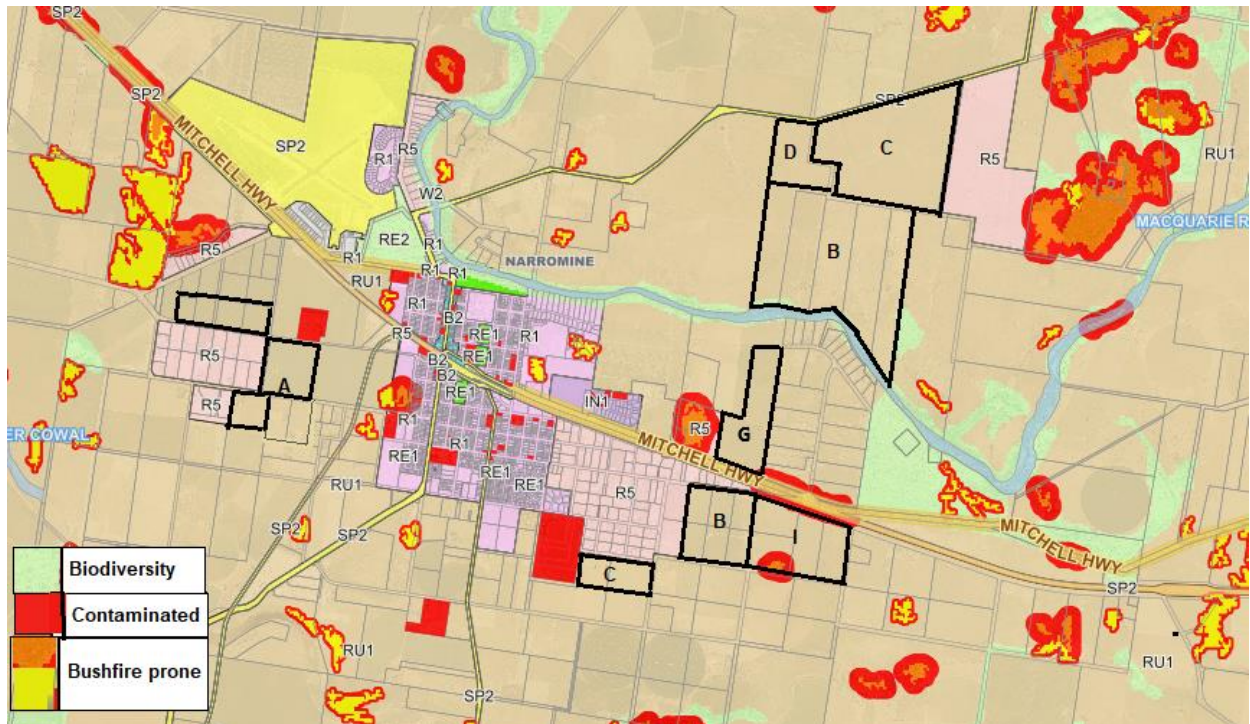
© Office of Environment and Heritage |
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Narromine East Area I

Both Area B and I require a BDAR with any development proposal put forward.

APPENDIX 4

BIODIVERSITY, CONTAMINATED AND BUSHFIRE PRONE LANDS IN RELATION TO PROPOSED SITES



Source: Intramaps © Land and Property Information and Narromine Shire Council

APPENDIX 5

CHECKLIST FOR GOVERNMENT & AGENCY PRE-LODGE MENT ADVICE

The following table provides evidence for when a Planning Proposal is to be referred to Agencies for advice prior to lodging a Planning Proposal. The criteria has been taken from the DPIE Local Plan Making Guideline – Attachment B.

Where Agencies are best consulted post-gateway determination, this is explained/justified. Note, irrelevant Agencies for this proposal have been omitted.

Agency	Criteria Requiring Pre-lodgement engagement
2 Transport for NSW (Regions)	<ol style="list-style-type: none"> 1. The proposal results in a net increase in travel demand of more than 250-person peak hour trips 2. The proposal facilitates development for a purpose, size and capacity as set out in Column 2 of the Table in Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 3. The proposal facilitates development that has direct vehicular or pedestrian access to a State classified road for a purpose, size and capacity as set out in Column 3 of the Table in Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007 4. The planning proposal relates to land that has been identified or is under investigation for a future transport corridor that is located within or in proximity to the site 5. The proposal is likely to require a future evacuation strategy for hazards such as flooding or bushfire, and a multi-agency approach is required in relation to modelling / managing traffic congestion 6. The proposal responds to a change in circumstance which relies on new transport infrastructure (bus, passenger rail, freight, road, light rail) 7. The proposal is silent on or assumes State Government will fund all or part of any required Regional or State transport infrastructure upgrade 8. The proposal states that it will be accompanied by an offer to enter into a VPA with the State Government to deliver transport infrastructure

Comment: The sites included in this Planning Proposal do not require pre-lodgement engagement with TfNSW for the following reasons (see above numbering):

1. None of the sites will result in a net increase in travel demand of more than 250-person peak hour trips;
2. The Proposal does not trigger consultation requires in Schedule 3 of SEPP (Infrastructure) 2007;
3. None of the sites include direct access to a classified road;
4. None of the sites are identified as future transport corridors with TfNSW;
5. When rezoned the sites will not require a future evacuation strategy or additional assistance in the event of a flood or bushfire;
6. N/A
7. No upgrades to state transport infrastructure envisaged at this stage; and
8. No VPAs are proposed or intended with the sites in this Proposal.

Agency	Criteria Requiring Pre-lodgement engagement
4 Rural Fire Service (RFS)	<ol style="list-style-type: none"> The proposal relates to land that is mapped as bushfire prone land, and: <ul style="list-style-type: none"> involves a change of use to another use which may increase the risk to health and the environment from a bushfire and evacuation perspective involves a significant intensification of an existing uses / development on the land the land currently has inadequate emergency or water supply access The planning proposal relates to land that is not mapped as bushfire prone but the proposal may result in a potential bushfire hazard. This involves planning proposals that result in large tracts of vegetated land / or the rehabilitation of existing vegetated land The proposal is likely to require a future evacuation strategy and a multi-agency approach is required in relation to modelling / managing traffic congestion <p>Note: A land use that may increase the risk to health and the environment from a bushfire and evacuation perspectives includes residential accommodation, seniors housing, and / or tourist and visitor accommodation.</p> <p>Note: The above criteria does not preclude consultation with the RFS in accordance with Local Planning Direction 4.4 – Planning for Bushfire Protection.</p>

Comment: The sites included in this Planning Proposal do not require pre-lodgement engagement with NSW RFS for the following reasons (see above numbering):

- The only site captured as bushfire prone is Narromine East Area I (see Appendix 4 above). This site is proposed to increase density of lots from 4 to 10, which is not significant. The site is close to town and could be serviced by either the town brigade or nearby Rural Fire Services. Any issues for this site can be addressed at DA stage.
- No lands contain a potential bushfire hazard.
- Lands will not require additional evacuation strategies for bushfire.

Agency	Criteria Requiring Pre-lodgement engagement
12 NSW Department of Primary Industries	<ol style="list-style-type: none"> The proposal seeks to rezone rural land mapped as State Significant Agricultural Land, or in the absence of such mapping, land and soil capability classes 1-3, irrigated land or land mapped as State or regionally significant farmland on the North Coast, to an urban zone The proposal seeks to permit land uses in a rural zone which may be incompatible with agricultural resources or enterprises <p>State Significant Agricultural Land map can be found here: Social Pinpoint SSAL (mysocialpinpoint.com)</p> <p>Land and Soil capability class mapping can be found here: Geocortex Viewer for HTML5 (nsw.gov.au)</p> <p>The North Coast mapping can be found here: North Coast Region resources and maps - (nsw.gov.au)</p> <p>Note: The above criteria does not preclude consultation with the NSW Department of Primary Industries as required in accordance with Ministerial Direction 1.3 – Mining, Petroleum Production and Extractive Industries and Ministerial Direction 1.4 – Oyster Aquaculture or any State Environmental Planning Policy.</p>

Comment: The sites included in this Planning Proposal do not require pre-lodgement engagement with NSW DPI for the following reasons (see above numbering):

- Although some of the sites included in this Planning Proposal are mapped as SSAL – this mapping is still in Draft form. Additionally, the sites included in this Basic proposal have already been consulted with NSW DPI as they have all been taken from an adopted and endorsed Strategy.