

NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 9 MARCH 2022
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 Council on the approved Development Applications for February 2022.

Report

The approvals for the month of February 2022 brings the total approved Development Applications for the financial year to 61, with a total value of \$15,251,881.00, (excluding DA 2021/99 as this value was a modified in DA2021/99.2.)

DA No.	Location	LOT/DP	Description	Value	Assessment Time/Days
2021/96	Dandaloo St, Trangie	5/758993	Additions/ Alterations – Disabled	\$333,715	14
2021/99	Farrendale Rd, Narromine	12/755097	Additions/ Alterations	\$389,737	16
2021/103	Nancy Bird- Walton Dr, Narromine	51/1271467	New Dwelling	\$465,450	4
2021/105	Albert St, Trangie	3/8501	New Dwelling	\$524,000	24
2022/03	Kingsford Smith Pl, Narromine	69/1271467	Hangar	\$107,000	1
2022/05	Kingsford Smith Pl, Narromine	69/1271467	New Dwelling	\$410,000	18
2022/02	Nancy Bird- Walton Dr, Narromine	46/121467	New Dwelling	\$450,800	20

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2021/99.2	Farrendale Rd, Narromine	12/755097	Modification Alterations/ Additions	\$276,475	3
2021/104	Merilba St, Narromine	8b/415842	New Dwelling - Dual Occ	\$425,000	23

There are currently 13 applications under assessment.

Legal and Regulatory Compliance

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

Risk Management Issues

Nil

Internal/ external Consultation

Nil

Attachments

Nil

RECOMMENDATION

That the information be noted.

2. EMPLOYMENT ZONES REFORM

Author Manager Planning
Responsible Officer Director Community and Economic Development
Link to Strategic Plans DP - 3.1.6.1 – Ensure compliance with relevant building codes and regulations

Executive Summary

The NSW Government is implementing planning reform. The initiative aims to amend employment zones to provide clear strategic intent, include clarity around their application and increase flexibility around land uses. In doing this Council was required to review the land use tables for the relevant zones. For Narromine Local Environmental Plan 2011 the key changes will be the current "Zone B2 Local Centre" zone will become known as the "E1 Local Centre", and the current "Zone IN1 General Industrial" will become the "E4 General Industrial Zone".

The translation of the land use tables is provided as an attachment to this report as proposed to be exhibited in April to May 2022.

2. EMPLOYMENT ZONES REFORM (Cont'd)

Report

Background

The NSW Government reform of employment zones aims to support long-term economic recovery through job creation and encourage increased productivity in NSW. The Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2021 (Amending Order) was published on 5 November 2021. The Amending Order introduces the new employment zones. The existing Business (B) and Industrial (IN) zones are being replaced with five new employment zones and three supporting zones under Standard Instrument (Local Environmental Plans) Order 2006 (SI LEP Order).

Employment Zones Proposed Land Use Tables

Refer to the Attachment No. 1 to this report - *Translation of the employment zones land use tables (Draft version) for Exhibition*. Council staff have reviewed these tables and provided feedback to the Department. Minor clarification of land uses has occurred.

The Department have proposed a communications strategy that centralizes the exhibition on the planning portal. Council is requested to support the exhibition and provide links in social media content and Council website. Feedback on mandated land uses or existing land use permissibility is not subject to exhibition.

Legal and Regulatory Compliance

Standard Instrument (Local Environmental Plans) Order 2006
Environmental Planning and Assessment Act 1979

Risk Management Issues

Risk of potential land use conflict is managed by adoption of the permissible land uses in the zone table.

Internal/ external Consultation

Landholder feedback to be collated and synthesised by DPE and raw submission data to be shared with Council.

Attachments

Translation of the employment zones land use tables (Draft version) for Exhibition.

RECOMMENDATION

That Council note the proposed upcoming exhibition of the land use tables for the employment lands reform and support the DPE with the proposed communications strategy for public exhibition.

Phil Johnston
Director Community and Economic Development



Translation of the employment zones land use tables

Narromine LEP 2011 land use tables (Version 2.0)

Employment zones reform



Translation of Narromine LEP 2011 land use tables

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Employment zones reform



Translation of Narromine LEP 2011 land use tables

Narromine Local Environmental Plan 2011

Zone E1 Local Centre

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

2 Permitted without consent

[Environmental protection works](#); [Home-based child care](#); Roads; [Water reticulation systems](#)

3 Permitted with consent

Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; [Educational establishments](#); Entertainment facilities; Function centres; [Highway service centres](#); Home businesses; Home industries; Home occupations; Hotel or motel accommodation; Information and education facilities; [Light industries](#); Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; [Waste or resource transfer stations](#); [Water recycling facilities](#); [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Agriculture](#); [Air transport facilities](#); [Airstrips](#); [Animal boarding or training establishments](#); [Biosolids treatment facilities](#); [Boat building and repair facilities](#); [Cemeteries](#); [Correctional centres](#); [Crematoria](#); [Electricity generating works](#); [Exhibition villages](#); [Extractive industries](#); [Farm buildings](#); [Forestry](#); [Freight transport facilities](#); [Heavy industrial storage establishments](#); [Industrial training facilities](#); [Industries](#); [Open cut mining](#); [Recreation facilities \(major\)](#); [Rural industries](#); [Rural workers' dwellings](#); [Sewage treatment plants](#); [Vehicle body repair workshops](#); [Waste or resource management facilities](#); [Water treatment facilities](#); [Wharf or boating facilities](#)

Employment zones reform



Translation of Narromine LEP 2011 land use tables

Zone E4 General Industrial

1 Objectives of zone

- 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.

2 Permitted without consent

[Environmental protection works](#); [Roads](#); [Water reticulation systems](#)

3 Permitted with consent

Building identification signs; Business identification signs; [Business premises](#); Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; [Heliports](#); Industrial retail outlets; Industrial training facilities; [Kiosks](#); [Landscaping material supplies](#); Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; [Rural supplies](#); Take away food and drink premises; Tank-based aquaculture; [Timber yards](#); [Vehicle sales or hire premises](#); Warehouse or distribution centres; [Any other development not specified in item 2 or 4](#)

4 Prohibited

[Agriculture](#); [Air transport facilities](#); [Airstrips](#); [Amusement centres](#); [Camping grounds](#); [Caravan parks](#); [Cemeteries](#); [Centre-based child care facilities](#); [Commercial premises](#); [Eco-tourist facilities](#); [Entertainment facilities](#); [Exhibition homes](#); [Exhibition villages](#); [Extractive industries](#); [Farm buildings](#); [Forestry](#); [Function centres](#); [Health services facilities](#); [Home businesses](#); [Home occupations](#); [Home occupations \(sex services\)](#); [Home-based child care](#); [Information and education facilities](#); [Open cut mining](#); [Public administration buildings](#); [Registered clubs](#); [Residential accommodation](#); [Respite day care centres](#); [Schools](#); [Tourist and visitor accommodation](#); [Wharf or boating facilities](#)