

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

2022/10	25A Dandaloo St, Trangie	1/1073031	Change of Use	\$5,000	40
2022/14	159 Third Ave, Narromine	17/1/15250	Domestic Storage Shed	\$30,430	10
2022/16	9 Warren Rd, Narromine	11/602995	Alterations and additions – Decking & Roof	\$236,500	11

There are currently 11 applications under assessment.

Legal and Regulatory Compliance

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

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. PLANNING PROPOSAL - TEMPORARY WORKERS' ACCOMMODATION CLAUSE- LEP AMENDMENT

Author Manager Planning
Responsible Officer Director Community and Economic Development
Link to Strategic Plans Delivery Program 2.1.5 New plans and strategies are developed in line with the community's needs and encourages economic growth.
 LSPS – Priority 4 – A range of housing options for the community.
 LSPS – Priority 6 – Sustain and grow our local population.

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

Executive Summary

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

Council at its Ordinary Meeting of 8 December 2021 (2021/277) resolved to prepare a planning proposal to amend the Narromine LEP to permit the development of temporary workers' accommodation with consent, subject to assessment against a new clause.

The Planning Proposal - TEMPORARY WORKERS ACCOMMODATION CLAUSE – has been prepared and the next step in the process of the LEP amendment is to seek endorsement of Council prior to submitting to the Department of Planning and Environment for Gateway Determination.

Report

The Planning Proposal seeks an LEP amendment that will include a special clause with a view to deliver clear provisions and certainty of development standards and permissibility for temporary workers' accommodation in the Narromine Shire.

It is proposed that the land use table be amended with 'temporary workers' accommodation' to be included as listed as 'permitted with consent' in the RU1 Primary Production Zone. In the RU5 Village zone and R5 Large Lot Residential zone the use is proposed to be included as permitted with consent – 'Any other development not specified in item 2 or 4'.

The Planning Proposal is seeking a new clause in the Narromine Local Environmental Plan 2011 (refer to Attachment – Planning Proposal Temporary Workers' Accommodation):

*Vision for Draft New Clause **Temporary Workers Accommodation***

(1) The objectives of this clause are as follows—

- a) to enable development for temporary workers' accommodation if there is a demonstrated need to accommodate employees due to the nature of the work or the location of the land on which that work is carried out,*
- b) to ensure that the erection of temporary workers' accommodation is not likely to have a detrimental impact on the future use of the land,*
- c) to ensure that temporary workers' accommodation is appropriately located, and*
- d) to minimise the impact of temporary workers' accommodation on local roads and infrastructure.*

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- (2) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—*
- a) The nexus between a project and the need for workers' accommodation is demonstrated.*
 - b) Power systems, water reticulation systems and sewerage systems will be provided to adequately meet the requirements of the development.*
 - c) Any infrastructure provided in connection with the development will, if practicable, continue to be used once the temporary workers' accommodation is no longer required.*
- (3) In this clause temporary workers accommodation means any habitable buildings and associated amenities erected for the purpose of providing a place of temporary or short-term accommodation for persons employed or contracted for employment associated with a large-scale project and the term of that project.*

Local Plan Making Authority (LPMA)

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

In this instance as the LEP amendment is of a routine type, it is recommended that Council's General Manager be delegated to carry out the LEP Making function on behalf of Council. Delegations are in place for the Manager Planning to carry out this work on behalf of Council. If endorsed by Council, the Department must be advised of this delegation when it requests to be the LPMA upon lodgement of the Planning Proposal.

Legal and Regulatory Compliance

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

Risk Management Issues

Avoids expense for a site specific planning proposal in the future.
Manages expectation and demand and supports growth in the Shire by clarifying development standards.

Internal/ external Consultation

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

Attachments

- 1 - Planning Proposal: TEMPORARY WORKERS ACCOMMODATION CLAUSE
(Attachment No. 1)

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

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

RECOMMENDATION

That Council:

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

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

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

Executive Summary

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

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

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

Report

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