

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 19 FEBRUARY 2025
REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS

Author Director Community and Economic Development
Responsible Officer Director Community and Economic Development
Link to Strategic Plans CSP – 3.1.6 – Encourage developers to consider energy efficiency and sustainable building design options in new developments
 DP – 3.1.6.1 - Ensure compliance with relevant building codes and regulations

Executive Summary

This report provides information to the Council on the approved Development Applications for December 2024 and January 2025.

Report

The following development applications have been determined by the granting of consent, approved by Council under delegated authority (unless noted). The reasons for the decision (having regard to any statutory requirements applying to the decision), are documented in the assessment reports.

December 2024

DA No	Date	Location	Title Desc	Development	Value	Assessment time (days)	CPP*
2022/38	20/12/2024	Warren Rd, Narromine	2/-/733282	Extractive Industry	\$35,000	87	DES
2024/23	12/12/2024	Enmore Rd, Trangie	1/-/780312	Telecommunications Facility	\$275,000	11	NN
2024/55	3/12/2024	Industry Ave, Narromine	108/-/1173070	Change of Use & Internal Alterations	\$399,460	18	NN
2024/61	10/12/2024	Bowden Fletcher Dr, Narromine	1/-/1003835	Dwelling	\$1,235,600	19	IN
2024/65	18/12/2024	Terangion St, Narromine	8/26/758759	Alterations & Additions (School)	\$389,131	10	IN
2024/69	5/12/2024	Dappo Rd, Narromine	3/-/818202	Domestic Storage Shed	\$90,000	1	IN
2024/70	10/12/2024	McNamaras Ln, Narromine	1/-/1002601	Domestic Storage Shed	\$60,000	13	IN
2024/71	11/12/2024	Kingsford Smith Pl, Narromine	69/-/1271467	Enclosed Skillion to existing Shed	\$34,100	15	IN

*Community Participation Plan level of engagement – (Low impact: IN-Inform; Higher Impact (Consult): NN – Neighbour notification; AD – Advertised development; DES- Designated Development; INT – Integrated Development).

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1. DEVELOPMENT APPROVALS (Cont'd)

The following modifications to development applications have been determined by the granting of consent, approved by Council under delegated authority (unless noted). The reasons for the decision (having regard to any statutory requirements applying to the decision), are documented in the assessment reports.

December 2024 - Modifications

MOD DA No	Date	Location	Title Desc	MODIFICATION Development	Value	Assessment time (days)	CPP*
2021/21.4	05/12/2024	Dandaloo Rd, Narromine	2221/-/1101864	5MW PV Solar	\$9,219,592	28	NN
2023/49	17/12/2024	Dandaloo Rd, Narromine	1/-/1109556	NBN Telecommunications Tower	\$407,000	29	NN
2024/61	16/12/2024	Bowden Fletcher Dr, Narromine	1/-/1003835	Dwelling	\$1,235,600	4	IN

January 2025

DA No	Date	Location	Title Desc	Development	Value	Assessment time (days)	CPP*
2024/75	22/01/2025	Pegale Pl, Narromine	12/-/260946	Domestic Storage Shed	\$20,000	7	IN
2025/1	20/1/2025	Villeneuve Dr, Narromine	19/-/1077239	Domestic Storage Shed	\$18,000	5	IN
2025/4	23/01/2025	Fifth Ave, Narromine	5/-/18162	Patio	\$33,500	1	IN

*Community Participation Plan level of engagement – (Low impact: IN-Inform; Higher Impact (Consult): NN – Neighbour notification; AD – Advertised development; DES- Designated Development; INT – Integrated Development).

The approvals for the months of December 2024 and January 2025 bring the total approved Development Applications for the financial year to 32 with a total value of \$6,120,446. At this time last year there were 24 applications approved with a value of \$5,903,245.

There are currently 7 applications under assessment.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

1. DEVELOPMENT APPROVALS (Cont'd)

Risk Management Issues

Nil

Internal/ external Consultation

Public notification of decisions for determinations of development consent (and modifications) in accordance with EP&A Act under Schedule 1, section 20(2) is required.

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. PLANNING PROPOSAL - NARROMINE HEAVY INDUSTRIAL PRECINCT AT 397 CRAIGIE LEA LANE, NARROMINE (PP-2024-5985)

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.

Narromine Shire Community Strategic Plan 2032 - Goal 2 – Growing Our Economy - Sustain and grow our local population; The ongoing development, diversification and sustainability of the local business and industry base. To encourage industry development.

Narromine Shire Employment Lands Strategy - Larger Lot Agricultural Related Industrial Lands - Narromine Shire Council is strategically evaluating options for development opportunities to take advantage of agribusiness, transport links, proximity to Dubbo, and the emergence of Mining.

Narromine Local Strategic Planning Statement –
Priority 6 – Sustain and grow our local population.
Priority 8 - Encourage employment and skills development to address industry needs and grow the regions knowledge base.
Action 39.1. Inland Rail Project presents a key opportunity for the Narromine Shire Narromine Shire; this represents a significant opportunity to create a secondary inland hub focussing on agricultural commodities. Sites identified with good intermodal transport links to be identified in strategic planning.

2. PLANNING PROPOSAL - NARROMINE HEAVY INDUSTRIAL PRECINCT AT 397 CRAIGIE LEA LANE, NARROMINE (PP-2024-5985) (Cont'd)

Executive Summary

The Planning Proposal is primarily seeking to amend the Narromine Local Environmental Plan 2011 (LEP) to change zoning of part Lot 2 DP 1294897 from RU1 Primary Production to E5 Heavy Industrial for the purpose of a new industrial estate to service largely the agriculture and transport sectors. The area to be rezoned is 99.65ha.

The Gateway Determination was issued (8 May 2024) subject to conditions and given a completion date on or before 2 May 2025.

Public exhibition and community consultation phase has concluded. Consultation with public authorities, government agencies and relevant organisations was carried out concurrently. The engagement activities culminated in 272 public submissions.

The intention of this report is to update the Council on the consultation phase of the Planning Proposal (PP-2024-5985) and seek resolution to proceed to finalisation in accordance with the Gateway Determination. This report recommends amendment to the proposal in response to consultation outcomes. In summary, the following is suggested as reasonable response to improve overall outcomes of the Planning Proposal:

1. Amend the 'Objectives of the Zone' to more clearly express the opportunity for agricultural support industries
 - "To provide value-adding heavy industrial development in support of agriculture and encourage diversity in rural industry enterprises".
2. Amend the land use table to delete wording- "Waste or resource management facility".
3. Prepare a Development Control Plan (DCP) for site specific controls of future development at the industrial estate. (This draft DCP should accompany a future DA for subdivision or be a condition of approval). Nominate types of applications be handled as 'advertised development' (DCP provision), e.g.: *applications with bulk storage of fuel or chemicals*. Provide clear direction on proposed land use activities and controls for development parameters specific to the site's reticulated servicing arrangements, environmental protection and long-term risk control monitoring.
4. Council requires at a future DA stage, establishment of a s88B Instrument pursuant to the Conveyancing Act 1919 to create a "restriction on the use of the land".
 - a. Any future application that includes manufacture or storage of dangerous goods ('hazardous and offensive' materials), shall be approved by Narromine Shire Council. Requiring a Preliminary Hazard Analysis and Risk Assessment completed by suitably qualified persons. The applicant is to demonstrate consultation with Fire and Rescue NSW, NSW EPA and SafeWork NSW.

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5. Adopt suggestions provided by agencies as detailed in this report to improve a development application for subdivision of the land. Such as:
 - a. Update the Land Use Conflict Risk Assessment to inform the master planning, with due consideration of the outcomes of the consultation undertaken.
 - b. Species composition and extent of Bluegrass populations across Lot 2 DP1294897 should be resolved, and support identification of measures to be addressed in the DA stage.

Report

Council as a Planning Proposal Authority, is authorised to exercise the functions of the local plan making authority under s3.36(2) of the Environmental Planning and Assessment Act, subject to:

(a) the planning proposal authority has satisfied all the conditions of the gateway determination;	<i>Satisfied – see Gateway conditions itemised below.</i>
(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and	<i>Consistent – DPHI advice</i>
(c) there are no outstanding written objections from public authorities.	<i>No objections received – comments from public authorities and recommended actions noted in this report.</i>

Background

The six key stages for amending a LEP are as follows:

Stage 1 – Pre-lodgement	Scoping Report was prepared by Barnson Pty Ltd, and preliminary agency consultation was carried out.
Stage 2 – Lodgement and assessment	Planning Proposal was prepared by Barnson Pty Ltd. Council resolved at the March 2024 meeting to support the Planning Proposal to subdivide RU1 zoned land and rezone part of the RU1 Primary Production land to E5 Heavy Industrial (with related clause and mapping amendments). It was at that meeting Council also resolved that Council will not sell land to any Waste to Energy or Incineration Projects in the future.
Stage 3 – Gateway Determination	The Gateway Determination was sought and received 8 May 2024.

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Stage 4 – Post Gateway	Council complied with conditions of the Gateway Determination and prior to exhibition, updated the Planning Proposal documentation and carried out consultation with the NSW Rural Fire Service prior to any community consultation. The Department of Planning, Housing and Infrastructure acknowledged compliance to that stage and advised the PP could proceed to exhibition – 27 th August 2024.
Stage 5 – Public exhibition and assessment	Council resolved at the November 2024 meeting to proceed to public exhibition period (minimum 20 working days). The Gateway Determination also required the consultation with: NSW Department of Climate Change, Energy, the Environment and Water in relation to biodiversity and flooding risk; NSW Department of Primary Industries – Agriculture; Transport for NSW; and Narromine Local Aboriginal Land Council providing (minimum 30 working days). Staff were to report to Council after the exhibition and consultation period to review any written objections and submissions. This report summarises issues raised in public submissions and provides actions as relevant to address matters of concern and substance.
Stage 6 – Finalisation	This is the last stage in the LEP making process and generally leads to making of the LEP amendment(s). The Council as Local Plan Making Authority prepares drafting instructions for the Parliamentary Counsel's Office (PCO) to draft the LEP.

UPDATE TO PLANNING PROPOSAL

It is recommended that the Planning Proposal is refined to address matters identified in response to agency and community consultation. The justification is outlined in the Table – Summary of Agency Consultation and Attachment 2.

No updates to the proposed mapping component of the planning proposal are required or recommended.

Update to the Land Use table is recommended as below:

<p>Zone E5 Heavy Industrial</p> <p><i>1 Objectives of zone</i></p> <ul style="list-style-type: none"> • <i>To provide areas for industries that need to be separated from other land uses.</i> • <i>To ensure the efficient and viable use of land for industrial uses.</i> • <i>To minimise any adverse effect of industry on other land uses.</i> • <i>To encourage employment opportunities.</i> • <i>To provide opportunities for intermodal freight exchange and related industries.</i> • <i>To provide opportunity for heavy industrial development in support of agriculture and encourage diversity in rural industry enterprises.</i> <p><i>2 Permitted without consent</i></p> <p><i>Building identification signs; Business identification signs; Roads; Environmental protection works; Water reticulation systems</i></p>

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3 Permitted with consent

Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Offensive storage establishments; Oyster aquaculture; Tank-based aquaculture; Warehouse or distribution centres; Rural Industries; ~~Waste or resource management facility~~; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Crematoria; Eco-tourist facilities; Schools; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Sex services premises; Stock and sale yards; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures

(Note: Black Text compulsory wording in Standard Instrument, green text proposed wording in Planning Proposal, red text includes amendments recommended post consultation).

The amendments are to be reflected in the Finalisation Package to be prepared for Parliamentary Counsel Office when providing instructions to PCO to draft the amendment to the Narromine Local Environmental Plan 2011 (LEP).

Compliance with Gateway Conditions

Conditions 1-3 have been completed with correspondence received from Department of Planning, Housing and Infrastructure (27/8/2024) approving the revised planning proposal to proceed to consultation in accordance with Condition 4 of the Gateway determination.

Condition 4 Public Exhibition was required. This was carried out in accordance with the requirements. This report provides detail of the outcomes of community consultation.

The exhibition occurred over the Christmas period and as such the period was extended. The period of community consultation commenced 18 November 2024 concluding 17 January 2025 (61 calendar days; 42 working days). In accordance with Council report Nov 2024 the community consultation involved:

1. Notification in the local newspaper (advertisements 5th Dec 24; 12th Dec 24, and 19th Dec 24).
2. Exhibition and access to documents on the Council's website and the NSW Planning Portal.
3. Notification in writing to adjoining landowners and other identified stakeholders (such as lessees).
4. Exhibition documents to be made available in hard copy at the Narromine Shire Council Customer Service and Payments Centre, Narromine Library, Trangie Library and the Tomingley BP Service Station.

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Also, with the view to fully engage with the community, a series of community information sessions were held, with face-to-face discussion.

- Pop up Stall Information Session – 11 December 2024 at Narromine Shire Council Chambers;
- Information Session - 5.30pm 9th December 2024 at the Narromine USMC;
- Information Session – 9am 5th December 2024 at the Trangie Library;
- Pop up Stall Information Session – 4pm 2 December 2024 at Tomingley Memorial Hall.

A further 11 social media and Council column posts were made with links to the exhibition documentation. A mail distribution of a flyer, advising of exhibition period was also undertaken. A template for handwritten submissions was created by staff and distributed to locations hard copies were on exhibition and made available at engagement sessions. Submissions were accepted via email, hard copy in person/mail, in addition to the Narromine Shire Council Website 'Have Your Say', and the NSW Planning Portal. These activities were in addition to the mechanisms for engagement resolved to be undertaken by Council.

Condition 5 Consultation with public authorities and government agencies was required.

- NSW Department of Climate Change, Energy, the Environment and Water in relation to biodiversity and flooding risk.
- NSW Department of Primary Industries – Agriculture.
- Transport for NSW; and
- Narromine Local Aboriginal Land Council providing (minimum 30 working days).

An outstanding objection from a public authority would remove Council's authorisation to exercise the functions of local plan-making authority.

All public authorities and agencies have responded in writing. No objection to the proposal was raised.

The Narromine Local Aboriginal Land Council was consulted at a meeting 31st January 2025. Correspondence was received 5th February 2025.

Condition 6 – A public hearing is not required to be held.

Narromine Shire Council as the planning proposal authority can demonstrate compliance with the Gateway conditions and proceed to Finalisation. Once finalised the LEP amendment can be made, notified and come into effect.

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Financial Implications

- Budget area – Community and Economic Development.
- Funding source – Preparation of the Planning Proposal was funded through grant sources – NSW State Government.
- NSC did not receive application fees, as was a Council led proposal. There are no outstanding fees.
- Proposed Cost – Nil. No operating expenses will be incurred for finalisation phase of the Planning Proposal.
- Ongoing Costs – Nil. The Planning Proposal will not require ongoing funding.

Future development will be subject to the s7.12 Developer Contributions Plan (2019). Section 7.12 of the EPA Act allows Council to impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage of the proposed cost of carrying out the development. This assists Council in providing public facilities and amenities which are required to maintain and enhance amenity and service delivery within the area. The plan allows for the contributions to be pooled and applied (progressively or otherwise) to be expended on the works identified in the Work Schedule of the 7.12 Contributions Plan.

Legal and Regulatory Compliance

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

Compliance with Gateway conditions as determined under section 3.34(2) of the Environmental Planning and Assessment Act 1979, has been detailed in this report.

Risk Management Issues

1. The proposal manages expectation and supports growth in the Shire by progressing development opportunities identified in local strategic planning documents.
2. The planning proposal addresses site specific merit issues. Council can adopt further measures for site specific development issues. To address other risks raised in the process, such as amendments to the proposal, suggested in this report, e.g.: Update to the Land Use Conflict Risk Assessment prior to the preparation of a relevant DCP chapter.

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3. Submissions received from Councillors during the consultation period are noted in this section as a 'risk management issue', and potential matter to influence the process of plan making. Review of Council documents are recommended:
- a. To manage risk in future consultation periods, and for clarity, it is recommended that statutory processes be acknowledged within future review of the Community Engagement Strategy 2024. The statutory functions, particularly under the Environmental Planning and Assessment Act 1979, require the decision makers to act without bias or pre-judgement. This can be the Councillors, General Manager and staff with relevant delegated authority.
 - b. Risk of 'conflict of interest' matters influencing the plan making process has been considered. It is suggested that probity controls for planning proposals be included in future updates to the Council policy - *Narromine Shire Council – Conflict of Interest Policy – Dealing with Council-Related Development throughout the Development Process*. The controls should include separate roles for the project team and the assessment staff. The controls should include a process to identify any Councillor or staff conflict of interest, to ensure the exercise of power with procedural fairness, which is crucial for statutory decision-making functions.

How were the submissions dealt with? Council staff have not weighted submissions. Submissions received from Councillors have been dealt with as other community submissions and issues raised have been recorded.

The Council as planning proposal authority was authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act as part of the Gateway Determination by the Minister for Planning and Public Spaces.

The Narromine Shire Council Community Engagement Strategy 2024 Incorporating Community Participation Plan (adopted 10 December 2024) states under the heading "THE ROLES OF COUNCILLORS AND COUNCIL STAFF IN COMMUNITY ENGAGEMENT":
A Councillor's role in community engagement is to participate as an elected member, listen to the views of the community and consider these views when making decisions at Council. Community engagement provides valuable opportunities for Councillors to hear and understand the voice of the community and ensure that this voice is properly represented when Council meet and make resolutions which impact the future of our community. A Council staff member's role in community engagement is to organise and facilitate the discussion, record, provide feedback, evaluate the engagement and consider the community's views when making recommendations to Council.

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Internal/ external Consultation

In accordance with the Gateway Determination, consultation was required with the following government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- NSW Department of Climate Change, Energy, the Environment and Water in relation to biodiversity and flooding risk;
- NSW Department of Primary Industries – Agriculture (DPIRD); and
- Transport for NSW.
- Narromine Local Aboriginal Land Council.

The agency submissions are addressed in this report.

A total of 272 public submissions were received. Refer to Attachments for a summary and detailed analysis of submissions with staff comments/recommendations.

It was evident the submitters in some instances had not referenced the exhibition material or attended information sessions and had been relying on social media and word of mouth, which has not served to provide informed submissions. Many submissions were confused regarding the proposal on exhibition and objected to a waste project. This references the previous interest by developers, APWS, to establish a waste to energy project west of the railway within part of the property in 2023.

A total of 25 submissions were received which were not unique and submitted via multiple means; additionally, many submissions copied amongst households/related parties. The distribution of material via mailbox drop to residents during the consultation period by an anonymous party opposing the proposal, including a basic paper 'cut-off' template for a submission of objection, was utilised by many parties - totaling 61 common template submissions.

It is recommended that a review of the effectiveness of community engagement methods and media use be undertaken to assist future exhibitions. Feedback suggests for complex matters, face to face sessions and simple written correspondence is effective for reaching elderly residents and those without ready access to required technology. Feedback received by Council staff indicated that use of QR codes on flyers to link to material online distributed by Council, was not well understood.

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TABLE - SUMMARY OF AGENCY CONSULTATION

Copies of submissions received from agencies are provided in **Attachment No. 1**.

Abbreviations:

- DPIRD – Department of Primary Industries and Regional Development (formerly DPI – Agriculture).
- TfNSW – Transport for NSW.
- NSW DECCEEW (BCS) – Biodiversity, Conservation and Science Group (BCS) of the NSW Department of Climate Change, Energy, the Environment and Water.
- Narromine LALC – Narromine Local Aboriginal Land Council.
- DCP – Development Control Plan.
- LUCRA – Land Use Conflict Risk Assessment.
- PP – Planning Proposal.
- DA – Development Application.

DPIRD Comments	PROPOSED ACTIONS
No agency objection to the PP.	Noted.
PP states that certain developments will be limited, and specific objectives will guide growth, though it does not detail such intensive land uses or constraints.	Proposal to be updated with reworded objective of zone to address a focus on agricultural support industries and transport related development.
The E4 and E5 zone both permit hazardous storage establishments, heavy industries (hazardous and offensive), and offensive storage establishments.	<p>Confirm that hazardous and offensive industries are permitted in both zones. It is not intended that hazardous and offensive developments are targeted industries.</p> <p>However ag-related fertilizer storage – example of a heavy industry.</p> <p>The DCP update in progress will address any site-specific requirements for future DA's.</p> <p>Nominate types of applications be handled as 'advertised development' (DCP provision), e.g.: applications with bulk storage of fuel or chemicals.</p>
Note the site is within the Dark Sky Region	Also noted and proposed DCP can address relevant requirements if needed above the Dark Sky Planning Guideline (DPE 2023).
LUCRA comments	<p>LUCRA to be updated prior to a DCP / & DA for subdivision.</p> <p>Update the LUCRA to inform the master planning, with due consideration of the outcomes of the consultation undertaken.</p>

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DPIRD Comments	PROPOSED ACTIONS
We note that the site is not serviced, and Council is still investigating infrastructure provision	DCP to provide clear direction on proposed land use activities and controls for development parameters specific to the site's reticulated servicing arrangements, environmental protection and long-term risk control monitoring.
Consultation has not been undertaken with adjoining and nearby landowners	Consultation has been since carried out and the findings to be reported to Council.
LUCRA has not identified the dwelling on the northern side of Craigie Lea Lane	Noted – consultation was carried out with occupants and landowner. Support/issues raised are included in submissions summary. Updated LUCRA to address mitigation measures /buffers to existing dwellings.
A railway crossing and the intersection of Craigie Lea Lane and The McGrane Way have not been discussed.	Noted- Traffic comments have been received from TfNSW with Traffic investigation carried outside of LUCRA.
More information is required on the nature of the industries likely to arise and the consideration of the form and extent of buffers.	This can be updated and addressed prior to finalising a DA layout with buffers – concept plan only at PP stage.
Consider permissible uses and risks - heavy industries (hazardous or offensive industries), offensive storage establishments, and waste management facilities, potentially at State Significant Development (SSD) scale.	<p>Disagree with dealing with SSD.</p> <p>Waste management facilities are proposed to be deleted from land use table.</p> <p>Council as the developer at the DA stage, establish a s88 Instrument pursuant to the Conveyancing Act 1919 to establish a "restriction on the use of the land".</p> <p>a.Any future application that includes manufacture or storage of dangerous goods ('hazardous and offensive' materials), shall be approved by Narromine Shire Council. Requiring a Preliminary Hazard Analysis and Risk Assessment completed by suitably qualified persons. The applicant is to demonstrate consultation with Fire and Rescue NSW, NSW EPA and SafeWork NSW prior to the submission of the application.</p>
It is noted that risk control monitoring has not been included in the LUCRA.	<p>To inform DCP preparation of a risk matrix to be utilised.</p> <p>Risk register/matrix to be maintained and update with the review period for the DCP.</p>
Strategic merit	The PP provides comprehensive demonstration of the strategic merit. The Gateway Determination Report -PP-2024-585 prepared by Department of Planning,

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DPIRD Comments	PROPOSED ACTIONS
	Housing and Infrastructure assessed the validity of the strategic merit. The report includes an assessment of the planning proposal against relevant aspects of the Central West and Orana Regional Plan 2041, and specifically comments provided by DPI – Agriculture. It is determined by the DPHI that the Planning Proposal is consistent with <i>Regional Plan Objective 19: Protect agricultural production values and promote agricultural innovation, sustainability and value-add opportunities.</i> Noted - No action required.

TfNSW Comments	PROPOSED ACTIONS
No agency objection to the PP.	Noted.
Any traffic generated by the future development of the subject site should be supported by an appropriate intersection upgrade of Tomingley Road (MR89) / Craigie Lea Lane and delivered in advance of increased traffic volumes that would affect the safe and efficient operation of the classified road network.	Traffic assessment and intersection upgrades to be assessed at DA stage for subdivision. Intersection upgrade to be timed prior to release of Sub Cert or appropriate staged approach defined in a DA. Then again with individual DA for future development of lots.
Council is to ensure appropriate funding mechanisms are in place to finance necessary upgrades to road infrastructure associated with the future industrial estate and deliver the work in a timely manner to support the anticipated development traffic.	Funding mechanisms – Council decision for funding; land sales; in addition to Grant money. Rezoning only proposed – future development/funding decisions would be subject to further resolutions of Council.
The Traffic Impact Assessment (TIA) indicates a portion of future development traffic will utilise the existing McGrane Way (MR354) / Craigie Lea Lane intersection to the west of the subject site. Any future development application (DA) submitted on the subject site should consider the impacts of development traffic on this intersection and identify any necessary road upgrades in accordance with Austroads Guide to Road Design.	Noted – as above Traffic assessment and intersection upgrades to be assessed at DA stage for subdivision.
Furthermore, TfNSW notes that the western segment of Lot 2 is subject to the amended minimum lot size controls under the Narromine LEP 2011. Any future development of the western portion of the subject site must be supported by appropriate supporting documentation, notably a TIA detailing any transport related impacts to the site in accordance with	Noted and DCP provisions can reflect the need for: Traffic assessment and intersection upgrades to be assessed (in accordance with Austroads Guide to Traffic Management: Part 12).

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TfNSW Comments	PROPOSED ACTIONS
Austrroads Guide to Traffic Management: Part 12.	
Prior the commencement of future land use operations, any permits/approvals required from the National Heavy Vehicle Regulator (NHVR) to operate heavy vehicle combinations, including the design vehicle (AB triple), on the Tomingley Road and Craigie Lea Lane must be obtained.	Noted – to be included in DCP provisions.
All future service infrastructure (i.e. drainage, sewer, electricity) is to be contained within the subject site and not encroach or adversely impact the classified road corridor.	Noted – servicing design for subdivision at DA stage can ensure protection of classified road corridor.
TfNSW notes that the concept subdivision plan illustrates a section of land identified as "Future Road Corridor 100m Wide". It is understood the land relates to a TfNSW project involving grade separated road interface works on Tomingley Road which has been put on hold. While a future delivery date is unknown at this point in time, any future development of the lots surrounding the "Future Road Corridor" should be designed in consideration of the project.	Noted and consistent with PP.

NSW DECCEEW Comments (BCS)	PROPOSED ACTIONS
No agency objection to the PP.	Noted.
BCS have no further biodiversity or flooding related actions to recommend as part of the LEP amendment for PP-2024-585.	Noted.
Recommendations for future planning stages:	
Design the road corridor widening projects to avoid clearing hollow bearing trees and trees with active nests where possible, as part of the REF assessment process.	REF assessment will be carried out by contractor and will be advised to consider recommendation. Also to be considered in future possible intersection upgrades.
Conflicting information regarding the species composition and extent of Bluegrass populations across Lot 2 DP1294897 should be resolved upfront to inform future site planning.	Original mapping; and Supplementary mapping to be combined. Also to refer to species and occurrence clearly, in reference to the DA subdivision layout.
Implement additional protections on parts of the land where Bluegrass (<i>D. setosum</i>) is present. This could include but is not limited to creating a section 88 public positive covenant on the title of the land or a Vegetation Management Plan (VMP).	This would be able to be implemented at the Subdivision Certificate stage, with detail to be part of the DA for subdivision.

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	Seek BCS support for appropriate legal mechanism /wording at the future planning stage.
Flooding	DA stage - future development can meet the requirements of Council's flood related policies and controls – need future planning to demonstrate this in documentation/design.

Narromine LALC Comments	PROPOSED ACTIONS
Support in principle at this planning stage.	Noted.
The Narromine LALC concurs with the findings of the assessment report and the management recommendations.	Include management recommendations in due diligence report into future planning for site development.
The importance of avoiding development in the 'Gilgai' area is acknowledged.	Continue to plan for excluding the Gilgai with further protection measures such as covenant in any future designs.
Narromine LALC look forward to further consultation as the proposal proceeds.	Further consultation will occur at DA stages, and construction stages.

PUBLIC SUBMISSIONS

An overview of the number of submissions received and issues is summarised below. Further comment on issues raised and detail regarding community submissions is provided in **Attachment No. 2**. (Noted that Councillors will be provided with copies of redacted submissions for consideration, not included in the business paper). The numbers are approximate, as the nature of some submissions is open to interpretation.

Neighbour Submissions

Total neighbours contacted in approx. 2km radius of site	20 properties
Responses received in Support	2
Responses of objection	6
Neutral response – no objection noted	1

The key issues raised by neighbours have been listed to recognise specific issues to the Craigie Lea Lane locality. (Refer to **Attachment No. 2**).

Support for the Planning Proposal

Support employment and growth of Shire	36
Value adding to primary industry, transport and logistics, support agricultural growth	9
Economic diversity- attract new business	18
Support a site for 24hr operations	2
Good location for industrial precinct (distance /rail)	12
Opportunity to encourage youth employment and reduce crime, flow on social outcomes (support schools and business)	19
Total submissions counted as support for PP as exhibited	48

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2. PLANNING PROPOSAL - NARROMINE HEAVY INDUSTRIAL PRECINCT AT 397 CRAIGIE LEA LANE, NARROMINE (PP-2024-5985) (Cont'd)

Objection to Planning Proposal

Submissions confused that the exhibition was specifically regarding a waste incinerator development	13
Submissions opposed to waste management / recycling facilities / Concern that E5 will lead to incinerator and oppose waste-related development	39
Believe E5 zoning means that Council loses control and State Government take over site	5
Template submissions	61
Other Duplicate submissions	25
Unique submissions opposed to Hazardous and Offensive industry and storage establishments based on significant risk to human life and/or environment	24
Property values negatively affected	12 + 61 template submissions
Total submissions counted as objections to PP as exhibited	217*

* Note 1: submissions which raise 'concerns for consideration' but were not demonstrative of voicing an objection, have been counted as an objection.

**Note 2: the count of submissions has not made any exclusions and represents total numbers received, i.e. submissions without valid planning concerns, are also counted.

Support for Industrial Precinct as E4 General Industrial

Objection to PP as exhibited however support for E4 zoning as alternative	13
Support for PP as exhibited however note E4 would also be acceptable	7
Total submissions with support for E4 zoning	20

Options

Council has the following options:

1. Resolve to proceed to finalisation.

This is the recommended option and last step in the LEP making process. Council staff would then prepare instructions for Parliamentary Counsel to draft the LEP and issue opinion that the LEP can be made. Once it is made it is notified on the NSW legislation web site.

2. Resolve not to proceed make the LEP.

If council resolves not to make the LEP, staff will notify the Department Planning, Housing and Infrastructure.

3. Resolve to defer the matter to seek an amendment to the Planning Proposal or pursue a new Proposal.

(Where the Proposal is amended outside the scope of a response to the submissions made, a new Planning Proposal and Gateway determination may be required to be sought).

2. PLANNING PROPOSAL - NARROMINE HEAVY INDUSTRIAL PRECINCT AT 397 CRAIGIE LEA LANE, NARROMINE (PP-2024-5985) (Cont'd)

It is recommended that decision makers are reminded that a planning proposal is not a development application. Therefore, does not consider the specific detailed matters that should form part of a development application.

Attachments

- Copy of Agency Submissions. **(Attachment No. 1)**
- Summary of Key issues raised in submissions and staff comments **(Attachment No. 2)**

As this is a planning decision made in the exercise of a function of Council under the EPA Act 1979, a division is required to be called for the motion (section 375A, Local Government Act 1993).

RECOMMENDATION

That Council:

- 1) Adopt the post consultation changes to the Planning Proposal, including:
 - a. Amend the zone objectives to add wording:
 - *To provide opportunity for heavy industrial development in support of agriculture and encourage diversity in rural industry enterprises.*
 - b. Delete from the land use table as a permissible use - "waste or resource management facility".
- 2) Proceed with the amendment to the Narromine Local Environmental Plan 2011 to finalisation and that the Council as planning proposal authority proceed with and exercise the functions of the local plan making authority under section 3.36(2) of the Act, subject to the conditions of the Gateway Determination for the Narromine Heavy Industrial Precinct at 397 Craigie Lea Lane, Narromine (Department Ref: PP-2024-585).

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3. LEASE OF PROPERTY

Author	Director Community & Economic Development
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 2.2.5 Planning mechanisms that support the provision of suitable and serviceable land that will support infrastructure that allows for localised employment opportunities Narromine Shire Property Strategy – Objective two- Maximise the service potential of assets.

Executive Summary

This report is presented to Council to determine if the property and house at 397 Craigie Lea Lane should be made available for lease and if so at what rate should it be offered for lease.

Report

The property at 397 Craigie Lea Lane to be offered for lease is ultimately planned to be made available for a future suitable industrial development with a marketing campaign to be developed once the land is subdivided from the portion on the eastern side of the railway line.

The residence is shown below and is surrounded by 225 HA of land that could be farmed.



While the property at Craigie Lea Lane is being developed for future use it would be prudent for Council to make the property and land available for leasing. To allow flexibility to Council for future use, it is recommended that it be leased on a year-by-year basis.

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3. LEASE OF PROPERTY (Cont'd)

Leasing the property would be beneficial to Council and the community with benefits including:

- Allowing for a rental return on these assets;
- Allowing for the property to be actively managed by a tenant;
- Occupation of each property would minimise the chance of vandalism and destruction or property;
- The tenant would be responsible to maintain the fencing to a suitable standard for use;
- If grazed or cropped the vegetation would continue to be managed.

The property has a single electricity supply and sheds/yards close to the house.

In order to minimise any capital works that would be required to make the property ready for lease it is recommended that in the first instance the property be offered for lease as house and land to a single tenant.

A summary of the lease offering is seen below.

397 Craigie Lea Lane
Residence and approx. 225 HA land
RU1 zone
Tank water, solar back to grid, power. 4 gravity fed dams.
Fencing generally sound
Machinery and shearing shed. 2 by storage sheds
Stock yards

Price expectation

It is difficult to attribute a single method of calculation in recommending a lease price for the property. We have received pricing recommendations from local real estate agents which are shown below.

Property	Residence only	Combined	Recommended price
397 Craigie Lea Lane	\$300-\$400 per week \$15,600- \$20,800 per year	Percentage method \$3400 HA by 225 = \$765,000 By 5%= \$38,250 per year \$735 per week OR Direct method \$80 per acre \$200 per HA by 225 HA= \$45,000 per year \$865 per week	Given this property is of a reasonable size for grazing/ farming and the residence is a reasonable size. Recommend: \$800 per week (average of percentage and direct methods)

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			Tenant to look after own power and water costs and any fencing improvement required.
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Agency

Council staff will engage with local real estate agents to secure tenants for the property. A fee of between 5-8% will be paid to the agent to manage the tenancy.

Narromine Shire Property Strategy 2022

The following policy statement in regard to leasing is outlined in the Narromine Shire Property Strategy.

“Where Council proposes to enter into a Commercial lease as the lessor it will ensure that the lease is for a period and purpose which does not conflict with an identified and approved current service to be provided by or on behalf of Council; the proposed lease is tested to demonstrate that at a minimum market rental is achieved; and the lease can demonstrate the highest return to Council rather than other options such as disposal”.

Improvements to property prior to lease

To prepare the house for the eventual lease Council staff have started to undertake some routine maintenance of the house. This is to ensure the house is kept to a minimum standard.

This work has included improvements to the kitchen, painting, installation of fire alarms, repair of some termite damage and cleaning. At this stage the budget for the repairs is \$20,000. This work has been funded from Council's capital contingency fund.

Legal and Regulatory Compliance

- Narromine Shire Council Procurement Policy
- Narromine Shire Council Property Strategy
- Part 2, s 31 *Local Government Act 1993*.

Risk Management Issues

There are risks associated with owning a property that is to be leased. These include, suitability of tenant, ability to pay and damage to property. These risks will be mitigated through the engagement of an experienced agent/s to manage the property and liaise with the tenant.

There is a reputational risk to Council if the property is left untenanted for a period of time where there is no financial return to Council, or the property is damaged in the meantime.

3. LEASE OF PROPERTY (Cont'd)

An active management of the property in the interim period until further development is an appropriate use of these assets for the short to medium term.

Internal/External Consultation

Narromine Real Estate Agencies

Attachments

Nil

RECOMMENDATION

1. That the lease be for a fixed term of 12 months, and thereafter a continuation of tenancy as a periodic agreement as required.
2. That a commencing lease fee for 397 Craigie Lea Lane be set at \$800 (EX GST) per week, with annual CPI increments to be applied thereafter.
3. That the tenant pay for their own electricity changes and be responsible for maintaining fencing, yards or sheds and water supply as required.
4. That the General Manager be delegated authority to determine the conditions of the lease agreement.

4. SUPPORT FOR TRANGIE TRUCK AND TRACTOR SHOW

Author	Director Community & Economic Development
Responsible Officer	Director Community & Economic Development
Link to Strategic Plans	CSP – 1.2.1 Share and celebrate our cultural and social diversity through local events, programs and projects. CSP – 2.2.4 Create and support a strong tourism industry that maximises benefits from visitors to the Shire.

Executive Summary

This report is presented to Council to consider a request for financial support for the Trangie Truck and Tractor Show to be held in Trangie on the 23rd of August 2025.

Report

The Trangie Truck and Tractor Show committee have made a formal request for a contribution to be made towards the 2025 Trangie Truck and Tractor Show.

The biennial event was last held in 2023 with approximately 4,000 people in attendance, enjoying the children's events and activities, Quick shear, Truck and Tractor muster and Derby race.

4. SUPPORT FOR TRANGIE TRUCK AND TRACTOR SHOW (Cont'd)

The event has quickly become one of the premier events of this type in New South Wales and is well supported by the local community, through visitation to the town and through sponsorship to host the event.

As with any large-scale event the Committee is seeking financial support early to make sure that the event will be viable and allow for planning to be undertaken well in advance.

In 2023 Council made contribution to the Trangie Truck and Tractor event from the State Governments Community Events Program.

Staff recommendation

Broad community support can be proven with this event. The Committee is not for profit and has a long-term vision of establishing a permanent display in Trangie.

The event attracts a wide range of local and regional visitation, is well promoted and has quickly become a feature of the tourism calendar.

Staff would recommend the continued support of this event.

Legal and Regulatory Compliance

- Donations, Sponsorships & Waiver of Fees & Charges Policy

Note: this request for funding is larger than allowed for under the 'Annual Donations Program' (limited to \$5,000).

Risk Management Issues

The event is well established and supported locally. The funding recommended will be allocated via the budget process from the events budget. As such the financial risk to Council is low.

In regard to the event, it is held at the Trangie Racecourse and normal risk management procedures are in place with the booking process.

The event and committee have insurances in place for the event.

Internal/External Consultation

Trangie Truck and Tractor Committee

Attachments

- Letter of request from the Committee secretary is enclosed (**Attachment No. 3**)

RECOMMENDATION

That a donation of \$10,000 be made to the Trangie Truck and Tractor Show 2025.

5. NARROMINE DOLLY PARTON FESTIVAL

Author	Director Community and Economic Development
Responsible Officer	Director Community and Economic Development
Link to Strategic Plans	CSP – 1.2.1 Share and celebrate our cultural and social diversity through local events, programs and projects CSP – 2.2.4 Create and support a strong tourism industry that maximises benefits from visitors to the Shire

Executive Summary

At the December 2024 Council Meeting it was resolved that Council take on the management of the Dolly Parton Festival. This report provides an update on progress made regarding the draft program.

Report

At the December 2024 Council Meeting, it was resolved:

Narromine Shire Council take over the management of the Narromine Dolly Festival and that Council allocate a budget of up to \$150,000, with a draft program to be presented at the February 2025 Council meeting (Resolution No 2024/268)

The Dolly Parton Festival is planned to take place on the 11th of October 2025 which is the same weekend as the 2024 event. A number of tentative bookings have been made which are subject to being contracted.

These include:

- Sound and stage bookings
- Confirmation of the date for hire equipment
- Tentative bookings with artists
- Changes to signage have been ordered
- Claiming the date on the website

The previous Dolly Parton Festival Committee members have confirmed their willingness to be involved in this year's event, including offering assistance in the lead up to the event and during the event.

The festival is planned to follow a similar format to the 2024 event with events in the street on Saturday morning and the evening concert at Cale Oval. Events in local businesses organised in the Dolly theme are encouraged in the lead up to the festival and on Sunday the 12th.

Staff are further considering additional administrative support that may be needed.

5. NARROMINE DOLLY PARTON FESTIVAL (Cont'd)

Grant opportunities

There are grant opportunities that are being followed up to support the Narromine Dolly Festival for the next three years. Opportunities include funding from the Open Streets Program 2025-28.

Financial Implications

Council has previously committed a budget of up to \$150,000 for the festival in the 2025-26 year.

A commitment for the following three Festivals will be discussed during delivery plan deliberations.

Legal and Regulatory Compliance

Narromine Shire Council Procurement of Goods and Services policy

Risk Management Issues

Event risks-considered during the planning of this year's event

Internal/External Consultation

Previous Dolly Parton Festival Committee

Attachments

Nil

RECOMMENDATION

That the report be noted.

Phil Johnston
Director Community and Economic Development



Our ref: DOC24/1042665

Your ref: PP-2024-585

Phil Johnston
Director Community and Economic Development
Narromine Shire Council

Dear Phil

Narromine Heavy Industrial Precinct planning proposal – 397 Craigie Lea Lane, Narromine

Thank you for referring the abovementioned planning proposal to the Biodiversity, Conservation and Science Group (BCS) of the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) for comment. We understand that the planning proposal comprises a range of amendments to the Narromine Local Environmental Plan (LEP) 2011 including:

- Rezoning of part of Lot 2 DP1294897, from RU1 Primary Production to E5 Heavy Industrial, and reducing the Minimum Lot Size (MLS) 400ha to 2,000m².
- Reducing the MLS of the remainder of the lot from 400ha to 180ha.

BCS have previously reviewed this proposal at the scoping proposal phase and provided advice on 31 January 2024 (DOC24/62895). We have reviewed the planning proposal package and additional information provided by Council on 12 December 2024. Given the biodiversity values present on the proposal site, BCS also undertook a site visit on 16 December 2024 to better inform this response.

In summary, BCS have no further biodiversity or flooding related actions to recommend as part of the LEP amendment for PP-2024-585. However, we provide additional biodiversity recommendations for Council to consider implementing in future planning phases for this proposal. The recommendations are detailed in **Attachment A** and summarised below:

1. Design the road corridor widening projects to avoid clearing hollow bearing trees and trees with active nests where possible, as part of the REF assessment process.
2. Conflicting information regarding the species composition and extent of Bluegrass populations across Lot 2 DP1294897 should be resolved upfront to inform future site planning.
3. Implement additional protections on parts of the land where Bluegrass (*D. setosum*) is present. This could include but is not limited to creating a section 88 public positive covenant on the title of the land or a Vegetation Management Plan (VMP).

If you have any questions about this advice, please do not hesitate to contact Nikki Pridgeon, Senior Conservation Planning Officer, via nikki.pridgeon@environment.nsw.gov.au or (02) 5852 6807.

Yours sincerely



Samantha Wynn

Senior Team Leader Planning North West

Biodiversity, Conservation and Science Group

14 January 2025

Attachment A – BCS's Recommendations

BCS's recommendations

Narromine Heavy Industrial Precinct planning proposal

BCS have previously reviewed this proposal at the scoping proposal phase and provided advice on 31 January 2024 (DOC24/62895). Please note, our current advice builds on and does not override recommendations about how best to avoid impact to biodiversity values through the LEP amendment process and at development assessment stage. Therefore, our current advice should be read in conjunction with the advice letter provided on 31 January 2024.

Avoiding impacts to areas of High Environmental Value (HEV) remains a priority

BCS have previously reviewed the Scoping Proposal and *Ecology Site Suitability Assessment* (ESSA) (OzArk, May 2023) and provided advice on 31 January 2024 (DOC24/62895). BCS were supportive of the intention of the concept layout to avoid development on areas with the highest levels of biodiversity values, including the Gilgai area and natural watercourse. Additional mechanisms to achieve ongoing protection of biodiversity values were discussed such as:

- Creation of a Vegetation Management Plan (VMP); or
- modifying the lot layout to avoid impacting the most sensitive biodiversity values present and applying a C2 Environmental Conservation zone to these areas.

BCS also recommended further avoidance of woody vegetation within the Craigie Lea Lane and Tomingley Road roadside corridors. These areas contain high environmental value (HEV) areas including over-cleared vegetation types, threatened ecological communities (TECs), threatened species and their habitats, and Serious and Irreversible Impact (SAIL) candidate entities. Avoidance of these areas of HEV would provide consistency with the Central West and Orana Regional Plan 2041. Review of additional information provided in the planning proposal package indicates that Narromine Shire Council will be impacting the woody vegetation by widening both road corridors. However, this process will be assessed separately from the planning proposal as part of a Part 5 Review of Environmental Factors (REF).

Recommendation

1. Design the road corridor widening projects to avoid clearing hollow bearing trees and trees with active nests where possible, as part of the REF assessment process.

Additional protection measures are recommended for future management of Bluegrass species

BCS sought additional information from Council including the *Narromine Freight Hub – Bluegrass (Dichanthium setosum) Surveys* (OzArk, June 2024). The updated Bluegrass surveys were completed by OzArk ecologists over four days in April 2024, to determine the extent of any populations of Bluegrass. The previously recorded areas of Bluegrass were revisited, and samples taken for further identification.

OzArk found that the individual plants found within the proposed E5 Heavy Industrial zone were in fact Queensland Bluegrass (*Dichanthium sericeum*) or hybrids of Queensland Bluegrass and Bluegrass (*D. sericeum* × *setosum*), neither of which are included in the threatened species listing. Queensland Bluegrass and Bluegrass have many overlapping characteristics which makes differentiating the species difficult, especially when intermediate forms of the two species also co-exist as hybrids.

OzArk concluded that only the common Queensland Bluegrass and hybrids were present in the proposed E5 Heavy Industrial zone. While the Vulnerable listed Bluegrass was present in low numbers in Gilgai's to the south of the site. It is unclear, where exactly 'south of the site' is or the

extent of the Bluegrass population. Correctly mapping the likely extent of Vulnerable listed Bluegrass populations across Lot 2 DP1294897 will be useful to inform appropriate use and future planning of the site. This can occur independent of the current LEP amendment process.

Pending those results, Council should consider additional measures to identify and protect the population of Bluegrass (*D. setosum*) to the south of the site from current and future operational activities of the land. This could include creating a section 88 public positive covenant on the title of the land or a VMP. If a VMP is applied it should include goals, monitoring and Trigger Action Report Principles to genuinely protect the species, such as fencing and signage around the population and notifying any leaseholders of restricted activities within the Bluegrass habitat.

Recommendations

2. Conflicting information regarding the species composition and extent of Bluegrass populations across Lot 2 DP1294897 should be resolved upfront to inform future site planning.
3. Implement additional protections on parts of the land where Bluegrass (*D. setosum*) is present. This could include but is not limited to creating a section 88 public positive covenant on the title of the land or a VMP.

Flood impacts should be adequately controlled in future planning phases

BCS have reviewed the flood related sections of the *Narwonah Material Distribution Centre REF*, which characterises the proposal site as flood liable and generally flat with several local depressions and small farm dams. Periods of intense rainfall events would generate shallow overland flow runoff; however, the site is yet to be identified in Council's Flood Planning Area (FPA).

The existing risk of flooding has been characterised for the 1% Annual Exceedance Probability (AEP). Where the expected maximum depth would be approximately 0.50 m, the maximum velocity less than 1 m/s and the ponding time around 10 hours. Similarly, the Probable Maximum Flood (PMF) flood event results have been investigated.

Development of the proposal site is expected to change the existing flood behaviour. The planning proposal recognises this and expects any future development can meet the requirements of Council's flood related policies and controls. No further actions are expected at the planning proposal stage as the existing risk of flooding has been properly identified and the potential increase can be addressed in future planning phases for this proposal.

Transport for NSW



16 January 2025

TfNSW reference: WST24/00425/001 | SF2024/222493

Your reference: PP-2024-585

General Manager
Narromine Shire Council
By Email: mail@narromine.nsw.gov.au

Attention: Emma Yule

PP-2024-585 – Narromine Industrial Precinct – Lot: 2 (Part 2) DP1294897 – 397 Craigie Lea Lane, Narromine

Dear Emma,

Transport for NSW (TfNSW) is responding to Council's request for comments as part of agency consultation for the *Narromine Industrial Precinct* Planning Proposal, received via email on 3 December 2024.

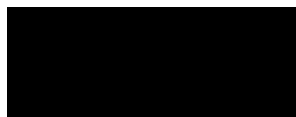
TfNSW primary interests relate to the classified road network, traffic impacts and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

Following review of the information submitted and assessment of the impact on the existing transport network, TfNSW provides comments for Council's consideration prior to finalising the proposal documents. These comments can be found in **Attachment 1** of this letter.

TfNSW welcomes the opportunity for further consultation if any changes to the Planning Proposal are made that would impact the function and operation of the classified road network.

If you have any questions, please contact Brendan Croft, Development Services Case Officer, on 1300 019 680 or email development.west@transport.nsw.gov.au.

Yours faithfully,



Kylie-Anne Pont
Team Leader Development Services (West)
Transport Planning
Planning, Integration and Passenger

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Level 1, 51-55 Currajong Street, PARKES NSW 2870
PO Box 334 PARKES NSW 2870 | DX20256
Email: development.west@transport.nsw.gov.au | Phone: 1300 207 783
transport.nsw.gov.au

PP-2024-585 – Narromine Industrial Precinct – Lot: 2 DP1294897 – 397 Craigie Lea Lane, Narromine

This attachment relates to TfNSW's response dated 16 January 2025 reference WST24/00425/001.

Context

TfNSW has reviewed the information submitted and provides the following context:

- The subject site is located approximately 6km south of the Narromine town centre. The subject Lot 2 is a split lot divided by the existing railway line into two (2) part lots: one on the east with a boundary to Tomingley Road, and one to the west with a boundary to the McGrane Way.
- The Planning Proposal seeks to rezone the eastern part from RU1 *Primary Production* to E5 *Heavy Industrial* and amend the minimum lot size for both the eastern and western parts from 400ha to 2000m² contained within the *Narromine Local Environmental Plan (LEP) 2011*.
- The proposal will allow for a future subdivision (concept plans indicating 29 lots), on-site servicing infrastructure and new internal access roads to allow for 'heavy industry' land uses including (but not limited to) manufacturing, bulk storage, freight exchange and intensive operations.
- The rezoning is situated immediately east of the Inland Rail Materials Distribution Centre, currently under construction.
- The site will be serviced by a future intersection upgrade to the existing Tomingley Road / Craigie Lea Lane, being a Channelised right-turn / Basic Left-turn (CHR/BAL), to be delivered as part of the Inland Rail Materials Distribution Centre.
- Tomingley Road is a classified (regional) road (MR89). The site is also directly east of the 'McGrane Way' (MR354), a classified (regional) road that intersects with Craigie Lea Lane.
- The proposal has received gateway determination from the Department of Planning, Housing and Infrastructure (DPHI) on 8 May 2024. Consultation is required with TfNSW as a government agency under s 3.34(2)(d) of the *Environmental Planning and Assessment Act 1979*.

TfNSW comments

TfNSW provides the following comments for Council's consideration below:

1. Any traffic generated by the future development of the subject site should be supported by an appropriate intersection upgrade of Tomingley Road (MR89) / Craigie Lea Lane and delivered in advance of increased traffic volumes that would affect the safe and efficient operation of the classified road network.
2. Council is to ensure appropriate funding mechanisms are in place to finance necessary upgrades to road infrastructure associated with the future industrial estate and deliver the work in a timely manner to support the anticipated development traffic.

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3. The Traffic Impact Assessment (TIA) indicates a portion of future development traffic will utilise the existing McGrane Way (MR354) / Craigie Lea Lane intersection to the west of the subject site. Any future development application (DA) submitted on the subject site should consider the impacts of development traffic on this intersection and identify any necessary road upgrades in accordance with *Austrroads Guide to Road Design*.

Furthermore, TfNSW notes that the western segment of Lot 2 is subject to the amended minimum lot size controls under the *Narromine LEP 2011*. Any future development of the western portion of the subject site must be supported by appropriate supporting documentation, notably a TIA detailing any transport related impacts to the site in accordance with *Austrroads Guide to Traffic Management: Part 12*.

4. Prior the commencement of future land use operations, any permits/approvals required from the National Heavy Vehicle Regulator (NHVR) to operate heavy vehicle combinations, including the design vehicle (AB triple), on the Tomingley Road and Craigie Lea Lane must be obtained. For further information about TfNSW function and the role of the NHVR please see the websites for:

TfNSW: <https://www.transport.nsw.gov.au/operations/roads-and-waterways/business-and-industry/heavy-vehicles/road-access/permits-for-heavy>

NHVR: <https://www.nhvr.gov.au>

5. All future service infrastructure (i.e. drainage, sewer, electricity) is to be contained within the subject site and not encroach or adversely impact the classified road corridor.
6. TfNSW notes that the concept subdivision plan illustrates a section of land identified as “Future Road Corridor 100m Wide”. It is understood the land relates to a TfNSW project involving grade separated road interface works on Tomingley Road which has been put on hold. While a future delivery date is unknown at this point in time, any future development of the lots surrounding the “Future Road Corridor” should be designed in consideration of the project.

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Department of Primary Industries
and Regional Development



OUT25/722

Ms Jane Redden
General Manager
Narromine Shire Council

Attention: Emma Yule

PP-2024-585 - Narromine Heavy Industrial Precinct - 397 Craigie Lea Lane

Dear Ms Redden

Thank you for your referral of 25 November 2024 and the opportunity to comment on the Planning Proposal for the proposed Narromine Heavy Industrial Precinct.

The NSW Department of Primary Industries and Regional Development, Agriculture and Biosecurity (the Department) collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

Agriculture plays a vital role in supporting state, regional and local economies and strengthening rural communities' social bonds and character. The Department's AgTrack tool¹ shows the Narromine Local Government Area (LGA) has a total gross value of agricultural commodities totalling \$313.81M (2020/21) and is the second-highest LGA for agricultural production in the Central West Orana Region. The LGA uses 95% of its area for agricultural production for broadacre crops (\$250.55M), the leading commodity, followed by livestock (\$26.94M).

We understand the proposal seeks to amend the Narromine Local Environmental Plan (NLEP) 2011 to facilitate rezoning approximately 99.65ha of land zoned RU1 Primary Production, the introduction of a new E5 Heavy Industrial zone with additional zone objectives and permissible land uses in the zone, and amend the Minimum Lot Size (MLS). The modification is intended to support agricultural/rural industry, support employment growth and leverage the Inland Rail project.

The Department provided Mr Josh Eagleton (Barnson) detailed comments in our letter dated 21 December 2023 (OUT23/20825). We maintain our original concerns regarding the proposal. The site has not been strategically identified and is without supporting evidence (market-sounding report) or economic justification for 99ha of heavy industrial land in this location. It is further noted that Council's Local Strategic Planning Statement (LSPS) Action 39.1 identifies the inland rail as an

¹ [AgTrack - Agricultural and Land Use Dashboard](#)

opportunity where sites will be identified in strategic planning. A DPHI-endorsed strategy has not identified the site.

The proposal highlights the key differences between the existing NLEP E4 General Industrial zone and the proposed E5 Heavy Industry zone in permitting more intensive land uses while addressing potential conflicts. It states that certain developments will be limited and specific objectives will guide growth, though it does not detail such intensive land uses or constraints.

The E5 Heavy Industry zone allocated over the proposed Heavy Industrial Precinct will permit land uses, including hazardous storage establishments, heavy industries (hazardous and offensive), and offensive storage establishments. Despite this distinction, both zones allow similar uses as they are 'open'.

We note the site is within the Dark Sky Region, provided for under Clause 2.15(2)(d) of the State Environmental Planning Policy (Transport and Infrastructure) 2021, and this has not been discussed in the planning proposal.

We have evaluated the Land Use Conflict Risk Assessment (LUCRA) included with the planning proposal, with the following comments:

- Local climate and natural features, including prevailing wind speed and direction, are not defined, which will guide any mitigation measures for emissions such as odour, dust and noise emissions, noting the likelihood of such emissions has not been considered.
- We note that the site is not serviced, and Council is still investigating infrastructure provision. Are there relevant alternatives if services cannot be provided which should be considered within the LUCRA?
- Consultation has not been undertaken with adjoining and nearby landowners. The LUCRA notes that the only entity directly affected by the rezoning and the future usage is ARTC Inland Rail, which leases adjacent land and owns land to the south.

All landholders adjacent to the site, whether or not any dwelling is involved, should be consulted and given an opportunity to provide information and raise concerns about the proposal. It is noted that the Narwonah Materials Distribution Centre consulted with landowners within a 2km radius of the development when undertaking stakeholder engagement.

Without meaningful consultation to understand how the land is used or intended to be used by a landowner or the opportunity to raise any concerns with the proposed development, the risks and mitigation measures will be incomplete and ill-informed. The LUCRA only provides assumptions about potential risks as there has been no consultation.

- The LUCRA has not identified the dwelling on the northern side of Craigie Lea Lane, approximately 500m from the site.
- A railway crossing and the intersection of Craigie Lea Lane and The McGrane Way have not been discussed. It is assumed that traffic may travel in this direction and use Tomingley Road without impediment.
- The LUCRA states that the risk consequences are naturally minimised by the distances to the residential receptors and the different land uses buffered by roadways, approved industrial

uses, and a timbered road corridor. More information is required on the nature of the industries likely to arise and the consideration of the form and extent of buffers.

Buffers should be applied within the proposed rezoned lot boundaries. In determining buffers, the 'Agent of Change' principle should be considered in the context of the existing agricultural industries. This principle places the onus of providing any buffer or other mitigation measure on the proponent or 'new entrant' who changes the status quo. It is an important principle for rural land where existing agricultural land uses can be adversely restricted where a new land use is introduced particularly in the absence of strategic planning. It will also ensure agricultural investment confidence in the surrounding areas and minimise opportunities for land use conflict.

Therefore, buffers built into the development design must not rely on adjacent rural landholdings for separation distances. Vegetated buffers within a site should consider the width of the buffer, endemic tree and shrub species of differing growth habits, mature heights, spacing and measures to sustain vegetation and new plantings.

- The LUCRA should also reasonably consider the proposed permissible development within the E5 zone to determine potential risks. These include heavy industries (hazardous or offensive industries), offensive storage establishments, and waste management facilities, potentially at State Significant Development scale. The risks associated with these developments have not been considered.

DPHI provides information for hazardous development - [Hazards | Planning](#), noting the most offensive or challenging risks to control may require the largest buffers from sensitive receptors.

- Further risks may be:
 - Artificial light spill and mitigation from industrial uses – part of the Dark Sky Region
 - Noise & Vibration - industrial
 - Visual and amenity impacts on the landscape
 - Air quality – dust and odour from industry
 - Soil contamination – heavy metals, hydrocarbons, herbicides, pesticide use on the site
 - Railway level crossing management
 - Erosion control – during and post-construction
 - Traffic – cumulative impacts with the MDC, including The McGrane Way and rail level crossing
 - Potential access to the subject site for any nearby livestock(?)
 - Biosecurity – increased traffic due to new industry; weed and vermin control, which could impact agricultural enterprises in the locality
 - Water use – industry – the PP states that potable water infrastructure is not currently available and is under investigation
 - Chemical use – industrial
 - Spray drift potential within and adjoining the site
 - Waste management – industry
- It is noted that risk control monitoring has not been included in the LUCRA.

It is suggested that the LUCRA be amended to address the issues raised in this response and to inform and complement any master planning, development controls, and buffer requirements. Comprehensively assessing risks and mitigation measures for permissible land uses will help Council to consider various aspects of the proposed development.

As noted, we maintain our concerns over the lack of strategic justification for the use of this site in this location. There is a lack of clarity around potential impacts on surrounding land uses and infrastructure. While the proposal is stated to be for agriculture-related industries, it is unclear why the E5 Heavy Industry zone over the precinct is being pursued.

Should you require clarification on any information in this response, I have arranged for Helen Willis, Agricultural Land Use Planning Officer, to assist you. Helen can be contacted by email at landuse.ag@dpi.nsw.gov.au.

Sincerely

A black rectangular redaction box covering the signature area.

Lilian Parker
A/Manager, Agricultural Land Use Planning

Esigned 22-1-2025



NARROMINE LOCAL ABORIGINAL LAND COUNCIL



13 Burroway Street Narromine NSW 2821

Telephone: (02) 6889 2340 Fax: (02) 6889 2205 Mobile: 0427 892 340

Email: narrominelalc@bigpond.com

ABN: 60 637 300 178

Mrs Jane Redden
General Manager
Narromine Shire Council

Attention: Emma Yule

Re: PP-2-24-585- Narromine Heavy Industrial Precinct- 397 Craigie Lea Lane

Dear Mrs Redden,

Thank you for your referral of the 25th November 2024 and the opportunity to meet with Shire staff on the 31st January 2025 in regard to the Planning Proposal for the proposed Narromine Heavy Industrial Precinct.

The Narromine Local Aboriginal Lands Council recognize the importance of ensuring a suitable supply of industrial land and growing local employment opportunities.

I note the proposal primarily seeks to amend the Narromine LEP 2011 to rezone 99.65 HA of land from RU1 Primary Production to E5 Heavy Industrial, we support in principle at this stage of the Planning Process.

The application contains an Aboriginal Due Diligence Assessment Report, and the Lands Council acknowledges participation in Cultural surveys on the site undertaken in conjunction with Jacobs GHD and OzArk.

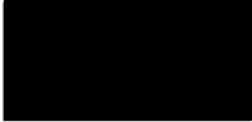
The Narromine Local Aboriginal Lands Council concurs with the findings of the assessment report and the Management Recommendations on page 14 of the due diligence report. Further to this the report highlights the importance of the 'Gilgai' country within the subject site in regard to Aboriginal Heritage and Biodiversity and seeks to exclude this area from industrial development. The importance of avoiding development in the 'Gilgai' area is acknowledged.

I look forward to working with the Narromine Shire community to bring further opportunity for all as this project and others associated with Inland Rail proceed. Together with a shared vision of employment and cultural understanding and awareness for the Aboriginal Community.

The Narromine Local Aboriginal Lands Council looks forward to being further consulted as the proposal proceeds with a development application and to construction.
Should any additional information be required please do not hesitate to contact me.

Name:

Michael Clarke
Chairman Narromine Local Aboriginal Land Council



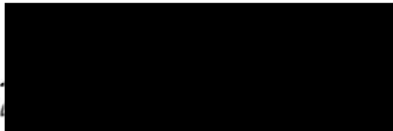
Date:

05/02/2025

5/2/25

Name:

Simon Nichol
CEO Narromine Local Aboriginal Land Council



Date:

05/02/2025

Summary of Key issues raised in submissions and staff comments.**Key Issues Raised in Neighbour submissions**

Many specific issues are capable of being addressed in further update to the Land Use Conflict Risk Assessment (LUCRA), with further site analysis and additional consultation and assessment at a DA stage.

Issue/matter raised by neighbours	Staff Comments
The potential for toxic and hazardous goods and/or processes to be located close to farm dwellings.	LUCRA issue – address with DCP provisions. Specific use approvals on future lots to be subject to separate assessment.
Great position for the heavy industrial precinct (with Inland Rail).	Supportive comment – agrees with Strategic merit.
Great opportunity for Narromine to grow and bring jobs.	Supportive comment - noted.
Potential for air borne dust and contaminates threatening rainwater as a domestic water supply.	LUCRA issue – address with DCP provisions. Issue for construction period, subdivision works.
Noise pollution once developed.	Valid concern for residents. LUCRA issue – address with DCP provisions. Specific use approvals on future lots to be subject to separate assessment.
The rezoning will change the views of the area.	The PP acknowledges land use changes.
Property values impacted. Concern for financial impact on personal business.	WHAT ARE NOT PLANNING MATTERS: <ul style="list-style-type: none"> • Speculation on devaluation of property or private market fluctuations • Character assessments of the developer, future neighbours, or anyone else • Hearsay as to what other neighbours would or would not be concerned about • Assumed bad faith or non-compliance with road rules or other laws • Commercial competition
Threat of health impacts concern for close neighbours.	Health impacts related to concern for pollution in emergency events, such as fire and flood (see comments below). LUCRA issue – address with DCP provisions. Specific use approvals on future lots to be subject to separate assessment.
Request the consideration of the redevelopment of the Saleyards site in Narromine as alternative.	The former Saleyards Site is currently zoned R1 General Residential. The site is not of a comparable size for future industrial development and is highly constrained by nearby residential development. Review of future uses of the Saleyards would fall under a review of the Residential Land Strategy.

Issue/matter raised by neighbours	Staff Comments
Want continued use of Craigie Lea Lane for movement of farm equipment.	Valid concern. LUCRA issue – address with DCP provisions. Traffic assessments to reference as part of existing road users.
The land is part of a floodplain. Concern for flooding of hazardous material and risk of material movement offsite.	Flooding is to be addressed in accordance with existing legislation and development controls.
Open air grain handling facilities are located in close proximity to the proposed E5 site.	No conflict is identified due to the rezoning proposal.
Heritage factors to consider – aboriginal heritage.	Agree – Heritage has been addressed and surveys/consultation with local community carried out. Further work in this regard will also occur in any future planning stages.
Risk of contaminated run-off (chemical residue) to be considered and connections to natural waterways.	Design issues related to subdivision & drainage are to be further investigated with civil design phase. Controls with DCP provisions. Pollution control legislation will address chemical use/storage. Assumed bad faith or non-compliance with laws is not a valid planning matter. Risk assessment can include for relevant controls.
Support for E4 General Industrial zoning vs the proposed E5 Heavy Industrial.	Noted – support for an industrial precinct. Perception of zone differences, common in submissions, i.e. that E4 doesn't allow same 'level' of impact. However, this is not necessarily true, and land uses are to be considered, e.g.: heavy industry is permissible in both zones.
Proximity to farmland a concern.	Valid concern. Farmland spray drift may impact the site. LUCRA issue that has been addressed – further controls with DCP provisions.
Heavy vehicle movements and safety concerns.	Traffic impacts are a valid concern and further traffic assessment would be required prior to any development.
Young people need jobs and industry to secure skills for our region. See potential for truck/tractor workshops, more grain handling facilities.	Statements of support - noted.

Discussion – Key Common Issues raised in Public Submissions

**Item 1 - Concern for flow on costs to Narromine Shire ratepayers and community.
Similar concern for the impact on property values.**

The matter on exhibition was the planning proposal seeking rezoning only. The financial implications are addressed in the Report to Council.

The speculation on devaluation of property or private market fluctuations is not a planning matter.

This is not a management, policy or operational decision. The matters that would form part of a future development application and any separate matters for funding of development, with Council either as the developer or as the public authority for servicing infrastructure, are not part of this planning process.

NO RECOMMENDED ACTION

Item 2 - Query raised as to whether the \$9 million grant money referenced in the Planning Proposal for the Heavy Industrial Precinct and Freight Exchange, was factual information.

The Planning Proposal prepared by Barnson Pty Ltd stated:

“In February 2021, the NSW Government affirmed its support for the Narromine Heavy Industrial Precinct and Freight Exchange by successfully securing \$9 million in funding from the Growing Local Economies Fund.”

The Barnson Pty Ltd report did not provide specific details of the funding and has provided the reference as background information to support feasibility of the planning proposal planning. The funding program name was not referenced in totality.

The Government established the Restart NSW Fund (Restart NSW) in 2011 to enable the funding and delivery of high-priority infrastructure projects. There are various programs ('sub-funds') under the Restart NSW Fund. Narromine Shire Council has been recipient of funding for the Project with two separate grant funds:

1. Feasibility Study – Resources for Regions (Round 8)
2. Heavy Industrial Precinct and Freight Exchange – Restart NSW Fund - Regional Growth: Economic Activation Fund - Growing Local Economies.

NO RECOMMENDED ACTION

Item 3 - Concern that E5 zoning introduces establishment of industries that are hazardous and offensive.

COMMENTS

The introduction of the E5 zoning is not creating a new type of permissible land use for Narromine Shire (or as a site-specific land use amendment). The RU1 Primary Production zone and the E4 General Industrial zone, under the Narromine Local Environmental Plan 2011 (Narromine LEP) permit with consent, land uses including: heavy industry, hazardous storage establishments, offensive storage establishments. The proposed Heavy Industrial zone table has been drafted in accordance with the Standard Instrument (Local Environmental Plans) Order 2006. The listing of the above-mentioned land uses in the zone table is a mandatory provision.

The permissible uses for the E5 Heavy Industrial zone have been reviewed with comparison to existing zones. The removal of the land uses, including, 'Heavy Industry' is not possible. Drafting of legislation (Narromine LEP) must follow the directions and format of the Order.

Concern for impacts to the environment from future developments is raised in context to these development types in submissions. These types of developments could already be proposed in RU1 and E4 zoned land. The existing measures to mitigate / manage the types of potential development would be extended to address a new industrial zone. The Narromine Development Control Plan 2011 (DCP) Chapter 5(e) provides controls for Industrial Development. The DCP refers to assessment requirements to precede a Development Application.

Further the State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP) requires "A person who proposes to make a development application to carry out development for the purposes of a potentially hazardous industry must prepare (or cause to be prepared) a preliminary hazard analysis in accordance with the current circulars or guidelines published by the Department of Planning and submit the analysis with the development application". The SEPP also requires these types of applications to be advertised.

With the introduction of a new zone in the Narromine LEP an update to the DCP can reflect local controls and support the SEPP requirements. Provisions can be included for the specific Industrial Precinct, that address any risk of land use conflict, and local controls for potentially hazardous or offensive development.

Other legal mechanisms can be utilised to ensure future landowners and developers are aware of any site-specific constraint or requirement. A covenant or other restriction on use of land would be an appropriate mechanism. The specifics of this would be identified at a development application stage for subdivision of land.

Comparison of zones:

Zone RU1 Primary Production	Zone E4 General Industrial	Zone E5 Heavy Industrial
heavy industrial storage establishment (umbrella definition)	heavy industrial storage establishment (umbrella definition)	heavy industrial storage establishment (umbrella definition)
Listed Permitted with consent	Any other development not specified in item 2 or 4 Permitted with consent	Any other development not specified in item 2 or 4 Permitted with consent
Hazardous storage establishment	Hazardous storage establishment	Hazardous storage establishment
Falls under umbrella definition – permitted with consent	Falls under umbrella definition – Permitted with consent	Listed Permitted with consent
Liquid fuel depot	Liquid fuel depot	Liquid fuel depot
Falls under umbrella definition – permitted with consent	Falls under umbrella definition – permitted with consent	Any other development not specified in item 2 or 4 Permitted with consent
Offensive storage establishment	Offensive storage establishment	Offensive storage establishment
Falls under umbrella definition – permitted with consent	Falls under umbrella definition – permitted with consent	Listed permitted with consent

RECOMMENDED ACTION

Prepare a Development Control Plan (DCP) for site specific controls of future development at the industrial estate. (This draft DCP should accompany a future DA for subdivision or be a condition of approval). Nominate types of applications be handled as ‘advertised development’ (DCP provision), e.g.: applications with bulk storage of fuel or chemicals.

Council as the developer at the subdivision DA stage, or as current landowner, establish a s88B Instrument pursuant to the Conveyancing Act 1919 to establish a “restriction on the use of the land”.

- a. Any future application that includes manufacture or storage of dangerous goods (‘hazardous and offensive’ materials), shall be approved by Narromine Shire Council. Requiring a Preliminary Hazard Analysis and Risk Assessment completed by suitably qualified persons. The applicant is to demonstrate consultation with Fire and Rescue NSW, NSW EPA and SafeWork NSW.

Item 4 - Differentiation between zones has not been adequately explained. Why not E4 General Industrial? The objectives of the zone could better represent the intention of the Precinct.

BACKGROUND

The Summary Document on exhibition noted:

E5 ZONING

- *There are existing E4 zones in the Narromine Shire, the use of an E5 zone with one additional objective provides a clear distinction between this industrial estate and other E4 zones, i.e- 'to provide opportunities for intermodal freight exchange and related industries'.*
- *Encourages 'Heavy Industry' to a more appropriate area away from other land use conflict.*
- *'Heavy Industry' is a permitted use in E4, E5 and RU1 zones*
- *The 'Heavy Industry' E5 zone is to provide for industries that need to be separated from other land uses. These may include heavy and large scale industrial activities such as manufacturing, processing, bulk storage, intensive operations.*
- *Businesses that develop within the precinct will require development approval.*

INDUSTRY OPPORTUNITY

- *Transport and Agriculture value adding businesses are expected to be first movers into the subdivision.*
- *Large storage facilities for Agriculture and Mining.*
- *Manufacturing development.*
- *Large machinery repair and refurbishment including farm equipment.*
- *Distribution and logistics*
- *Transport depots.*
- *Warehousing and packaging,*
- *Data centres and innovative businesses.*
- *Industrial training.*

The Planning Proposal prepared by Barnson Pty Ltd, stated:

“The modification of the LEP to establish a Heavy Industrial Precinct that seeks to support agricultural/rural industry, support employment growth in the region and leverage on the inland rail project is the best means of achieving the intended objectives of the planning proposal.

The Narromine LEP presently encompasses two employment zones, namely E1 – Local Centre and E4 – General Industrial, located within Narromine and Trangie. The details of both land-use tables are provided below for reference. It is noteworthy that, in the analysis presented in Table 6 below, demonstrates that there is resemblance between the E5 – Heavy Industrial Land Zoning and E4 – General Industrial Land Use Tables. The key differentiation lies in the utilisation of the E5 – Heavy Industrial land zoning, allowing for more intensive land uses while strategically mitigating potential conflicts in land use. This includes imposing limitations on certain development types and incorporating specific objectives to steer development within the area, distinguishing it from established employment precincts. Additionally, the E5 zone is physically segregated from areas susceptible to land use conflicts, further reinforcing its distinct purpose. The adoption of the E5 – Heavy Industrial Land Zone and proposed Land Use Table is well-aligned with the key objectives of the Planning Proposal by way of

1. The initiative enhances employment prospects by creating a dedicated precinct for more intensive industries, contributing to job creation and thus stabilising population growth. The strategic location of this zone supports economic expansion, fostering a favourable environment for sustained employment opportunities.
2. By designating a specific area for development types currently unsupported within established employment zones, the plan ensures the creation of additional employment and business land. This not only facilitates the growth of more intensive business and supportive agriculture industries but also optimises the utilisation of resources in a manner conducive to sustainable economic development.
3. The proposed plan promotes inclusivity by accommodating a range of industrial businesses, from small enterprises to larger ones. This diversity within the industrial landscape encourages a balanced economic ecosystem, fostering growth opportunities for businesses of varying scales.
4. The proposal presents opportunities for intermodal freight exchange, particularly with industrial sectors, and other industries such as agriculture. This initiative aims to streamline logistics and enhance collaboration among various sectors.

In summary, the adoption of the E5 – Heavy Industrial Land Zone and proposed Land Use Table not only addresses the outlined outcomes but also brings about additional advantages that contribute to the overall economic vibrancy and sustainability of the region." (Page 47-48).

Pages 49 – 52 of the Planning Proposal further compared the permitted land uses in the employment zones.

COMMENTS

Additional comparison of the zones and the proposed zone E5 Heavy Industrial is provided; also comparison to the Zone RU1 Primary Production is provided.

The NSW Government Department of Planning and Environment – Practice Note PB22-002 issued 26 January 2022 is referenced.

“As indicated in Standard Instrument clause 2.3(2), zone objectives will be used by a consent authority to help determine if a development application (DA) is consistent with the strategic planning for the area. The objectives are also used by the Land and Environment Court where a DA proposes to vary required development standards. It is therefore critical that any additional LEP zone objectives clearly articulate what additional goals are intended to be achieved in the zone”.

The LEP Practice Note further advises:

“Adding a local zone objective may be justified if the mandatory objectives do not cover all major land use issues for land within the zone. A local objective may also be appropriate if it is locality specific or relates to a major activity node or other land use that has major environmental impacts on the activities and amenity of the resident and/or working population within the particular zone”.

In this regard, for the Heavy Industrial Precinct, in reflection of the local specifics, and as exhibited in the Proposal:

- Rural Industries are listed as a permitted use as an addition to the template.
- Waste or Resource management facility are similarly listed as permitted; and
- A local zone objective was included:
 - *To provide opportunities for intermodal freight exchange and related industries.*

The community submissions have highlighted that the Proposed zone objectives do not capture the intention to provide value-adding heavy industrial development in support of agriculture and fostering growth opportunities for businesses of varying scales.

The Agency comments received from DPIRD Agriculture – also highlight the area for improvement and highlight a lack of clarity for the proposal to support agriculture-related industries.

The submissions generally oppose the use of the land for development types that associate with waste processing and waste storage.

RECOMMENDED ACTION

To more completely represent the intention of the zone, and encourage suitable development, it is recommended that an additional objective be included for the Zone E5 Heavy Industrial:

- *To provide opportunity for heavy industrial development in support of agriculture and encourage diversity in rural industry enterprises.*

(It is noted that drafting of legislation is performed by NSW Parliamentary Counsel's Office).

ZONE TABLE AND LAND USE COMPARISON

Zone RU1 Primary Production	Zone E4 General Industrial	Zone E5 Heavy Industrial
<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within this zone and land uses within adjoining zones. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide a range of industrial, warehouse, logistics and related land uses. • To ensure the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities. • To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers. • To minimise any adverse effect of industry on the natural environment. 	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide areas for industries that need to be separated from other land uses. • To ensure the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities. • <i>To provide opportunities for intermodal freight exchange and related industries.</i> • <i>To provide opportunity for heavy industrial development in support of agriculture and encourage diversity in rural industry enterprises.</i>
<p>CLOSED ZONE Uses not explicitly listed as permitted are prohibited.</p>	<p>OPEN ZONE Uses not listed as prohibited are permitted without/or with consent.</p>	<p>OPEN ZONE Uses not listed as prohibited are permitted without/or with consent.</p>

Item 5 - Waste-related industry was raised as a concern as a potential land use type

Many submissions further raise a concern that the proposed Precinct is related to prior interest for development of a waste to energy proposal, and clarity of intention was sought. Similarly, submissions assumed an E5 zoning would open an approval pathway for waste projects and waste to energy proposals.

COMMENTS

As is noted in the comments above regarding the intention of the zone, attracting waste related industry, was not identified in the Planning Proposal. The proposal did include 'waste or resource management facility' as a permitted use in the zone E5 Heavy Industry. If this is a concern for the Council, the land use could be removed from the list and drafted consistently with the E4 General Industrial zoning (see definitions and table below).

The land uses are defined in a Dictionary in the Narromine LEP 2011.

waste or resource management facility means any of the following—

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.

Note—

Waste disposal facilities are a type of waste or resource management facility—see the definition of that term in this Dictionary.

resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

Note—

Resource recovery facilities are a type of waste or resource management facility—see the definition of that term in this Dictionary.

Zone RU1 Primary Production	Zone E4 General Industrial	Zone E5 Heavy Industrial
waste or resource management facility	waste or resource management facility	waste or resource management facility
Prohibited	Any other development not specified in item 2 or 4 Permitted with consent	Listed Permitted with consent <i>Amend as below</i>

RECOMMENDED ACTION

It is recommended that the listing of 'waste or resource management facility' as a permitted use be deleted for consistency with the zone E4 General Industrial.

<p><i>Zone E5 Heavy Industrial</i></p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide areas for industries that need to be separated from other land uses. • To ensure the efficient and viable use of land for industrial uses. • To minimise any adverse effect of industry on other land uses. • To encourage employment opportunities. • <i>To provide opportunities for intermodal freight exchange and related industries.</i> • <i>To provide opportunity for heavy industrial development in support of agriculture and encourage diversity in rural industry enterprises.</i> <p>2 Permitted without consent <i>Building identification signs; Business identification signs; Roads; Environmental protection works; Water reticulation systems</i></p> <p>3 Permitted with consent <i>Data centres; Depots; Freight transport facilities; General industries; Hazardous storage establishments; Heavy industries; Industrial training facilities; Offensive storage establishments; Oyster aquaculture; Tank-based aquaculture; Warehouse or distribution centres; Rural Industries; Waste or resource management facility; Any other development not specified in item 2 or 4</i></p> <p>4 Prohibited <i>Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Commercial premises; Community facilities; Crematoria; Eco-tourist facilities; Schools; Entertainment facilities; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Home-based child care; Information and education facilities; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Sex services premises; Stock and sale yards; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures</i></p>

(Note: Black Text compulsory wording in Standard Instrument, green text proposed wording in Planning Proposal, red text includes amendments recommended post consultation).

Item 6 - Concern the rezoning of the land will lead to toxic waste and contamination. Polluting materials affecting surrounding lands. Farmers are required document contamination or potential contamination when selling produce.

COMMENTS

The basis of many objections was the assumption that the land will create a harmful or toxic environment. This is not based on specific industry concern (also refer to **Item 3** "Concern that E5 zoning introduces establishment of industries that are hazardous and offensive").

Assumed bad faith or non-compliance with protection of the environment legislation and related rules or other laws is not a relevant planning matter.

The future land uses will be subject to further development approval processes. The development approval processes for industry will require the preparation of environmental impact assessments.

The concept lot layout provides opportunity for inclusion of buffers to lots internal to the heavy industrial precinct, as well as surrounding land.

The vendor declaration is noted and ongoing risk control monitoring (as recommended by the DPIRD) can be included in future development control monitoring processes (DCP review periods).

Separation distance guidelines for potential land uses/industry types, should be considered in the updated LUCRA as well as 'buffers'. However, no industry types are known, at this planning phase.

Compliance with the relevant environmental protection legislation is an obligation on all applicants, and farmers. It is acknowledged that meeting a recommended separation distance or buffer is not a substitute for best practice.

The legislation requires a person who is engaging in an activity that may give rise to risks of harm to human health or the environment from pollution or waste to minimise those risks so far as reasonably practicable. Impacts from rural land on the precinct also to be considered such as spray drift.

The LUCRA prepared to support the Panning Proposal did identify the following:

- The site is constrained by the Materials Distribution Centre and limits opportunity for future farming.
- Surrounding land uses include: Seasonal cropping (to north) and livestock grazing (cattle at this time) (to south).
- Rural residential occupation of land with scattered dwellings identified.

RECOMMENDED ACTION

Update the Land Use Conflict Risk Assessment to support future master planning. Include ongoing risk control monitoring and additional risks for consideration as recommended by DPIRD.

Update LUCRA to include issues raised from neighbours in consultation period.

Response to improve overall outcomes of the Planning Proposal:

- Refine zone objectives.
- Support with a DCP.
- Consider use of covenants at a subdivision stage.

Item 7 - Trust in the Councillors/Council is lacking. Frustration at consultation processes.

COMMENTS

The planning proposal process has complied with the Department of Planning and Environment, "Local Environmental Plan Making Guideline".

The consultation carried out has exceeded requirements of the conditions of the Gateway Determination.

The community engagement included additional steps to those methods resolved by Council to be carried out at the Ordinary Meeting of Council, 13 November 2024. Specific engagement methods are outlined in the report to Council.

The consultation process and involvement of the Councillors and staff in relation to the NSC Community Engagement Strategy is commented upon further in the report to Council.

The submissions referencing the purchase of the subject land and previous developer interest for a Waste to Energy project are not relevant to this Planning Proposal.

RECOMMENDED ACTIONS

Refer to Risk Management section of the Report to Council for related recommended actions.

Item 8 - Concern for hazards, fires, and pollution matters raised which raise concerns of future non-compliance with laws.

COMMENTS

Assumed bad faith or non-compliance with protection of the environment legislation and related rules or other laws is not a relevant planning matter.

Future servicing design will need to demonstrate the compliance with relevant Australian Standards, including measures for fire safety as per the National Construction Code.

The NSW Rural Fire Service was consulted prior to the exhibition period. In summary, "The recommendations proposed in the submitted strategic bush fire study are generally considered appropriate, however, a detailed bush fire hazard assessment will be required to be undertaken at the development stage to identify specific bush fire protection measures associated with the development."

The servicing of the future development by emergency services is a matter that should form part of the development planning processes. Further consultation with relevant agencies will also occur at DA stages for future industrial development.

RECOMMENDED ACTIONS

The DCP for the industrial precinct should include controls to ensure servicing is appropriate; and require consultation with: NSW Fire and Rescue.

Item 9 - The Planning Proposal lacks justification or strategic merit.

Many submissions refer to the preliminary feedback from the scoping report stage of the planning proposal. The NSW Department of Primary Industries - Agriculture queried the strategic merit of the proposal.

COMMENTS

Submitters and Councillors should note that DPIRD do not raise an objection to the Planning Proposal and offer advice to improve the LUCRA. Assessment of strategic merit is best understood and commented upon by the Department of Planning, Housing and Infrastructure and Council. The Gateway Determination allows for the review of the strategic and site-specific merits of a proposal and determines whether it should proceed. The Gateway Determination was received 8 May 2024.

Council is best placed to make decisions on the future use of the land. The Proposal is consistent with the Narromine Local Strategic Planning Statement 2020, and the Narromine Shire Employment Land Strategy 2018.

The Planning Proposal provides comprehensive demonstration of the strategic merit. The Gateway Determination Report -PP-2024-585 prepared by Department of Planning, Housing and Infrastructure assessed the validity of the strategic merit. The report includes an assessment of the planning proposal against relevant aspects of the Central West and Orana Regional Plan 2041, and specifically comments provided by DPI – Agriculture. It is determined that the Planning Proposal is consistent with *Regional Plan Objective 19: Protect agricultural production values and promote agricultural innovation, sustainability and value-add opportunities.*

It should be noted, the NSW Department of Primary Industries – Agriculture has changed name to Department of Primary Industries and Regional Development (DPIRD). The feedback referenced in submissions was received at a scoping report/feasibility stage. The site investigation and planning proposal was not fully detailed at that pre-lodgement advice phase. The most recent advice provided by DPIRD was received at the close of the consultation period, dated 22 January 2025. Further to the written advice, Council staff have had a meeting with DPIRD and DPHI staff, late January 2025, to better understand the advice and discuss actions to address further improvement to the Land Use Conflict Risk Assessment (LUCRA). Recommendations in the report to Council reflect this further advice and consultation.

Overall, the latest DPIRD advice has been reflected in the recommendations in the report to Council.

RECOMMENDED ACTIONS

The constructive comments provided by DPIRD are acknowledged and the future update of the LUCRA can address the additional risks identified.

That it be noted that the Narromine Shire Local Strategic Planning Statement is to be reviewed and monitoring of the actions progress, in line with timing of review of the Narromine Shire Community Strategic Plan (CSP) with entire LSPS reviewed every 7 yrs.

Item 10 - The site is located within a flood way and is constrained due to flooding issues.COMMENTS

The Planning Proposal identified that the area is susceptible to temporary overland flood flows during or immediately after substantial rainfall events, but is outside the current identified Flood Panning Area. Council has a Flood Policy for Developments in Urban Floodplains and Flood Plain Risk Management Study (2021), including DCP provisions for industrial development. The Policy and Study recognise that different controls are applicable to different land use, location within the floodplain and levels of potential flood inundation and flood hazard. The DCP should be updated to reflect the introduction of a new zone and adopt relevant controls.

As a condition of the Gateway Determination, consultation with Biodiversity, Conservation and Science Group (BCS) of the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) was carried out (refer to table – response to agency submissions). The BCS have no further biodiversity or flooding related actions to recommend as part of the LEP amendment.

The current legislative provisions in the Narromine LEP will require consideration of any potential future hazardous industry. With relevance to concern raised in submissions, the community should note that for all zones, the Narromine LEP 2011 requires consideration of flooding for sensitive and hazardous development (see definition below) - **development consent must not be granted to development on land unless the consent authority has considered whether the development—**

- (a) will affect the safe occupation and efficient evacuation of people in the event of a flood, and**
- (b) incorporates appropriate measures to manage risk to life in the event of a flood, and**
- (c) will adversely affect the environment in the event of a flood.**

(see relevant clauses).

The Narromine LEP 2011 has relevant provisions to address flooding:

Clause 5.21 Flood planning

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

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.

(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

- (a) is compatible with the flood function and behaviour on the land, and
- (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and
- (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
- (d) incorporates appropriate measures to manage risk to life in the event of a flood, and
- (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—

- (a) the impact of the development on projected changes to flood behaviour as a result of climate change,
 - (b) the intended design and scale of buildings resulting from the development,
 - (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,
 - (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.
- (4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.
- (5) In this clause—

Considering Flooding in Land Use Planning Guideline means the Considering Flooding in Land Use Planning Guideline published on the Department's website on 14 July 2021.

flood planning area has the same meaning as it has in the Flood Risk Management Manual.

Flood Risk Management Manual means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

5.22 Special flood considerations

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

- (a) to enable the safe occupation and evacuation of people subject to flooding,
- (b) to ensure development on land is compatible with the land's flood behaviour in the event of a flood,
- (c) to avoid adverse or cumulative impacts on flood behaviour,
- (d) to protect the operational capacity of emergency response facilities and critical infrastructure during flood events,
- (e) to avoid adverse effects of hazardous development on the environment during flood events.

(2) This clause applies to—

- (a) for sensitive and hazardous development—land between the flood planning area and the probable maximum flood, and
- (b) for development that is not sensitive and hazardous development—land the consent authority considers to be land that, in the event of a flood, may—
 - (i) cause a particular risk to life, and
 - (ii) require the evacuation of people or other safety considerations.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development—

- (a) will affect the safe occupation and efficient evacuation of people in the event of a flood, and
- (b) incorporates appropriate measures to manage risk to life in the event of a flood, and
- (c) will adversely affect the environment in the event of a flood.

(4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.

(5) In this clause—

Considering Flooding in Land Use Planning Guideline—see clause 5.21(5).

flood planning area—see clause 5.21(5).

Flood Risk Management Manual—see clause 5.21(5).

probable maximum flood has the same meaning as in the Flood Risk Management Manual.

sensitive and hazardous development means development for the following purposes—

- (a) boarding houses,
- (b) caravan parks,
- (c) correctional centres,
- (d) early education and care facilities,
- (e) eco-tourist facilities,
- (f) educational establishments,
- (g) emergency services facilities,
- (h) group homes,
- (i) hazardous industries,
- (j) hazardous storage establishments,
- (k) hospitals,
- (l) hostels,
- (m) information and education facilities,
- (n) respite day care centres,

(o) seniors housing,
(p) sewerage systems,
(q) tourist and visitor accommodation,
(r) water supply systems.

Site footer

We acknowledge the traditional owners of this land and pay respect to Elders, past, present and emerging.

RECOMMENDED ACTIONS

Prepare a Development Control Plan (DCP) for site specific controls of future development at the industrial estate.

Flood and drainage matters, to be addressed specifically in any future development design – Development Applications are required to demonstrate compliance with LEP provisions.

Item 11 - Inland Rail is not going to be available for years. There is no guaranteed timeline for interested businesses to have access to the Railway facility. Detail on the future intermodal exchange is not available. Further detail on the proposal as a whole was sought to allay fears and address perceived development risk.

COMMENTS

Misunderstanding of a Planning Proposal process is apparent in submissions. The exhibition and LEP amendment process and information is reflective of the rezoning stage of development.

The land is currently constrained by the Narwonah Material Distribution Centre. The Planning Proposal is clear on the intention to leverage the future association with Inland Rail. This is reflected in the objectives of the zone. The zoning identifies and protects the future opportunity to do this when the Inland Rail is available. This is the nature of land use planning.

The identification of the land proposed to be rezoned to E5 Heavy Industrial is specifically related to its location at the intersection of the alignment of Inland Rail (where it passes through Narromine) and the existing Parkes-Narromine railway line – and its location immediately adjacent to the Narwonah Material Distribution Centre. The location of an industrial precinct at the Craigie Lea site is benefitted by early identification of this intention, through relevant zoning.

The identification by Council of the strategic benefits of leveraging the opportunities of Inland Rail are embedded in Council adopted strategic plans and further reinforced by resolutions of Council, and purchase of land for the future development. As exhibited, the added local objective for the E5 zone was proposed as additional to the Standard LEP Template:

To provide opportunities for intermodal freight exchange and related industries.

This additional zone objective seeks to recognise the future potential. Any future development applications for an E5 zone will need to demonstrate how they are in line with the objectives of the zone. Development would be deterred that does not enable the use of the subject site for development which is aligned with this vision.

The rezoning is not to interfere with the function of the Materials Distribution Centre whilst the Inland Rail is being constructed and the potential future use of the Materials Distribution Centre as a freight exchange facility upon the Inland Rail being constructed and operational.

RECOMMENDED ACTIONS

It is recommended that decision makers are reminded that a planning proposal is not a development application. Therefore, does not consider the specific detailed matters that should form part of a development application.

Item 12 – The Narromine Shire LGA already has sufficient supply of industrial zoned land (at Narromine Aerodrome and on Mitchell Highway).

The comments are balanced with some submissions suggesting that there is a lack of available industrial land.

COMMENTS

Growth and economic development of the Narromine Shire is a key policy matter for Council. NSC has adopted the Employment Lands Focus and Strategy, which supports the Community Strategic Plan. Council has undertaken a review of Industrial Lands and potential growth areas within Narromine and Trangie which guided the preparation of the Employment Lands Focus and Strategy and preceded the inception of the Heavy Industrial Precinct.

It was resolved at the 12 September 2018 Council meeting to adopt the Employment Lands Focus and Strategy (2018/228). The Strategy was supported by an appended study which reviewed the opportunities and constraints for the supply of industrial land.

The need for land that was suitable for a heavy industrial purpose was identified.

Also, the 'Emerging Employment Lands' section of the Strategy, references the adopted planning for leverage off the expanded freight potential offered by Inland Rail:

"The proposal is for a 40+ year development consisting of an Industrial Precinct and Freight Exchange with infrastructure such as roads, hardstand, rail sidings and utilities developed as part of an overall master plan. Initial studies regarding the opportunities for an Industrial Precinct and Freight Exchange have been undertaken. As well as the opportunities that may exist along the existing and future rail corridor there are other opportunities for Agricultural Land to be developed for Agriculture related industrial land."

Supply of Industrial land- existing zoned land

Trangie

It is acknowledged that Trangie has existing land zoned E4 General Industrial (vicinity of Bimble Box Lane). The land is mostly developed with light industry and rural industry, & with residential occupation of land occurring with existing use rights. (Approx 1.5ha of undeveloped land).

Narromine

The Narromine Industrial Estate - 12ha of vacant land adjacent to the existing industrial estate on the Mitchell Highway 1.5km to the east of the town centre is currently zoned E4 General Industrial. A development application and subdivision works certificate application have been received. The type of lot that could be delivered under the approval is for 23 lots of approx. 4000m². The estate is envisaged to supply standard light and general industrial lots. The smaller average lot size attracts local businesses and industries that require shed areas of 1,000-2,000m² in area, plus storage and parking/circulation areas though some businesses consolidate lots for more area. However, these lots sizes are too small to attract large format industry and major industries. It was identified if a large development was to be taken up in the Narromine Industrial estate, it would sterilise a large buffer around it.

Take-up of the Narromine Estate, Sungift/Industry Avenue lots, suggests that this land has been desirable for local and regional business with good highway access and visibility, proximity to town and services and employees, with smaller sites being desirable for smaller to medium sized businesses. These lots sizes are often too small to accommodate traffic turn path requirements for truck access. The existing Narromine Industrial Estate is also constrained by immediate adjoining residential zoned land and flood impacts. Future development of the industrial zoned land may need to be altered to accommodate buffers (resulting in less industrial land) and/or buffers to be shared with neighbours, resulting with loss of available residential land.

Narromine Aerodrome

Submissions referring to Narromine Aerodrome as an industrial estate are incorrect. The land developed at the Aerodrome is zoned SP1 Special Activities – Aviation. Industrial activities are prohibited in the zone, unless 'ordinarily incidental or ancillary to development for Aviation'. The focus of this area is the opportunity for aviation related commercial businesses to establish, including aircraft construction and maintenance, and hangars.

Tomingley

Tomingley does not currently have any industrial zoning within the Village and historical forms of industrial land uses are limited to the RU5 Village Zone, provided that it complements the village area.

Primary Production land

Whilst Zone RU1 Primary Production zoned land permits heavy industry across the Shire and there are examples of many 'Rural industries' – most rural land would have lower-level utilities, poorer quality roads, and more difficulties sourcing employees, and developing synergies with other businesses. The reliance of RU1 zoned land to fulfil the objectives of the employment land zones is not a feasible alternative.

RECOMMENDED ACTIONS

It is recommended that the provisions of the adopted Strategies continue to be implemented by Council in accordance with the recommendations to provide supply of employment lands. Implement key findings:

“With regard to industrial supply, in order to minimise missing investment opportunities, Narromine Shire needs to be positioned with:

- a) An adequate supply of appropriately located, serviced and zoned land with few constraints to meet the potential for 5-10 years growth; and
- b) Identify and protect future expansion/growth areas for the 10-30 year period.”

Refer to adopted documents and past reports to Council: 2018 Employment Lands Focus and Strategy (with appended 'Industrial Land Use Study & Growth Areas 2018 prepared by iPlan Projects) adopted 12 September 2018.

A key finding of this report is that existing zoned industrial land is reaching full capacity/take-up or would not meet the potential for growth.

With relevance, the merit of an industrial precinct that accommodates heavy industry with ability to apply buffers, and leveraging the opportunity presented by Inland Rail is well documented. Having land zoned appropriately will support the 20-year vision adopted by Council in the Narromine Shire Local Strategic Planning Statement.

(The matters that would form part of a future development application are not part of this planning process. The delivery of the land to market should be considered and addressed separately to the Planning Proposal).



Trangie Truck and Tractor Show

Phone: [REDACTED]
trangietrucktractor@gmail.com

Dear Narromine Council,

The Trangie Truck and Tractor Show Inc. are again putting feelers out for sponsorship for their 4th show being held on Saturday 23 August 2025 and invite you to become a \$10 000 sponsors.

The huge success of the 2023 event saw approximately 4,000 people attending, and we are once again expecting an increase in the number of people joining us in 2025. Every aspect of our show, from children's events and activities, to anything with wheels, the Quick Shear and Derby race have been very popular and has made our event the success it is today.

Our focus is on holding an event that satisfies everyone's appetite and visitors go home feeling a sense of fulfillment where they were delivered an experience that was promised from our committee, so we welcome your feedback on how we can improve this event and how better we can support our sponsors.

Funds raised from the event will be put towards establishing a Regional Museum showcasing a diverse selection of anything that has wheels or motors.

We look forward to hearing from you regarding our request, and if you require further information or discuss our proposal, please do not hesitate to contact us.

Yours sincerely,

Terrie Milgate
Secretary, TTT

Jason McCutcheon
President
[REDACTED]

Terrie Milgate
Secretary
[REDACTED]

Narelle Brabrook
Treasurer
[REDACTED]