



# **ATTACHMENTS**

**UNDER SEPARATE COVER**

**Ordinary Council Meeting**

**20 September 2022**



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## Development Application 4.15 Assessment Report

<b>PART ONE: GENERAL ADMINISTRATION</b>						
<b>DA No</b>	DA-028-2022-2023					
<b>Property Information</b>	161 River Street NARRANDERA NSW 2700					
	Lot	1	Section	-	DP	1253267
<b>Applicant's Details</b>	Jason Haines 34 King Street NARRANDERA NSW 2700					
<b>Land Owner's Details (if different)</b>	J A & G E Haines 34 King Street NARRANDERA NSW 2700					
<b>Proposed Development</b>	1 into 4 lot subdivision					
<b>Type of Development</b>	Local					
<b>Other Approvals Section 68 - Local Government Act 1993</b>	Nil					
<b>Lodgement Date</b>	Received:	07/02/2022	Lodged:	09/02/2022		
<b>Statutory Timeframe</b>	40 days					
<b>Stop the Clock</b>	<ul style="list-style-type: none"> <li>Period 1 – 04/03/2022 – 19/08/2022 (168 days)</li> </ul>					
<b>Value of Development</b>	\$ 30,000.00					
<b>Report Author/s</b>	Shane Wilson					
<b>Report Date</b>	23 August 2022					

<b>PART TWO: SITE HISTORY &amp; CHARACTERISTICS</b>	
<b>Current land use</b>	Small scale grazing activity.
<b>Previous approvals</b>	DA-004-2020-2021 – 1 into 3 lot subdivision DA-059-2020-2021 – New Dwelling
<b>Site inspection</b>	29 August 2022
<b>Characteristics</b>	The existing lot is cleared land with a dwelling located on what will become lot 2 below. There is a new roadway "Daly Road", power and water services on the south of the proposed lots that also provides for the new subdivision off Hillview Close.

**Images -  
Existing/Proposed**

Photos of the site



View looking west from River Street



View lot 1 looking west.



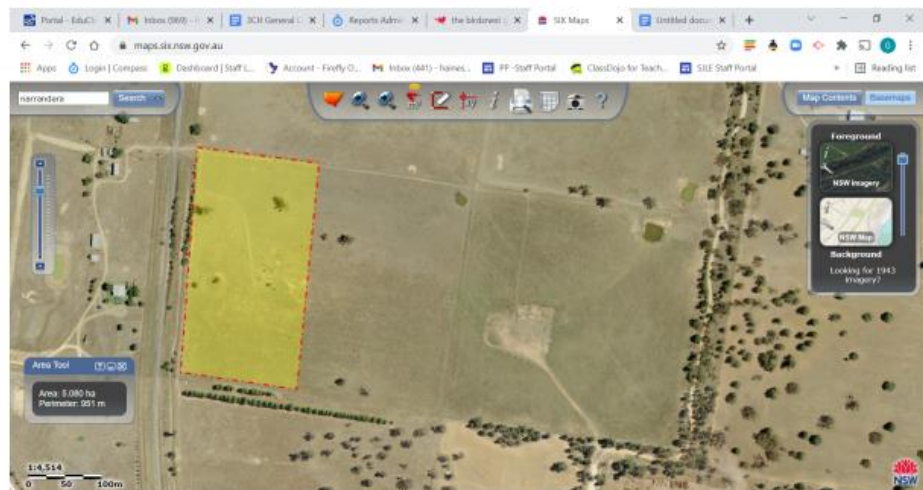
View lot 2 looking east.

The following images are extracted from the application.

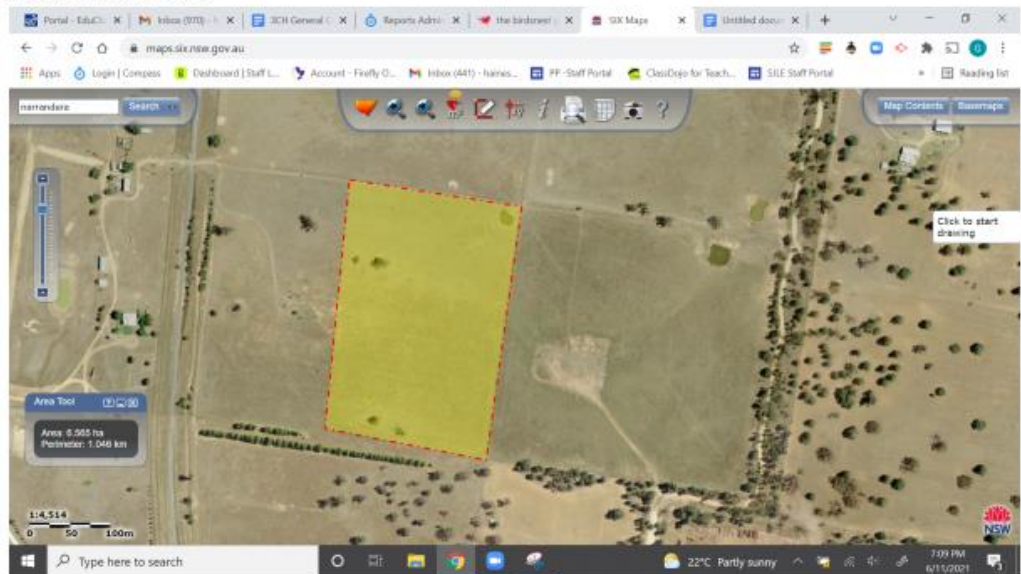


**Block 1 - 5.0Ha**

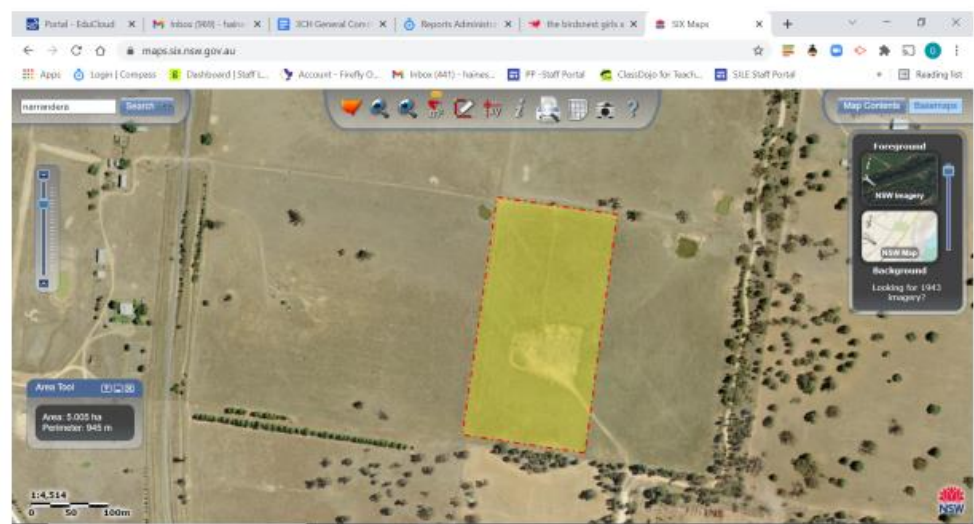
Borders the rail line easement on Western boundary, with access and services provided off Daly Road easement. Power connection already provided for by an extra connection being installed during the development of Block 2 (Haines residence). Water and road will need to be extended slightly from current Daly Road easement development plans.



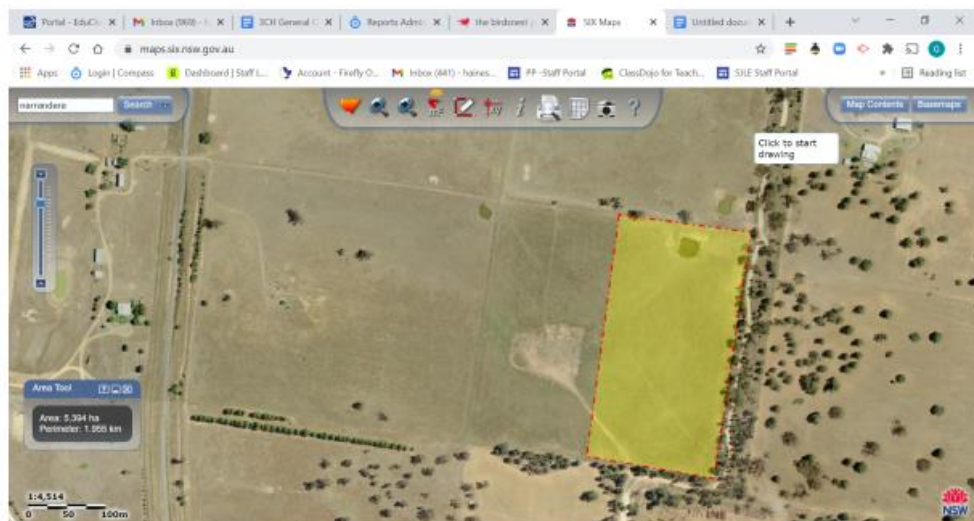
**Block 2 - 7.7Ha**  
Haines residence.



**Block 3 5.0Ha**



**Block 4 - 5.0Ha** far Eastern block bordering Sawmill Rd



<b>PART THREE: MATTERS FOR CONSIDERATION</b>																											
<b>SECTION 4.15 (1)(a)(i) any environmental planning instrument</b>																											
<b>State Environmental Planning Policies</b>	<p>List applicable to NSC</p> <p>The following SEPPS considered applicable to this development are indicated with a <input checked="" type="checkbox"/></p> <table border="1"> <tr> <td style="width: 30px;"></td> <td>State Environmental Planning Policy (Biodiversity and Conservation)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Building Sustainability Index: BASIX)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Exempt and Complying Development Codes) The proposed development cannot be classed as exempt or complying development as it does not meet all of the relevant development requirements.</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Housing)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Industry and Employment)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Planning Systems)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Planning Systems)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Precincts – Regional)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Primary Production)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Resilience and Hazards)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Resources and Energy)</td> </tr> <tr> <td></td> <td>State Environmental Planning Policy (Transport and Infrastructure)</td> </tr> </table>		State Environmental Planning Policy (Biodiversity and Conservation)		State Environmental Planning Policy (Building Sustainability Index: BASIX)		State Environmental Planning Policy (Exempt and Complying Development Codes) The proposed development cannot be classed as exempt or complying development as it does not meet all of the relevant development requirements.		State Environmental Planning Policy (Housing)		State Environmental Planning Policy (Industry and Employment)		State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development		State Environmental Planning Policy (Planning Systems)		State Environmental Planning Policy (Planning Systems)		State Environmental Planning Policy (Precincts – Regional)		State Environmental Planning Policy (Primary Production)		State Environmental Planning Policy (Resilience and Hazards)		State Environmental Planning Policy (Resources and Energy)		State Environmental Planning Policy (Transport and Infrastructure)
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<b>Narrandera Local Environmental Plan 2013</b>	<ul style="list-style-type: none"> <li>• The subject site is zoned                             <ul style="list-style-type: none"> <li><input type="checkbox"/> RU1 Primary Production</li> <li><input type="checkbox"/> RU4 Primary Production</li> <li><input type="checkbox"/> RU5 Village</li> <li><input checked="" type="checkbox"/> R5 Large Lot Residential - minimum lot size 5ha</li> <li><input type="checkbox"/> IN1 General Industrial</li> <li><input type="checkbox"/> IN2 Light Industrial</li> <li><input type="checkbox"/> Other - .....</li> </ul> <p>under the provisions of the Local Environmental Plan.</p> </li> <li>• The proposed development is permitted with consent under the land use table.</li> <li>• The proposed development meets both the plan and zone objectives</li> </ul> <p><b>Part 1 Preliminary</b></p> <p>Clause 1.2 - Aims of Plan</p> <p>The plan objectives:</p>																										



	<p>a. to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources,</p> <p>b. to encourage a range of housing, employment, recreation and community facilities to meet the needs of existing and future residents of Narrandera,</p> <p>c. to promote the efficient and equitable provision of public services, infrastructure and amenities,</p> <p>d. to conserve environmental heritage</p> <p>Generally the development complies with the above Plan objectives.</p>
	<p><b>Part 2 Permitted or prohibited development</b></p> <p>The subject land is zoned</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> RU1 Primary Production</li> <li><input type="checkbox"/> RU4 Primary Production</li> <li><input type="checkbox"/> RU5 Village</li> <li><input checked="" type="checkbox"/> R5 Large Lot Residential – minimum lot size 5ha</li> <li><input type="checkbox"/> IN1 General Industrial</li> <li><input type="checkbox"/> IN2 Light Industrial</li> <li><input type="checkbox"/> Other - .....</li> </ul> <p>under NLEP 2013. The proposed development is defined as ‘Subdivision’ under the LEP and is permissible in the zone with consent.</p>
	<p><b>Part 3 Exempt or complying development</b></p> <p>The proposed development does not satisfy the required provisions to be defined as Exempt and/or Complying Development, and therefore development consent has been sought.</p>
	<p><b>Part 4 Principal development standards</b></p> <p>No Principal Development Standards are applicable to the proposed development.</p>
	<p><b>Part 5 Miscellaneous provisions</b></p> <p>Miscellaneous Provision 5.16 is applicable to the proposed development.</p> <p><u>5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</u></p> <ol style="list-style-type: none"> <li>1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or conservation zones concerned (particularly between residential land uses and other rural land uses).</li> <li>2) This clause applies to land in the following zones—             <ol style="list-style-type: none"> <li>a) Zone RU1 Primary Production,</li> <li>b) Zone RU2 Rural Landscape,</li> <li>c) Zone RU3 Forestry,</li> <li>d) Zone RU4 Primary Production Small Lots,</li> <li>e) Zone RU6 Transition,</li> <li>f) Zone R5 Large Lot Residential,</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>g) Zone C2 Environmental Conservation,</li> <li>h) Zone C3 Environmental Management,</li> <li>i) Zone C4 Environmental Living.</li> </ul> <p>3) A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—</p> <ul style="list-style-type: none"> <li>a) subdivision of land proposed to be used for the purposes of a dwelling,</li> <li>b) erection of a dwelling.</li> </ul> <p>4) The following matters are to be taken into account—</p> <ul style="list-style-type: none"> <li>(a) the existing uses and approved uses of land in the vicinity of the development,</li> <li>(b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,</li> <li>(c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),</li> <li>(d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).</li> </ul> <p>The subdivision of land is proposed to be used for the purposes of a dwelling and therefore there is a potential conflict with the adjoining sawmill. Council has previously allowed subdivision with a 300m buffer, however there is no evidence to support how this was determined.</p> <p>In this case the developer has engaged the services of a qualified consultant to undertake a Noise &amp; Air quality assessment (copy attached), to which they have concluded that a 100m buffer would be suitable to provide adequate amenity to any potential dwelling. Council considered that this is a suitable solution that meets the required outcome of the NLEP 2013 5.16 and would apply a condition on the consent to ensure that the requirements form part of the formal title by placement of an 88b restriction on proposed lots 3 &amp; 4.</p>
	<p><b>Part 6 Additional Local Provisions</b></p> <ul style="list-style-type: none"> <li><b>6.1 Earthworks</b> – not applicable to this development</li> <li><b>6.2 Repealed</b></li> <li><b>6.3 Stormwater management</b> – not applicable to this development</li> <li><b>6.4 Terrestrial biodiversity</b> – not applicable to this development</li> <li><b>6.5 Groundwater vulnerability</b> – not applicable to this development</li> <li><b>6.6 Riparian land and watercourses</b> – not applicable to this development</li> <li><b>6.7 Wetlands</b> – not applicable to this development</li> <li><b>6.8 Salinity</b> – not applicable to this development</li> <li><b>6.9 Development on river front areas</b> – not applicable to this development</li> <li><b>6.10 Development on riverbeds and banks</b> – not applicable to this development</li> <li><b>6.11 Airspace operations</b> – not applicable to this development</li> <li><b>6.12 Development in areas subject to aircraft noise</b> – not applicable to this</li> </ul>

	<p>development</p> <p><b>6.13 Essential services</b> – applicable to this development. Council is satisfied that the following essential services are available or not required to the development</p> <ul style="list-style-type: none"> <li>a) the supply of water - available</li> <li>b) the supply of electricity – evidence required</li> <li>c) the disposal and management of sewage – OSSM required</li> <li>d) stormwater drainage or on-site conservation – onsite conservation</li> <li>e) suitable vehicular access – to be provided</li> </ul>
<p><b>SECTION 4.15 (1)(a)(ii) any proposed instrument</b></p>	<p>There are no draft amendments NLEP 2013 that have been identified changing the planning the provisions affecting the subject land.</p>
<p><b>SECTION 4.15(1)(a)(iii) any development control plan</b></p>	<p>The following parts of the DCP have been considered in the assessment of the proposed development:</p>
	<p><b>Part A - Introduction</b></p> <ul style="list-style-type: none"> <li>• Noted, the DCP is relevant to this application.</li> </ul> <p><b>Part B - Strategic Land Use Plans for Shire</b></p> <ul style="list-style-type: none"> <li>• Noted, no relevant impact to this application .</li> </ul> <p><b>Part C - Controls Applying to All Development</b></p> <p>5.1 On-site effluent Disposal for land without reticulated sewer – any future dwelling on the lots will be required to install an appropriately approved disposal system.</p> <p>5.2 Parking – not relevant to this development.</p> <p><b>Part D - Land Use Based Controls</b></p> <p>Chapter 6 - Rural Residential / Large Lot Residential Development – provides development standards specifically to Nallabooma and not all R5 developments, therefore it has no impact on this development application.</p> <p>Chapter 7 - Residential Development - not relevant to this development.</p> <p>Chapter 8 - Narrandera Business Centre - not relevant to this development.</p> <p>Chapter 9 - Industrial Development - not relevant to this development.</p> <p><b>Part E - Planning for Natural Hazards</b></p> <p>Chapter 10 - Flood Liable Land</p> <p>Chapter 11 - Bushfire Prone Land</p> <ul style="list-style-type: none"> <li>• Not applicable to this development.</li> </ul> <p><b>Part F - Natural Resources</b></p> <p>Chapter 12 - Sensitive Land</p> <p>Chapter 13 - Sensitive Water</p> <ul style="list-style-type: none"> <li>• Not applicable to this development.</li> </ul> <p><b>Part G - Heritage Controls</b></p> <p>Chapter 14 - Heritage Items</p>

	<ul style="list-style-type: none"> <li>• Not applicable to this development.</li> </ul> <p><b>Part H - Notification of Development</b> Chapter 15 - Notification</p> <ul style="list-style-type: none"> <li>• The development was notified in accordance with the CPP – Community Participation Plan. Adjoining neighbours notified and advert in Narrandera Argus. Three submissions were received at the close of the notification period, of which one was withdrawn shortly after. See Section 4.15(1) (d) below for details of the submission.</li> </ul>
<p><b>SECTION 4.15 (1)(a)(iia) any planning agreement</b></p>	<p>No planning agreement relates to the site or to the proposed development.</p>
<p><b>SECTION 4.15(1)(a) (iv) the regulations</b></p>	<p>There are no matters prescribed by the Regulations applicable to this development.</p>
<p><b>SECTION 4.15(1)(b) the likely impacts of the development</b></p>	<p>See attached Table 1.</p>
<p><b>SECTION 4.15(1)(c) the suitability of the site</b></p>	<p>The subject land is considered suitable for the proposed development, as it is zoned accordingly and the lots meet all specific development standards such as minimum lots size and having regard to the site attributes and being in accordance with Council’s policies.</p>
<p><b>SECTION 4.15(1) (d) any submissions made in accordance with the Act or the Regulations</b></p>	<p>The development was notified for a period of 11 days in accordance with the CPP – Community Participation Plan. Adjoining neighbours notified and advert in Narrandera Argus. Three submissions were received at the close of the notification period, of which one was withdrawn shortly after.</p> <p>The two submissions (copies attached) raised the following objections/concerns:</p> <ul style="list-style-type: none"> <li>• Potential land-use conflicts and impacts from the nearby industry and businesses due to noise &amp; dust.</li> <li>• Road safety along River Street, including the narrow bridge.</li> <li>• Impacts of additional traffic on the top end of River Street.</li> </ul> <p><b>APPLICANT’S RESPONSE TO THE SUBMISSION</b></p> <p>As part of the normal DA process, the applicant was provided with a right of reply to the submission to which, the applicant submitted a Noise &amp; Air Quality Assessment that was undertaken by SoundIN air quality and acoustic consultants and a detailed letter addressing the other concerns raised.</p> <p><b>COUNCIL COMMENTS</b></p> <p>Land use conflict (noise &amp; dust)</p> <ul style="list-style-type: none"> <li>• The Noise &amp; Air Quality Assessment undertaken by SoundIN air quality and acoustic consultants, identifies that the noise and dust impacts on the proposed lots 3 &amp; 4 are within an acceptable limit if a 100m buffer is provided. It is considered that the application of the buffer and the fact that it will be clearly detailed within the land title documents, ensures that all reasonable steps to protect the existing business operations and the purchaser’s amenity has been undertaken.</li> </ul>

	<p>Roads &amp; Traffic</p> <ul style="list-style-type: none"> <li>• The proposed development will have a minor increase in traffic in the local area, which is serviced by the sealed road being River Street.</li> <li>• The concern to safety is not directly impacted by this development with the existing road network being the only available access to the large lot residential land. Council should review the need for upgrades and improvements to River Street, separate to the development application to create an additional three lots.</li> </ul> <p>The other matters as detailed within the submission have been addressed within the general assessment report.</p>
<p><b>SECTION 4.15(1) (e) the public interest</b></p>	<p>The public interest is a broad consideration relating to many issues and is not limited to effect upon the streetscape. Taking into account the full range of matters for consideration under Section 4.15 of the Environmental Planning and Assessment 1979 (as discussed within this report) it is considered that approval of the application is consistent with the public interest.</p>
<p><b>Part 7 Biodiversity Conservation Act 2016 – Clause 7.3 Test for determining proposed development likely to significantly affect threatened species.</b></p>	<p>1. The following is to be taken into account for the purposes of determining whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats:</p> <p>a. in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,</p> <p><i>The proposed development will not have any effect upon threatened species. The site is within an area zoned as R5 Large Lot Residential and the development is an approved use in this zone.</i></p> <p>b. in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:</p> <p>i. is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction</p> <p><i>No endangered ecological community or critically endangered ecological community is identified within the site of the development.</i></p> <p>ii. is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,</p> <p><i>The site of the proposed development is within an area zoned as R5 Large Lot Residential and will not lead to any modification of habitat.</i></p> <p>c. in relation to the habitat of a threatened species or ecological community:</p> <p>i. the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity</p> <p><i>No endangered ecological community or critically endangered ecological community is identified within the site of the development.</i></p> <p>ii. whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed</p>

	<p>development or activity.</p> <p><i>No. The site of the proposed development is within an area zoned as R5 Large Lot Residential and will not lead to any modification or fragmentation of habitat.</i></p> <p>iii. the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality</p> <p><i>No endangered ecological community or critically endangered ecological community is identified within the site of the development.</i></p> <p>d. whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly)</p> <p><i>No declared area of outstanding biodiversity value was identified within the study area.</i></p> <p>e. whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.</p> <p><i>The development is an approved use of the land and as such is not considered as part of a key threatening process.</i></p>
<p><b>Part 7 Biodiversity Conservation Act 2016</b>  <b>7.7 Biodiversity assessment for Part 4 development (other than State significant development or complying development)</b></p>	<p>2. If the proposed development is likely to significantly affect threatened species, the application for development consent is to be accompanied by a biodiversity development assessment report.</p> <p><i>The development will not affect any threatened species.</i></p>

<b>PART FOUR: STATUTORY REFERRALS</b>		
<b>Referrals</b>	The application has been considered with regard to Section 91 of the Environmental Planning and Assessment Act, 1979 and whether or not the proposal was integrated development. The following table identifies whether or not there were any other statutory referrals required in terms of relevant State Environmental Planning Polices.	
	<b>AGENCY</b>	<b>LEGISLATION</b>
	DPI	Fisheries Management Act, 1994 Mines Subsidence Compensation Act, 1961 Mining Act, 1992 Petroleum (Onshore) Act, 1991 National Parks, & Wildlife Act, 1974
	OEH	Protection of the Environment Operations Act, 1997 Water Management Act, 2000
	NSW Heritage	Heritage Act, 1977
	TfNSW (RMS)	Roads Act, 1993
	RFS	Rural Fires Act, 1997
	The application is local development as defined Section 91 of the Environmental Planning and Assessment Act, 1979.	

<b>PART FIVE: CONTRIBUTIONS</b>	
<b>Section 94 &amp; Section 94A Contributions (Environmental Planning &amp; Assessment Act, 1979)</b>	<ul style="list-style-type: none"> <li>▪ Section 7.12 Fixed Development Consent Levy is not applicable.</li> </ul>
<b>Section 64 Contributions (Local Government Act, 1993)</b>	<ul style="list-style-type: none"> <li>• Section 64 Contributions (Water) are applicable to this development 3 additional lots = 3 x metered connections (20mm) @ \$1,487.10 each 2022/2023 fees &amp; charges 3 additional lots = 3 x equivalent tenements @ \$2,108.70 each 2022/2023 fees &amp; charges Total \$10,787.40</li> </ul>

<b>PART SIX: DETERMINATION</b>	
The development application has been analysed and evaluated as per Section 4.15 of the Environmental Planning and	<p>The assessment has identified that:</p> <ul style="list-style-type: none"> <li>▪ the proposed development is permissible within the zone under NLEP 2013 and is consistent with the aims, objectives and special provisions of that environmental planning instrument</li> <li>▪ the proposed development is unlikely to have any unreasonable impact</li> </ul>

<p>Assessment Act, 1979.</p>	<p>on the environment, and where an adverse impact has been identified appropriate conditions have been imposed to mitigate the effects</p> <ul style="list-style-type: none"> <li>▪ the subject site is suitable for the proposed development</li> <li>▪ the proposed development does not raise any matter contrary to the public interest, that has not been reasonably addressed.</li> </ul> <p>Having regard to NLEP 2013, NDCP 2013 and the matters discussed within this report and the relevant matters for consideration listed under Section 4.15 of the Environmental Planning &amp; Assessment Act 1979, this assessment considers the development should be supported.</p>
<p>Recommendation</p>	<p>That consent be granted to Development Application DA-028-2021-2022 for a one (1) into four (4) lot subdivision at 161 River Street Narrandera subject to conditions set out in attachment A.</p>

<p><b>Table 1:</b></p>					
<p><b>Section 4.15(1)(b) – Any likely impacts of that development</b></p>					
<p><b>Attributes</b></p>	<p><b>Satisfactory</b></p>	<p><b>Satisfactory if conditioned</b></p>	<p><b>Not Satisfactory</b></p>	<p><b>Not Relevant</b></p>	<p><b>Comment</b></p>
<p>Context &amp; setting</p>					<p>This a subdivision with lots greater than 5Ha within a R5 Large Lot Residential zone.</p>
<p>Streetscape</p>					
<p>Traffic, access and parking</p>					<p>The proposed creation of 3 additional lots will have minimal impact on the existing traffic on the road network. It is acknowledged that River Street will be the main access to the site, to which assessment by Council should be undertaken separate to this application.</p>
<p>Public domain</p>					
<p>Utilities</p>					<p>Water and power are available to the site.</p>
<p>Environmental heritage</p>					
<p>Aboriginal cultural heritage</p>					
<p>Other land resources</p>					
<p>Water quality &amp; stormwater</p>					
<p>Soils, soil erosion</p>					
<p>Air and microclimate</p>					
<p>Flora and fauna</p>					
<p>Biodiversity</p>					
<p>Waste</p>					<p>Future developments will require a waste collection service.</p>
<p>Energy</p>					
<p>Noise &amp; vibration</p>					<p>The Noise &amp; Air Quality Assessment undertaken by SoundIN air quality and acoustic consultants, identifies that the noise and dust impacts on the proposed lots 3 &amp; 4 are within an acceptable limit if a 100m buffer is provided. It is considered that the application of the buffer and the fact that it will be clearly detailed within the land title documents, ensures that all reasonable steps to protect the existing business operations and the purchaser's amenity has been undertaken.</p>
<p>Hours of operation</p>					



<b>Table 1:</b>					
<b>Section 4.15(1)(b) – Any likely impacts of that development</b>					
<b>Attributes</b>	<b>Satisfactory</b>	<b>Satisfactory if conditioned</b>	<b>Not Satisfactory</b>	<b>Not Relevant</b>	<b>Comment</b>
Natural hazards - Flooding - Bushfire					
Technological hazards					
Safety, security and crime prevention					
Social impact					
Economic impact					
Site design and internal design					The proposed lot design is conducive for large lot residential properties.
Overlooking - overshadowing					
Landscaping					
Construction					
Private open space					
Cumulative Impacts					
Disabled access					
Signage					
Setbacks, building envelopes					Lots 3 & 4 will be burdened with a 100m buffer on the southern side of the land, in which no habitable building will be permitted to be erected.
Easements					A restrictive covenant will be applied to the lots 3 & 4 as above.

**SCHEDULE 1  
CONDITIONS OF CONSENT DA-028-2021-2022**

Cond #	Details	Met																														
<b>GENERAL</b>																																
1.	<p><b>Approved Plans and Documentation</b></p> <p>The development shall be undertaken in accordance with the stamped approved plans detailed as follows, the application form, Statement of Environmental Effects and other approved documentation except where modified in red or by any of the following conditions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Ref No</th> <th style="text-align: center;">Drawing/Document Title</th> <th style="text-align: center;">Prepared by</th> <th style="text-align: center;">Version</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">-</td> <td>J &amp; G Haines – Proposed Subdivision plan with Narrandera Shire Council</td> <td>Applicant</td> <td style="text-align: center;">-</td> <td>Undated</td> </tr> <tr> <td style="text-align: center;">-</td> <td>Subdivision Plan – 2 pages</td> <td>Applicant</td> <td style="text-align: center;">-</td> <td>Undated</td> </tr> <tr> <td style="text-align: center;">-</td> <td>Statement of Environmental Effects</td> <td>Gina Haines</td> <td style="text-align: center;">-</td> <td>08/11/2021</td> </tr> <tr> <td style="text-align: center;">-</td> <td>Additional Information</td> <td>MiaPlan</td> <td style="text-align: center;">-</td> <td>19 August 22</td> </tr> <tr> <td style="text-align: center;">17147</td> <td>Noise &amp; Air Quality Assessment</td> <td>SoundIn</td> <td style="text-align: center;">1.1</td> <td>August 2022</td> </tr> </tbody> </table> <p><i><b>Note 1:</b> Modifications to the approved plans and/or documents will require the lodgement and consideration by Council of a modification pursuant to section 4.55 of the Environmental Planning and Assessment Act, as amended.</i></p> <p><i><b>REASON:</b> To enable the construction of the buildings to be in accordance with the development approval. (Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended).</i></p>	Ref No	Drawing/Document Title	Prepared by	Version	Date	-	J & G Haines – Proposed Subdivision plan with Narrandera Shire Council	Applicant	-	Undated	-	Subdivision Plan – 2 pages	Applicant	-	Undated	-	Statement of Environmental Effects	Gina Haines	-	08/11/2021	-	Additional Information	MiaPlan	-	19 August 22	17147	Noise & Air Quality Assessment	SoundIn	1.1	August 2022	
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17147	Noise & Air Quality Assessment	SoundIn	1.1	August 2022																												
2.	<p><b>Lapsing of Consent</b></p> <p>This Consent is valid for a period of five years from the date of consent. It will lapse if the approved use of any land or construction work has not commenced prior to that date. No further extensions will be granted.</p> <p><i><b>REASON:</b> To comply with Section 4.53(1) of the Environmental Planning and Assessment Act, 1979, as amended.</i></p>																															
3.	<p><b>Amenity - General</b></p> <p>The development is to be conducted in a manner that will not interfere with the amenity of the locality by Reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television or radio reception or otherwise.</p> <p><i><b>REASON:</b> So that the development does not reduce the amenity of the area. Section 4.15 of the Environmental Planning and Assessment Act, 1979, as amended.</i></p>																															
4.	<p><b>Amplification of Services</b></p> <p>Any amplification, extension or relocation of any service is the responsibility of the applicant at their own expense. The work is to be in accordance with Council’s standards and any other service provider.</p> <p><i><b>REASON:</b> It is in the public interest that all costs associated with upgrading Public Infrastructure as a result of the development are borne by the applicant.</i></p>																															
5.	<p><b>Aboriginal Heritage</b></p> <p>Should any Aboriginal relics be encountered during any works for this development, then all excavation or disturbance to the area is to cease immediately and the Office of Environment and Heritage is to be informed in accordance with Section 91 of the National Parks and</p>																															

	<p>Wildlife Act, 1974.</p> <p><b>REASON:</b> OEH requirement under the National Parks and Wildlife Act 1974 and Threatened Species Conservation Act 1995.</p>					
6.	<p><b>Damage to Council Infrastructure</b></p> <p>Any damage to Council infrastructure as a result of construction or associated works is to be rectified at the cost of the developer and to the satisfaction of Council. It is therefore requested that any damage that is obvious before work commences is notified to Council to avoid possible later conflict.</p> <p><b>REASON:</b> To ensure that any damage to Council infrastructure as a result of the development is repaired or made good by the developer.</p>					
7.	<p><b>Work Near Power Lines</b></p> <p>All works near power lines are to be undertaken in accordance with the requirements of Essential Energy, SafeWork NSW and the Code of Practice – Work near Overhead Power Lines (Workcover 2006).</p> <p><b>REASON:</b> To ensure no person, plant or thing comes within an unsafe distance of any overhead or underground electric line.</p>					
8.	<p><b>Works in the Road Reserve</b></p> <p>An approval from Council to carry out work, construct/alter vehicle crossovers and the installation of kerb and gutter and concrete footpath or any other structures within the road reserve for this development is required prior to issue of any Construction Certificate. This application shall be accompanied by engineering design plans, reports, calculations and any other relevant documents. All design for and works undertaken in Council's road reserve are to be at the cost of the developer.</p> <p><b>REASON:</b> to ensure that the required consent is obtained prior to undertaking work on a public road reserve. Roads Act 1993 Section 138.</p>					
<b>WATER CONNECTIONS &amp; CONTRIBUTIONS &amp; S94A CONTRIBUTIONS</b>						
9.	<p><b>Section 64 Local Government Act 1993 - Water Supply</b></p> <p>a. Pursuant to Section 64 of the Local Government Act 1993 and the Water Management Act 2000, the applicant is required to pay the following contributions <b>prior to the release of a Subdivision Certificate</b>.</p> <p>b. The amount payable at time of issue of this consent is set out in the table below (Financial Year 2022/2023)</p> <table border="1" data-bbox="295 1496 1264 1680"> <thead> <tr> <th>Type of Contribution</th> <th>Amount per Tenement or Lot</th> </tr> </thead> <tbody> <tr> <td>Section 64 Water - Developer Service Charge per lot serviced x 3 equivalent tenements</td> <td>\$ 2,108.70</td> </tr> </tbody> </table> <p>c. The contribution payable in future Financial Years may vary and will be in accordance with Council's fees and charges current and applicable at that time.</p> <p>d. The contribution is exclusive of the fees for the connection of water services to individual allotments.</p> <p>e. The contribution is to be paid prior to the lodgement of a Subdivision Certificate application.</p> <p><b>REASON:</b> The allotments are subject to developer contributions to enable the provision of services.</p>	Type of Contribution	Amount per Tenement or Lot	Section 64 Water - Developer Service Charge per lot serviced x 3 equivalent tenements	\$ 2,108.70	
Type of Contribution	Amount per Tenement or Lot					
Section 64 Water - Developer Service Charge per lot serviced x 3 equivalent tenements	\$ 2,108.70					

<p>10.</p>	<p><b>Potable Water Connection</b></p> <p>a. The applicant is to provide a potable water connection to service each new lot <b>prior to the release of a Subdivision Certificate</b>. There shall be a separate and distinct water connection wholly within the boundary of each proposed residential lot, in accordance with the Local Government (Water, Sewerage and Drainage) Regulation and in accordance with Narrandera Shire Council’s Guidelines for Engineering Works &amp; Civil Engineering Construction Specification.</p> <p>b. New connections will be installed by Council at the applicant’s expense in accordance with current fees and charges.</p> <p>c. A Water Service Connection Application shall be submitted to Council on the approved form, accompanied by connection fees in accordance with Council’s current fees and charges.</p> <p><i>REASON: To ensure that the proposed allotment is equipped with a potable water supply.</i></p>	
<p><b>PRIOR TO LODGEMENT AND RELEASE OF A SUBDIVISION CERTIFICATE</b></p>		
<p>11.</p>	<p><b>Construction of Vehicle Cross-Over</b></p> <p>A vehicle cross-over from Daly Road and / or Sawmill Road to the boundary of the property is to be completed prior to issue of an Occupation Certificate. The vehicle cross-over shall be designed and constructed in accordance with Australian Standard (AS2890.1) and submitted to Council for approval prior to works commencing.</p> <p><i>REASON: to provide suitable access to the property and to protect Council's assets.</i></p>	
<p>12.</p>	<p><b>Vehicular Access</b></p> <p>Prior to release of the Subdivision Certificate, safe all-weather access is to be provided between the property boundaries of the five lots and the existing road carriageway.</p> <p>a. Vehicular access shall be limited to one (1) access per lot.</p> <p>b. Any redundant driveways or gates accessing the road reserve are to be removed and that area within the road reserve is to be reinstated to match the surrounding roadside in accordance with Council requirements.</p> <p>c. New ‘Rural’ type vehicular access to the proposed Lots 1, 3 and 4 shall be designed, constructed and installed in locations approved by Council.</p> <p>d. The property owner is responsible for the upkeep and maintenance of the all-weather driveway access and associated facilities up to the edge of Council's road shoulder for Lots 1, 2, 3, and 4.</p> <p>e. All internal driveways are to be constructed as all-weather access.</p> <p><i>REASON: To provide for a suitable vehicular access to each property in accordance with Council's minimum standards.</i></p>	

<p>13.</p>	<p><b>Electricity Supply</b></p> <p>The developer is to provide each allotment with electricity. The developer is to consult with the relevant electricity provider to obtain a letter of compliance stating the suitable arrangements have been made for underground electricity provision to each lot. A copy of this letter is to be provided to Council prior to the release of the Subdivision Certificate.</p> <p><i>REASON: To satisfactorily service the lots created.</i></p>	
<p>14.</p>	<p><b>Telecommunication Supply</b></p> <p>The developer is to provide each allotment with a telecommunication connection. The developer is to consult with the relevant telecommunications carrier to obtain a letter of compliance stating the suitable arrangements have been made for telecommunication services to each lot. A copy of this letter is to be provided to Council prior to the release of the Subdivision Certificate.</p> <p><i>REASON: To satisfactorily service the lots created.</i></p>	
<p>15.</p>	<p><b>Addressing Signage - Rural</b></p> <p>Upon the construction of the property access points property numbers will be allocated by Council. After which they are to be prominently displayed at the street frontage or any other position which is clearly visible from the street prior to lodgement of a Subdivision Certificate application.</p> <p><i>REASON: To assist emergency services and other service providers.</i></p>	
<p>16.</p>	<p><b>Application for Subdivision Certificate</b></p> <p>An Application for Subdivision Certificate shall be submitted to Council on the approved form, accompanied by subdivision fees in accordance with Council's current schedule of fees and charges, prior to the issue of a Subdivision Certificate.</p> <p><b>NOTE:</b> The application must address ALL conditions of consent required to be met "prior to lodgement of a Subdivision application" and "prior to issue of a Subdivision Certificate" with a clear explanation how that condition has been met, together with ALL relevant information/documents/certificates/plans required by each condition. The application MUST be one complete, concise package, addressing all conditions. Failure to provide the required information in one package will likely result in the application being rejected or refused and returned.</p> <p><i>REASON: To satisfy statutory requirements of the Conveyancing Act 1919 to enable registration of the subdivision plans.</i></p>	
<p>17.</p>	<p><b>Section 88B Instrument</b></p> <p>A Section 88B Instrument shall be submitted with the application for Subdivision Certificate. The final plan of subdivision and accompanying Section 88B Instrument are to provide for:</p> <ol style="list-style-type: none"> <li>a. <b>Easements:</b> Services are not permitted to cross property boundaries unless legally created easements in accordance with Section 88B of the Conveyancing Act 1919 are created. The location and widths of the easements are to be specified in the instrument for the purpose of protecting and identifying the services such as reticulated potable water supply, electricity, telecommunications, drainage or inter-allotment drainage, etc.</li> <li>b. <b>Restriction to Use:</b> <ul style="list-style-type: none"> <li>• Proposed Lot 3 and 4 to implement a habitable building exclusion area of 100m from the southern boundary.</li> <li>• Approval and installation of an aerated wastewater treatment system shall be required for approvals for dwellings on proposed Lots 1, 3 and 4.</li> </ul> </li> </ol> <p><i>REASON: To create legal entitlements with the subdivision, as required.</i></p>	

18.	<p><b>Subdivision Certificate Required</b></p> <p>a. The applicant is to obtain a subdivision certificate pursuant to Section 4.68 of the Environmental Planning and Assessment Act 1979, as amended, from Council.</p> <p>b. The final survey plan drawn by a registered land surveyor is to be submitted to Council along with the application for the subdivision certificate prior to its lodgement with the Lands Titles Office.</p> <p><b>NOTE:</b> Council will only consider issuing a subdivision certificate in relation to this subdivision when it is satisfied that all conditions of development consent have been complied with.</p> <p><b>REASON:</b> <i>To satisfy statutory requirements of the Conveyancing Act 1919 to enable registration of the subdivision plans.</i></p>	
<b>ONGOING</b>		
19.	<p><b>Restrictions and Covenants</b></p> <p>It is the responsibility of the applicant/owner to check and comply with any and all restrictions that may be applied to the land by way of a Section 88b Instrument under the Conveyancing Act 1919.</p>	
<b>ADVISORY AND ANCILLARY MATTERS</b>		
20.	<p><b>Compliance</b></p> <p>It is the responsibility of the applicant to check, understand and seek assistance where needed so as to ensure full compliance with the conditions of this Development Consent. Please contact the Narrandera Shire Council on 02 6959 5510 if there is any difficulty in understanding or complying with any of the above conditions.</p>	
21.	<p><b>Process for Modification</b></p> <p>The plans and/or conditions of the consent are binding and may only be modified upon written request to Council under section 4.55 of the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).</p> <p>a. The request shall be accompanied by the appropriate fee and application form.</p> <p>b. Action, works, contractual negotiations or the like shall not commence on the requested modification unless and until the written authorisation of Council is received by way of an amended consent.</p>	

# Statement of Environmental Effects



## Important Information

**Legislation** – In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* a development application must be accompanied by a Statement of Environmental Effects.

**Qualifier** – This *Statement of Environmental Effects Template* has been produced to assist applicants identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. This template is suitable for minor impact development such as alterations and additions, outbuildings, subdivision, etc. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects.

<b>SITE ADDRESS</b>	161 River St, Narrandera 2700
<b>SITE DESCRIPTION</b>	<p>Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site. Please attach supporting documentation if insufficient space is available below.</p> <ul style="list-style-type: none"> <li>• gently undulating rectangular block.</li> <li>• planted to love grass with scattered native gum trees. 2 small dams.</li> <li>• currently used to run sheep/cattle/horse. House under construction.</li> </ul>
<b>PROPOSED USE OF SITE</b>	<p>Include where applicable proposed building, nature of use, details of any demolition, etc. Please attach supporting documentation if insufficient space is available below.</p> <p>To be "subdivided" primarily for land valuation purposes, with option to sell one or two blocks off in the future.</p>
<b>COMPLIANCE WITH RELEVANT PLANNING CONTROLS</b>	<p>Narrandera Local Environmental Plan (LEP) 2013 - Is the proposed use permissible? Does it meet the objectives of the zone? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Narrandera Development Control Plan (DCP) 2013 - Is the proposed development consistent with requirements of the DCP? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the development does not strictly comply with the LEP and/or DCP, provide details and explain the merit for the proposed variation? Please attach supporting documentation if insufficient space is available below.</p>
<b>CONTEXT AND SETTING</b>	<p>Will the development:</p> <p>Be visually prominent in the surrounding area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Be in character with the surrounding area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Be consistent with Council's setback policies? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><i>Comments:</i></p>

ACCESS, TRAFFIC AND UTILITIES			
Is legal and practical access available to the development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Will the development increase local traffic movements or volumes? If yes, provide details below.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are additional access points to the road network required?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is vehicle manoeuvring and on-site parking addressed in the design?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are power, water, electricity, sewer and telecommunications services readily available to the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
<p>Comments:</p> <p>Local traffic would only increase upon sale of a block in future.                      3 additional access points onto road required, upon sale.                      Power, water, electricity, <del>sewer</del> to be provided prior to sale. Already at house site</p>			
ENVIRONMENTAL IMPACTS			
Is the development likely to result in any form of air pollution (eg: smoke, dust, odour, etc)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Does the development have the potential to result in any form of water pollution (eg: sediment run-off)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Will the development have any noise impacts above background noise levels (eg: swimming pool pumps)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Does the development cause erosion or sediment run-off (including during the construction period)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Is the development likely to disturb any aboriginal artefacts or relics?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
<p>Comments:</p>			
CONTAMINATION			
Does the site require a contamination report where it is known or suspected that the site is subject to contaminants?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
<p>Comments:</p>			
FLORA AND FAUNA IMPACTS			
Will the development result in the removal of any vegetation from the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Is the development likely to have any impact on threatened species or native habitat, including koala habitat?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
<p>Comments:</p>			

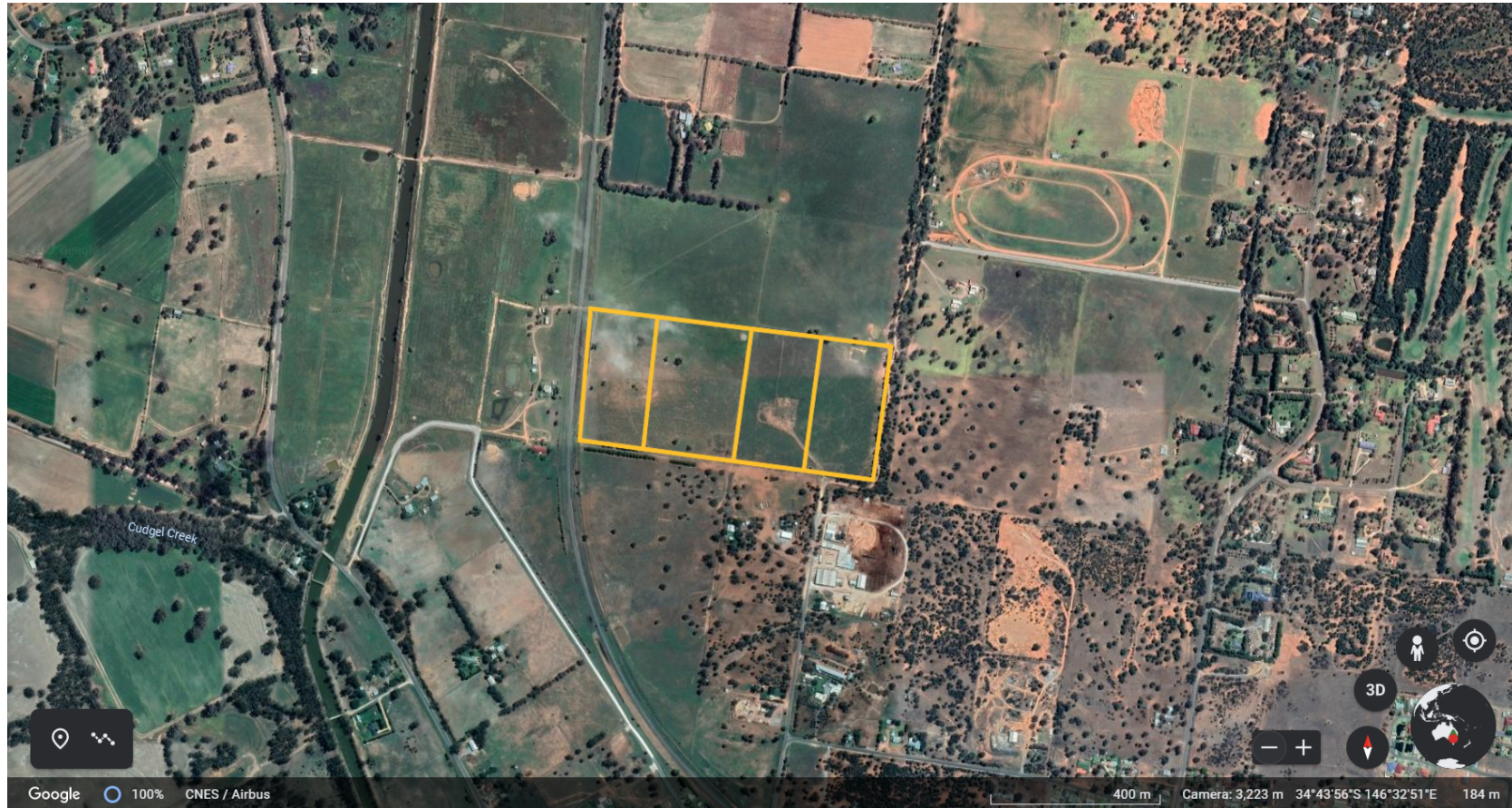


<b>NATURAL HAZARDS</b>		
Is the development site subject to any natural hazards?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Note: If the site is Bushfire Prone, the development will be integrated and referred to NSW Rural Fire Service for concurrence.		
<hr/>		
<b>STORMWATER DISPOSAL</b>		
How will stormwater (from roof and/or hard standing) be disposed of?		<input type="checkbox"/> Street drainage <input type="checkbox"/> Easement <input checked="" type="checkbox"/> Other
If other, please comment: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">N/A Rural holding.</div>		
<hr/>		
<b>SOCIAL AND ECONOMIC IMPACTS</b>		
Will the development have any economic consequences in the area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Will the development affect the amenity of surrounding residences or properties by overshadowing, loss of privacy or views, increased noise or vibration?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Comments:		
<hr/>		
<b>ADDITIONAL - BUSINESS AND INDUSTRIAL DEVELOPMENT ONLY</b>		
Describe the proposed business/activity:		
<hr/>		
Total number of staff		
Proposed days/hours of operation		
Number of car parking spaces		
What are the arrangements for transport, loading/unloading of goods? What is the expected frequency of delivery, size of vehicles, frequency of movement, etc?		
<hr/>		
List plant or machinery to be installed		
<hr/>		

List type and quantity of raw materials, finished products and waste materials
How will waste be disposed of
Identify any proposed hazardous materials or processes
Proposed advertising or signage
<p><b>I confirm that the above information is true and accurate to the best of my knowledge.</b></p> <p>Prepared by: <i>Aina Haines</i>                  (name)</p> <p>Date: <i>8/11/2021</i></p>



161 River St Narrandera. Approximate proposed subdivision. Lot sizes from Left to Right. 5Ha, 7.7Ha (Haines Residence under construction), 5Ha and 5Ha. All blocks to be accessed and have power and water provided from Hillview Road.



**From:** [REDACTED]  
**To:** [Council Emails](#)  
**Subject:** Development Proposal - 028-2021-2022 G & J Haines  
**Date:** Tuesday, 15 February 2022 9:32:30 AM

---

Dear Mr Cowan, Mayor and Narrandera Shire Councillors,

We write in reference to the above application for Development Consent as received via post on Wednesday 9<sup>th</sup> February 2022. It is with great concern that we voice our opposition to this proposed development.

As ourselves and our surrounding businesses unsuccessfully tried to inform Council in 2016 and again in 2017 with the proposed 12 lot Daly subdivision, we feel that the possible repercussions of having residential development surrounding existing industrial infrastructure and businesses to be highly inappropriate to this area.

We have conducted our small transport business here since purchasing our land in late 2015, and now feel that we are under threat from possible future potential noise and traffic complaints from new residents. I would hope that the Council has considered this potential implication to Grant's Sawmill as well, considering it is one of the town's biggest employers.

Even more concerning, is the certain extra traffic activity implications on the top end of River Street. Its existing state is already problematic with not only our transport configuration but Grants Sawmill's truck fleet entering and exiting their facility daily. A narrow bridge to the south of us also is a cause concern as in its current condition, it is not wide enough for a vehicle and a truck to safely pass.

I believe that Council has met with the owner of Grants Sawmill when the Daly Subdivision was approved, stating that an upgrade including widening of bridge and street were proposed to be in place before the subdivision went ahead. We have 4 blocks already up for sale behind us in the Daly subdivision, one currently under offer, yet no said upgrade has been undertaken to either River Street or the new laneway going in to the subdivision.

In 2016, I applied to your Road Safety Officer to have the existing school bus route to be extended to our gateway at 141 River Street for our 3 children as well as neighboring children, their reply was our request was "deemed not possible due to the heavy vehicles entering and exiting the driveway of the Mill" and "as the bus operator in not in support of this route extension, Council cannot support the request" yet now at the current date in 2022, the street remains in its current condition and we are still unable to re-apply.

In conclusion, it is clear that the population density and traffic movements in our area are increasing substantially. We would have never relocated our transport business from Coleambally to River Street in Narrandera in 2015 if we had known that this area was part of Council's Housing Plan. We sincerely hope that your future decisions on these matters from Council do not drive our family, our business and the neighboring businesses from your Shire.

In consideration of our well-founded concerns, myself and affected businesses of River Street, request to meet with Mr Cowan, the Mayor and any interested Councillors here on site at River Street before the submission closure date of 24<sup>th</sup> February to voice our concerns in person. If this could be arranged at your earliest convenience it would be very much appreciated. I would also respectfully request this development application be decided on by the full Council.

I can be contacted via return email at [REDACTED] or via mobile on [REDACTED].

Yours sincerely,

Mrs Maree Rainbird

*MJ & ML Rainbird*

[REDACTED]

**From:** [Redacted]  
**To:** [Council Emails](#); [Kschenka, Cr](#); [Lander, Cr](#); [Clarke, Cr](#); [Lewis, Cr](#); [Morris, Cr](#); [Payne, Cr](#); [Dawson, Cr](#); [Ruffles, Cr](#); [Lyons, Cr](#)  
**Cc:** [Redacted]  
**Subject:** RG Grant & Co Pty Ltd - Submission - Application for Development Consent by J & G Haines  
**Date:** Wednesday, 23 February 2022 4:52:06 PM  
**Attachments:** [image001.gif](#)  
[image002.jpg](#)  
[Submission to Council - RG Grant & Co Pty Ltd.pdf](#)

Dear Mayor Kschenka, General Manager and Councillors,  
**RE: HAINES APPLICATION FOR DEVELOPMENT CONSENT – 028-2021-2022**  
 I advise I act on behalf of RG Grant and Co Pty Ltd.  
 Please see the attached submission in relation to the abovementioned development. The originally signed letter and annexures will be hand delivered to the Council Chambers.

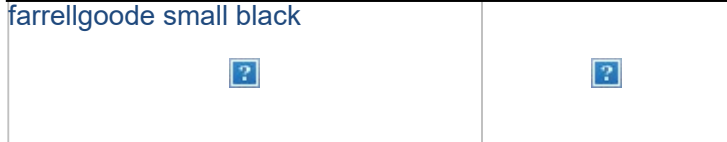
Regards

**Jason Goode LL.M TEP | Solicitor Director**

**Farrell Goode Pty Ltd | Solicitors Since 1896 | Temora - Narrandera - Cootamundra - West Wyalong - Ardlethan**

[Redacted signature block]

farrellgoode small black



**ATTENTION**

The information contained in this e-mail message and any attached files may be confidential information. If you are not the intended recipient, any use, disclosure or copying of this e-mail is unauthorised. If you have received this e-mail in error, please notify [Farrell Goode Pty Ltd](#) immediately by reply e-mail and delete the original.

**BEWARE OF SCAMMERS**

A sophisticated email scam is targeting law firms and their clients. We have been advised that scammers have intercepted emails with bank account details so they can substitute their own account number.

If you have received an email purporting to be from us with our bank account details for the transfer of funds, please confirm these details with us first by contacting the lawyer in charge of this matter by telephone before making any transfer or deposit of funds into our bank account. Otherwise, we accept no responsibility for any loss or damage arising from any electronic transfers or deposits made by you that are not received into our bank.

LEAP Email Reference [F:94f21dc4-58bb-4b86-80c1-a71ee5450965|M:927b661c-0f9e-49f1-bd21-b7ecc06f8823] (Please do not delete)



Your Ref: 028-2021-2022
Our Ref:
Contact: Jason Goode
Reply To: Narrandera Office

23 February 2022

Narrandera Shire Council
141-143 East Street
NARRANDERA NSW 2700

Dear Sir/Madam

RE: APPLICATION FOR DEVELOPMENT CONSENT – 028-2021-2022

I refer to the application for Development Consent regarding the subdivision of Lot 1 in Deposited Plan 1253267. I advise I act on behalf of RG Grant & Co Pty Ltd ('the Company').

The Company has significant concerns regarding the above development as outlined below.

The Company is the owner of 140 River Street, Narrandera NSW 2700 being Lot 1 in Deposited Plan 570225. The property borders the proposed development to the south east, with Saw Mill Road between the two boundaries. A diagram of the vicinity of the two lots is shown in Annexure 'A'. The Company operates a sawmilling business at the site, which has been in constant operation by the Company since purchasing the land in the 1980's. The Company purchased the land on the basis that an existing saw mill was operating from the site when it was purchased.

Pursuant to Regulation 5.16 of the Narrandera Local Environmental Plan 2013 ('the Regulation'), Council must take into consideration certain factors in determining whether to grant a development consent where there is a conflict between existing use and proposed development. Essentially, the main factors include:-

- 1. The existing use and approved uses of land in the vicinity of the development;
2. Whether or not the development is likely to have a significant impact on the land uses that, in the opinion of the consent authority, are likely to be preferred and the prominent land used in the vicinity of the development;
3. Whether or not the development is likely to be incompatible with a use referred to (either subdivision of land proposed to be used for the purposes of a dwelling, or erection of a dwelling); and
4. Any measures proposed by the applicant to avoid or minimise any incompatibility referred to in point 3.

Farrell Goode Pty Ltd – Incorporating Matthews & Dangar – ABN 94 113 143 310
Solicitors and Conveyancers Since 1896

[Redacted signature area]



In essence, the Regulation is applicable in this instance given that the Company uses the current land for the purpose of conducting an industrial sawmilling business. The neighbouring development is of a different nature (the existing being industry, the proposed being residential). The extent of the opposing land uses close in proximity makes it conflicting.

In relation to point 1 and 2 above, the land was selected by the Company for the fact that a pre-existing saw mill was in operation at the site. The land tailored itself to the operation of a saw mill on the basis that it is away from any residential areas. In addition, the saw mill is within the vicinity of the Narrandera West Industrial Estate, encapsulating River Street. Thus, the predominant land used in the vicinity of the development application is industrial use.

The subdivision for residential lots can be considered to have a significant impact on the preferred land use in this area (that being industry). This is of note when considering the amenity of the area, air pollution from dust and any debris as a result of the industrial use of the land. Records of wind direction from February 1968 to August 2021 at the Narrandera Airport provides that winds from a southerly and south eastern direction are common. In addition, the relative wind strength from the south and south east is most commonly within the higher wind speed categories. Annexure 'B' provides a summary of wind direction and speeds since 1968.

While the Company at all times operates the business within EPA guidelines, fine timber dust and particles can often be carried away by wind. Nonetheless, as the saw mill operates within an area of Narrandera which is predominately used for industrial businesses, such amenity is likely to be expected which is not conducive to residential living.

Such amenity of the planned development is also to be considered under point 3. Residential living entwined in close proximity to industry results in the conflicting proposed development to be incompatible with the current land uses within the area.

In relation to point 4, the applicant, in applying for development within an area predominantly used for industrial purposes would be unable to take such measures to avoid incompatibility between the two competing land uses. In the event the proposed development proceeds, one option that has been available to Councils previously to lower incompatibility issues is to create a buffer zone surrounding the current operating business.

In this instance, a buffer zone could be established surrounding the saw mill to ensure the compatibility between the current industrial business and residential living is met. A buffer zone previously seen that would assist with this conflict has been 300m from the boundary of the Company's lot. Such buffer would ensure that dust, debris and noise is not a hindrance on both the current operation of the saw mill and the proposed development.

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On analysis of each of the points above, the conflict between the existing industrial use of the land owned by the Company and the new development is substantial given the close proximity.

In addition to Regulation 5.16, Council must also consider the economic proposition of the development.

The Company employs 85 people, of which approximately 45-50 are employed at the Narrandera site. The Directors and shareholders of the Company are local to Narrandera, who economically contribute greatly to the community through donations to local events and purchasing of goods from small businesses. Based on the current demand and timber shortage nationwide, the Company has increased and plans to continue to increase the output of timber products from the Narrandera saw mill. The business operates during ordinary industry business hours which are not conducive to residential living. In addition, there are truck movements from the business site commencing at 5:00am which often do not return until 9:00pm to 10:00pm of an evening, reiterating that the business operations within the area do not support residential living.

The site has numerous heavy articulated truck deliveries weekly. There is approximately 24 truck movements per day, consisting of 12 inward and 12 outward movements. The access road (River Street) proposed for the development is gazetted as a road train route and is in ordinary to poor quality. The saw mill entrances are off River Street, which does not provide adequate overtaking lanes especially for an increase in domestic vehicles with heavy articulated trucks.

It is strongly recommended that Council consider this submission in determining whether the proposed application is suitable given the current land uses in the area. Should Council determine that the proposed development is to proceed, Council is to consider options to reduce the conflicting nature of the existing land uses and the proposed development (including but not limited to an applicable buffer zone).

Should Council have any questions in relation to this submission, please do not hesitate to contact our office or the Directors of R G Grant & Co Pty Ltd on [REDACTED]

Yours faithfully  
**Farrell Goode Pty Ltd**

Jason Goode  
Solicitor  
[REDACTED]  
[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Annexure 'A'



Some times selected, refer to attached note for details

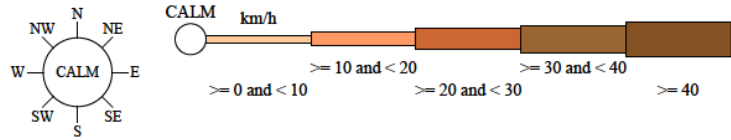
**ARRANDERA AIRPORT AWS**

No: 074148 • Opened Jan 1967 • Still Open • Latitude: -34.705° • Longitude: 146.514° • Elevation 145m

asterisk (\*) indicates that calm is less than 0.5%.

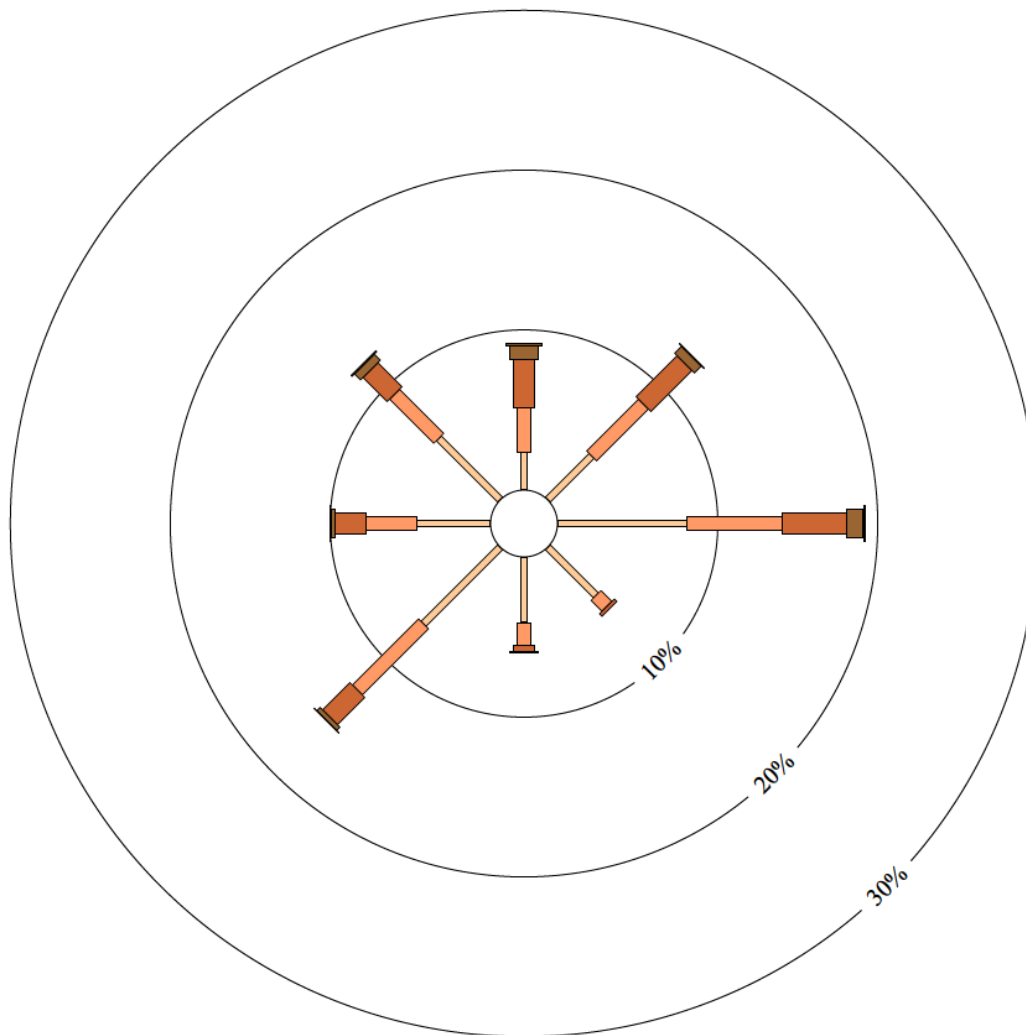
For important info about this analysis is available in the accompanying notes.

**Annexure 'B'**



9 am  
9855 Total Observations

Calm 10%





Mr Shane Wilson  
Deputy General Manager – Infrastructure  
Narrandera Shire Council  
141 East Street  
Narrandera NSW 2700

19 August 2022

Dear Mr Wilson

**Development Application DA-028-2021-2022, four lot Torrens title subdivision of 161 River Street, Narrandera Lot 1 DP 1253267 for J & G Haines (PAN- 176170)**

On behalf of the applicants and landowners, Jason and Gina Haines, I wish to provide additional information to support the development application for the four lot Torrens title subdivision of 161 River Street, Narrandera (Lot 1 DP 1253267, the subject site).

Jason and Gina have been advised by Council that concerns have been raised regarding compatibility and potential land use conflicts from existing surrounding landuses. Specifically, the concerns are in regards to potential impacts on future dwellings on the proposed lots in regards to dust and noise from the nearby sawmill, and traffic and road safety, summarised as follows:

- Potential for conflict (dust, noise and operating hours) between existing industrial uses (the Sawmill located at the corner of River Street and Sawmill Road (Lot 1 DP 570225), and the need for a buffer zone between residential properties and industrial activities.
- Road safety on River Street and Sawmill roads as a result of the potential increased traffic.

We wish to provide the following information to address and alleviate the concerns regarding these potential conflicts. In addition to this submission, a Noise & Air Quality Assessment has been undertaken by SoundIn air quality and acoustic consultants (attached). The findings and recommendations of this assessment are discussed below.

---

J & G Haines  
161 River Street  
Narrandera NSW 2700  
Page 1 of 9

### Proposed Development

As outlined in the Statement of Environmental Effects and accompanying information supplied with the application, the proposal seeks consent for the four lot Torrens title subdivision of 161 River Street, Narrandera (Lot 1 DP 1253267, the subject site). Proposed lots 1, 3 & 4 are proposed to be 5 ha in area, and Lot 2 is 7.7ha in area. Likely future uses of these proposed allotments would be for residential dwellings and ancillary permitted uses.

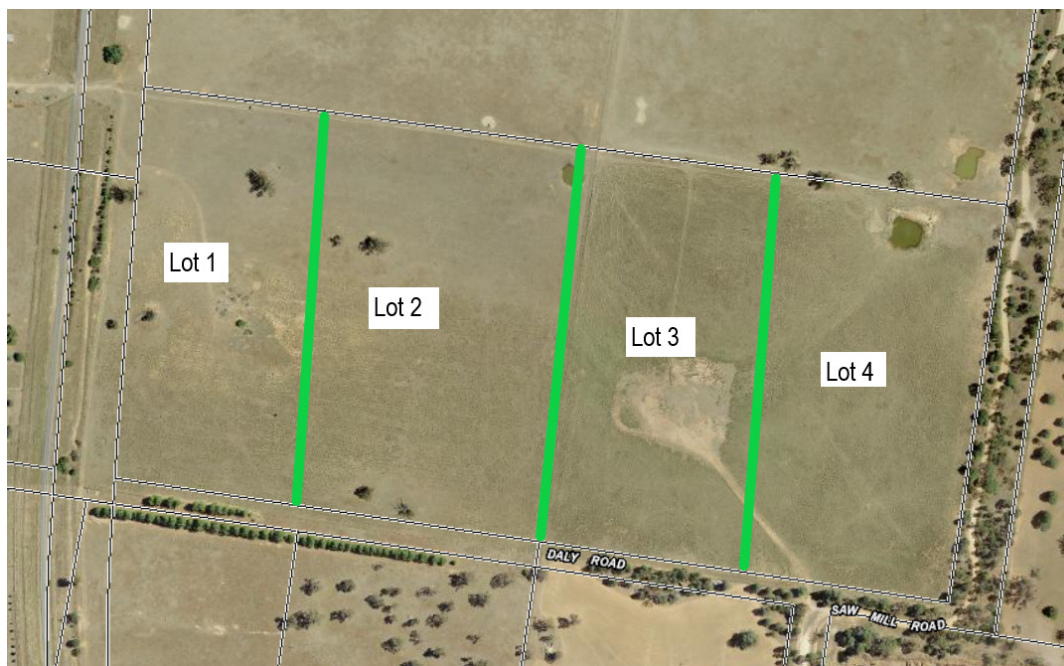


Figure 1 Proposed subdivision pattern.

### The Site and Locality

The subject site is located north-west of Narrandera’s commercial centre, at the intersection of River Street, Daly and Saw Mill Roads, less than a 3 km drive to the commercial centre. The setting of the locality is primarily semi-rural, rural residential and a timber processing industry is located across from the site on land zoned *RU5 Village*. Land to the south of the site on Daly Road is under development for the creation of a number village zoned allotments for future residential uses.

The subject site has an area of approximately 22 hectares, is zoned *R5 Large Lot Residential*, and existing development includes the recently constructed Haines family home (located on proposed Lot 2). Access to the site is presently gained from Daly Road, via River Street.



Figure 2: Locality map.

### Land Use Zoning

The subject site is zoned *R5 Large Lot Residential* and is at the zone interface with adjoining lands to the south zoned *RU5 Village*, and some adjacent lots zoned *C4 (former E4) Environmental Living*.

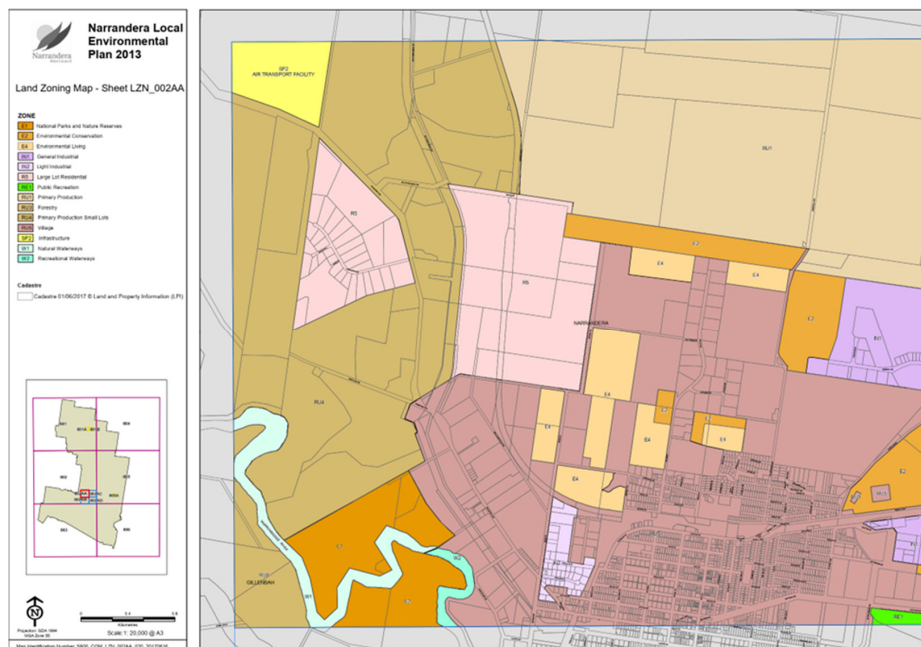


Figure 3: Narrandera Local Environmental Plan 2013 zoning map.

J & G Haines  
 161 River Street  
 Narrandera NSW 2700  
 Page 3 of 9

The objectives and permitted and prohibited uses of Zone R5 as per the *Narrandera Local Environmental Plan 2013* specify:

### **Zone R5 Large Lot Residential**

#### **1 Objectives of zone**

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for a nature and scale of extensive agriculture that is compatible with residential use and the amenity of the locality.*

#### **2 Permitted without consent**

*Environmental protection works; Home-based child care; Home occupations; Roads*

#### **3 Permitted with consent**

*Bed and breakfast accommodation; Building identification signs; Business identification signs; Dual occupancies; Dwelling houses; Extensive agriculture; Group homes; Home industries; Kiosks; Oyster aquaculture; Pond-based aquaculture; Roadside stalls; Secondary dwellings; Tank-based aquaculture; 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; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Car parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Electricity generating works; Entertainment facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies*

#### **Minimum Lot Sizes**

The subject site is in area AA with a minimum allowable lot sizes of 5ha. Proposed Lots 1, 3 & 4 are proposed to be 5 ha in area, and Lot 2 is 7.7 ha in approximate area, and all proposed lots meet or exceed the minimum allowable lot area.

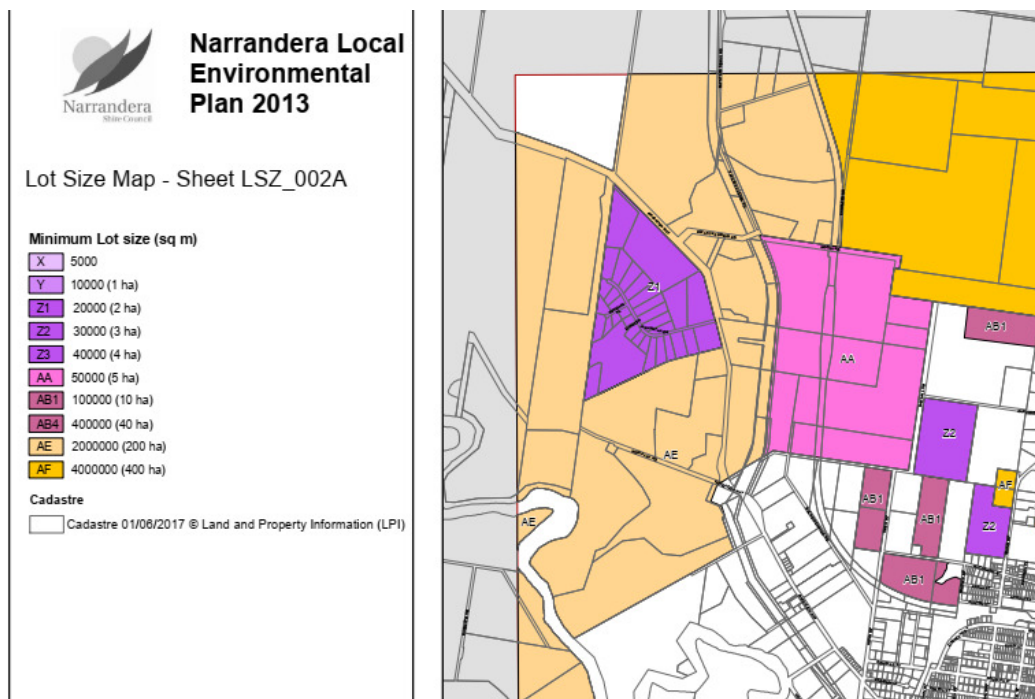


Figure 4: Narrandera Local Environmental Plan 2013 lot size map.

### Assessment of Potential Issues

It is noted that an operational sawmill is located opposite of the subject site at the corner of River Street and Sawmill Road (Lot 1 DP 570225). The applicants have been advised that concerns have been raised in regards to the potential for impacts on future residences at the subject site from dust, noise and operating hours of the sawmill. Council is required to consider compatibility and assess the potential for land use conflict on a development from existing surrounding land uses in its assessment of any development application, and in particular Clause 5.16 of the *Narrandera Local Environmental Plan 2013*. As such an assessment of clause 5.16 has been undertaken as follows:

***Narrandera Local Environmental Plan 2013, Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones***

*(1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or conservation zones concerned (particularly between residential land uses and other rural land uses). This clause applies to land in the following zones—*

- (a) Zone RU1 Primary Production,*
- (b) Zone RU2 Rural Landscape,*
- (c) Zone RU3 Forestry,*
- (d) Zone RU4 Primary Production Small Lots,*
- (e) Zone RU6 Transition,*
- (f) Zone R5 Large Lot Residential*

**Comment:** The proposed development seeks consent for the subdivision of R5 zoned land to create four separate allotments to be used for future residential purposes.



A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—

(a) subdivision of land proposed to be used for the purposes of a dwelling

**Comment:**The proposed development is subdivision of land to create lots for the future purposes of dwellings. It is noted that proposed Lot 2 has an existing dwelling recently constructed at the site (Haines family home).

(4) The following matters are to be taken into account—

(a) the existing uses and approved uses of land in the vicinity of the development

**Comment:** The subject site is zoned R5 Large Lot Residential, and land to the north and west is also zoned R5. Land to the east and a portion at the south is zoned C4 (former E4) Environmental Living, and remainder of land south of the site is zoned RU5 Village. Majority of the land to the north, east and south in the vicinity of the subject site is vacant land used for cattle and horse grazing, bushland, and some rural residential dwellings. Grants Sawmill, an operational sawmill is located opposite of the subject site at the corner of River Street and Sawmill Road (Lot 1 DP 570225). It is noted that this sawmill has operated from this site for many decades. The approved uses, current zoning and undeveloped land and will likely see the area transition to a village and rural residential area over time.

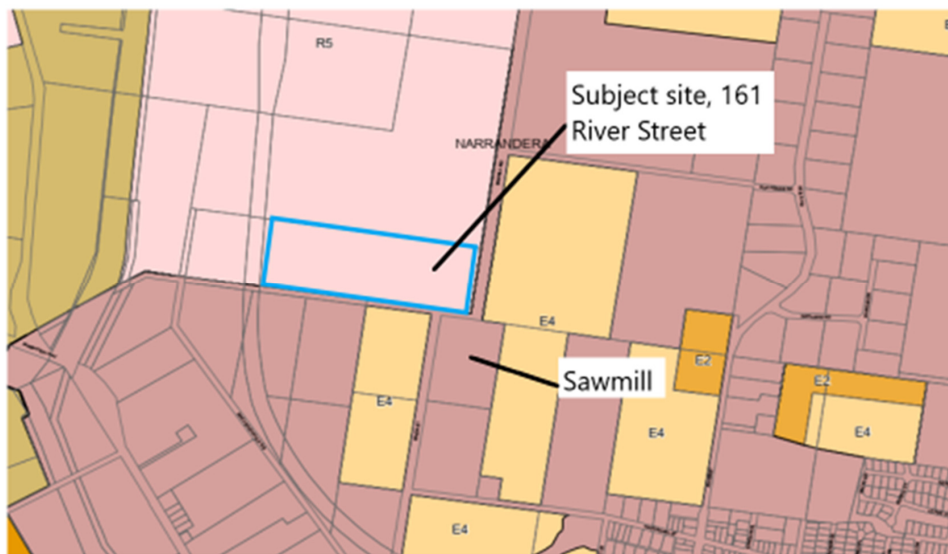


Figure 5: Zoning map inset & subject site identified.

(b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development

**Comment:** The land use zoning of the subject site of which was allocated by the Narrandera LEP in 2013, indicate that the preferred and predominant land uses of the development site is residential uses (large lot residential / “lifestyle” lots). The creation of allotments which meet the minimum lot size would allow the construction of a dwelling (subject to approval), and achievement of the zone objectives. The proposed lots are large in area (5ha+ each), which will allow development of a dwelling

and other compatible R5 uses, including dwellings, small-scale extensive agriculture and home industries.

Adjoining land zoned RU5 village, allows a range of permitted and compatible uses such as services and facilities that are supportive of a rural village, including dwellings.

The proposed subdivision is considered to promote the zone objectives and preferred land uses of the site and surrounding land.

*(c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b)*

**Comment:** The future uses of the proposed lots are likely to be compatible with the existing and permitted uses of surrounding R5, RU5 and C4 zoned land. In regards to the established sawmill, in general residential dwellings in close proximity to an operational industry may face conflicts which cause the uses to be incompatible or experience a low level of amenity and residential enjoyment. In the case of a sawmill, there is a known potential for conflict and in this instance, those issues of compatibility are hours of operation, dust, odour and noise emissions.

The applicants have engaged an air quality and acoustic consultant to conduct a Noise & Air Quality Assessment at the site to assess the existing noise environment conditions and determine whether the existing levels are acceptable for residential uses in accordance with the *Noise Policy for Industry* (EPA, 2017).

#### **Hours of Operation**

In terms of hours of operation, the sawmill typically operates between approximately 7:00am to 4:30pm Monday to Friday, with occasional receipt and loading out of material occurs outside these times. These hours and days of operation are not considered to be incompatible with acceptable residential amenity and are considered to be daytime hours.

#### **Noise**

In terms of noise, the results of the noise assessment found that operational noise levels from the sawmill are close to or in excess of the daytime project noise trigger level at measurement taken at the southern boundary of the subject site adjacent to the sawmill. At a distance of 100m from this boundary, operational noise levels from the sawmill are well below the daytime noise trigger level of 53 dBA and are also below the evening noise trigger level of 48 dBA. As such a 100m building envelope / separation distance buffer is proposed to be applied on Proposed Lot 3 and Lot 4.

#### **Dust & Odour**

During the site assessment small plumes of dust were indicated to occasionally be observed, however reportedly remained local to their source of activities and did not leave the boundary of the sawmill. The site assessment indicates that at the southern boundary faint odours of pine/conifer and saw dust was detected. The assessment indicates that prevailing wind conditions recorded in the area are favourable to directing dust and odour away from the development site.

The assessment concludes that provided that a 100m buffer preventing habitable buildings is implemented, it is unlikely that future residential receivers within the proposal site would be subject to nuisance dust or odour impacts due to the operation of the Sawmill.

*(d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c)*

Based on the assessments and recommendations of the report, the proposed 100 metre buffer for Lots 3 and 4 is sufficient to mitigate potential noise and air quality impacts on the subject site from the sawmill. It is requested that Council consider in approving the application, the imposition of a condition of approval to develop a restriction by way of 88B of the *Conveyancing Act 1919* on proposed Lot 3 and Lot 4 to implement a building envelope of 100m from the southern boundary.

The report highlights that at the time of dwelling siting, design and construction, home builders can opt to include additional measures in the home design to further protect residential amenity such as implementing AS/NZS 2107:2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors*, double glazing of windows, vegetative buffers and landscaping.

The report concludes that the operation of the sawmill is unlikely to adversely impact the acoustic amenity of future residential receivers within the subject site, subject to the implementation of the proposed noise buffer.

Council can be confident in its assessment of Clause 5.16 that the proposal is unlikely to cause conflict between the existing sawmill and proposed future residential development of the proposed allotments.

#### **Roads and Traffic**

The issue of road safety on River Street and Sawmill Roads as a result of the potential in increased traffic from the subdivision and subsequent additional dwellings has been raised. It is noted that the subdivision is for 4 allotments which would likely have one primary dwelling house located on each. Noting proposed lot 2 has an existing dwelling, it is likely that 3 additional dwellings would access Daly Road and travel via River Street to their destination and return journey. It is unlikely that vehicles would frequently travel along Sawmill Road as it is not the most direct route to Narrandera's core centre.

Using the former RTA (now *TfNSW Guide to Traffic Generating Developments*) for residential traffic generation, each standard dwelling is estimated to generate 9 daily vehicle movements. Based on three likely additional dwellings, this is estimated at 27 additional vehicle movements a day. The current condition of Daly Road and River Street are adequate to cater for this small increase in passenger sized vehicles. The small increase in traffic as a result from the proposal would not warrant upgrading the portion of River Street, Daly Road or Sawmill Road.

The site is considered suitable for the subdivision development and future residential uses for the following reasons:

- The development will not detrimentally impact on the locality, nor will existing nearby land uses impact on future residents.
- The proposal complies with the aims, objectives and development standards prescribed in the *Narrandera Local Environmental Plan 2013*.
- The zoning of the land as *R5 Large Lot Residential* indicates that the site is suitable for future uses for residential purposes.
- The development would not cause unreasonable amounts of traffic generation.

- The site is clear of any identified areas of terrestrial biodiversity. Some areas are identified along the road side of Daly Road, River Street and Sawmill Road which will remain unaffected by the development.
- The site is relatively unconstrained, is not identified on the NLEP2013 maps as within the flood liable area, subject to salinity, groundwater vulnerable, nor near an identified watercourse or wetland, nor is it identified as bushfire prone land as per the NSW Rural Fire Service mapping.
- The proposal is supportive of the themes and priorities as specified in the *Narrandera Local Strategic Planning Statement 2020: Priority 1 Diverse housing options. Direction 25: Build Housing Capacity to meet demand. Direction 26: Provide greater housing choice.*
- The site is an attractive location, appealing to regional living.

The proposed development is for the subdivision of land for future residential purposes. This development application seeks consent under Part 4 of the *EP&A Act 1979* for the subdivision of land and the proposal satisfies the intent and requirements of the relevant legislation including Council's Local Environmental Plan. The application has merit and warrants a favourable determination by way of approval. The assessment of the existing noise and air quality conditions at the site and recommended measures to mitigate impacts demonstrate that the proposal is satisfactory and can be approved by Council with confidence. The applicants welcome the imposition of a condition of approval requiring a restriction on proposed Lot 3 and Lot 4 to implement a building envelope of 100m from the southern boundary. This buffer measure, in addition to future dwelling design measures and landscaping of the properties would ensure that the site can achieve a suitable level of residential amenity to allow the sawmill and future dwellings to coexist harmoniously.

If you would like to discuss this further, please don't hesitate to contact the applicants, Jason and Gina Haines, or myself on 0438 422 768 or [linden@miaplan.com.au](mailto:linden@miaplan.com.au).

Kind regards,



Linden Favero  
Town Planner  
MiaPlan  
Urban & Regional Planning

**Attachment:**

Noise & Air Quality Assessment



## 161 RIVER STREET, NARRANDERA

### NOISE & AIR QUALITY ASSESSMENT

**REPORT NO. 17147**

**VERSION 1.1**

AUGUST 2022

#### **PREPARED FOR**

JASON & GINA HAINES  
161 RIVER STREET  
NARRANDERA NSW 2700

161 RIVER STREET, NARRANDERA  
NOISE & AIR QUALITY ASSESSMENT

REPORT NO. 17147 VERSION 1.1

## DOCUMENT CONTROL

Version	Notes	Status	Date	Prepared	Reviewed	Approved
0.1	-	Draft	20/07/2022	NH		NH
1.0	Client feedback	Final	04/08/2022	NH		NH
1.1	Client feedback	Final	16/08/2022	NH		NH



161 RIVER STREET, NARRANDERA  
NOISE & AIR QUALITY ASSESSMENT

REPORT NO. 17147 VERSION 1.1

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## GLOSSARY OF ACOUSTIC TERMS

Most environments are affected by environmental noise which continuously varies. To describe the overall noise environment, a number of noise descriptors have been developed and these involve statistical and other analysis of the varying noise over sampling periods, typically taken as 15 minutes. The most common of these noise descriptors are defined below.

- $L_{Amax}$  The maximum noise level over a sample period is the maximum level, measured on fast response, during the sample period.
- $L_{A1}$  The  $L_{A1}$  level is the noise level which is exceeded for 1% of the sample period. During the sample period, the noise level is below the  $L_{A1}$  level for 99% of the time.
- $L_{A10}$  The  $L_{A10}$  level is the noise level which is exceeded for 10% of the sample period. During the sample period, the noise level is below the  $L_{A10}$  level for 90% of the time.
- $L_{A90}$  The  $L_{A90}$  level is the noise level which is exceeded for 90% of the sample period. During the sample period, the noise level is below the  $L_{A90}$  level for 10% of the time. This measure is commonly referred to as the background noise level.
- $L_{Aeq}$  The equivalent continuous sound level ( $L_{Aeq}$ ) is the energy average of the varying noise over the sample period and is equivalent to the level of a constant noise which contains the same energy as the varying noise environment. This descriptor is a common measure of environmental noise.
- ABL The Assessment Background Level is the single figure background level representing each assessment period (daytime, evening and night time) for each day.
- RBL The Rating Background Level for each period is the median value of the ABL values for the period over all of the days measured. There is therefore an RBL value for each period – daytime, evening and night time.



# 1 INTRODUCTION

SoundIN Pty Ltd (SoundIN) has been engaged to undertake a noise and air quality assessment for a proposed sub-division of a parcel of land (the Proposal) at 161 River Street, Narrandera (the Site). The locality of the Proposal is shown in **Figure 1-1**.

## 1.1 Purpose of this Report

Narrandera Shire Council (Council) has raised concerns with potential noise and air quality (odour and dust) impacts on future residential lots within the Site from the operation of Grant's Sawmill (the Sawmill) which is located immediately to the south of the Site.

This report presents an assessment of potential noise and air quality impacts associated with the operation of the Sawmill on the future residential uses on the Site.

## 1.2 Proposal Description

It is proposed to sub-divide the Site, formally known as Lot 1 DP 1253267, into four lots. An existing dwelling would occupy the second lot from the western boundary (Lot 2), with the remaining three lots intended for future residential (large lot rural) use.

To reduce the likelihood of noise and dust impacts on future residents, a 100-metre buffer from the southern boundary of the Site is proposed for Lots 3 and 4, within which habitable buildings could not be constructed without a detailed acoustic assessment. The buffer is not proposed to apply to Lots 1 and 2 due to the greater separation distances of these lots to the Sawmill.

The proposed sub-division of the site and the noise buffer are shown in **Figure 1-2**.

**Figure 1-1 Proposal Locality**

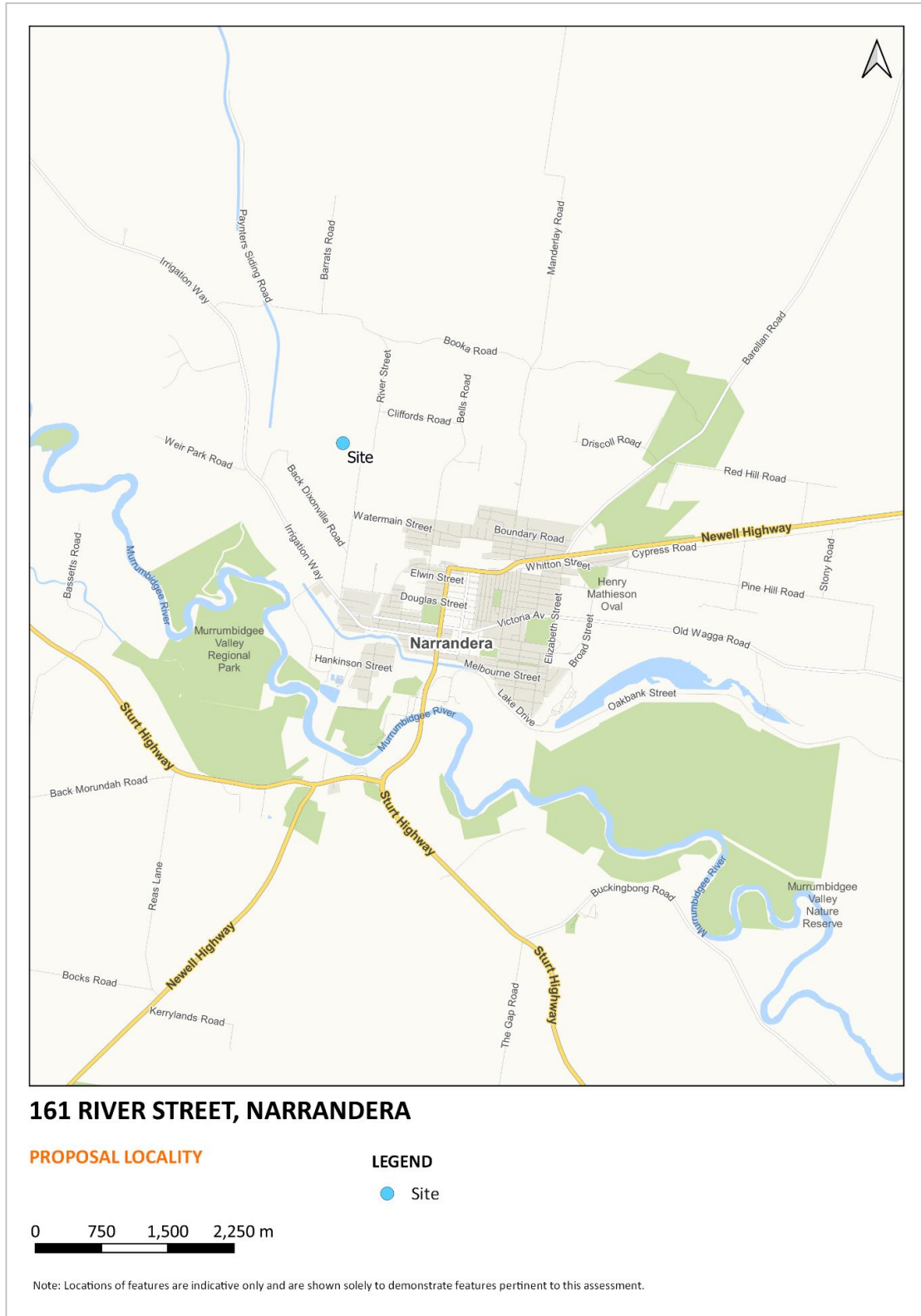
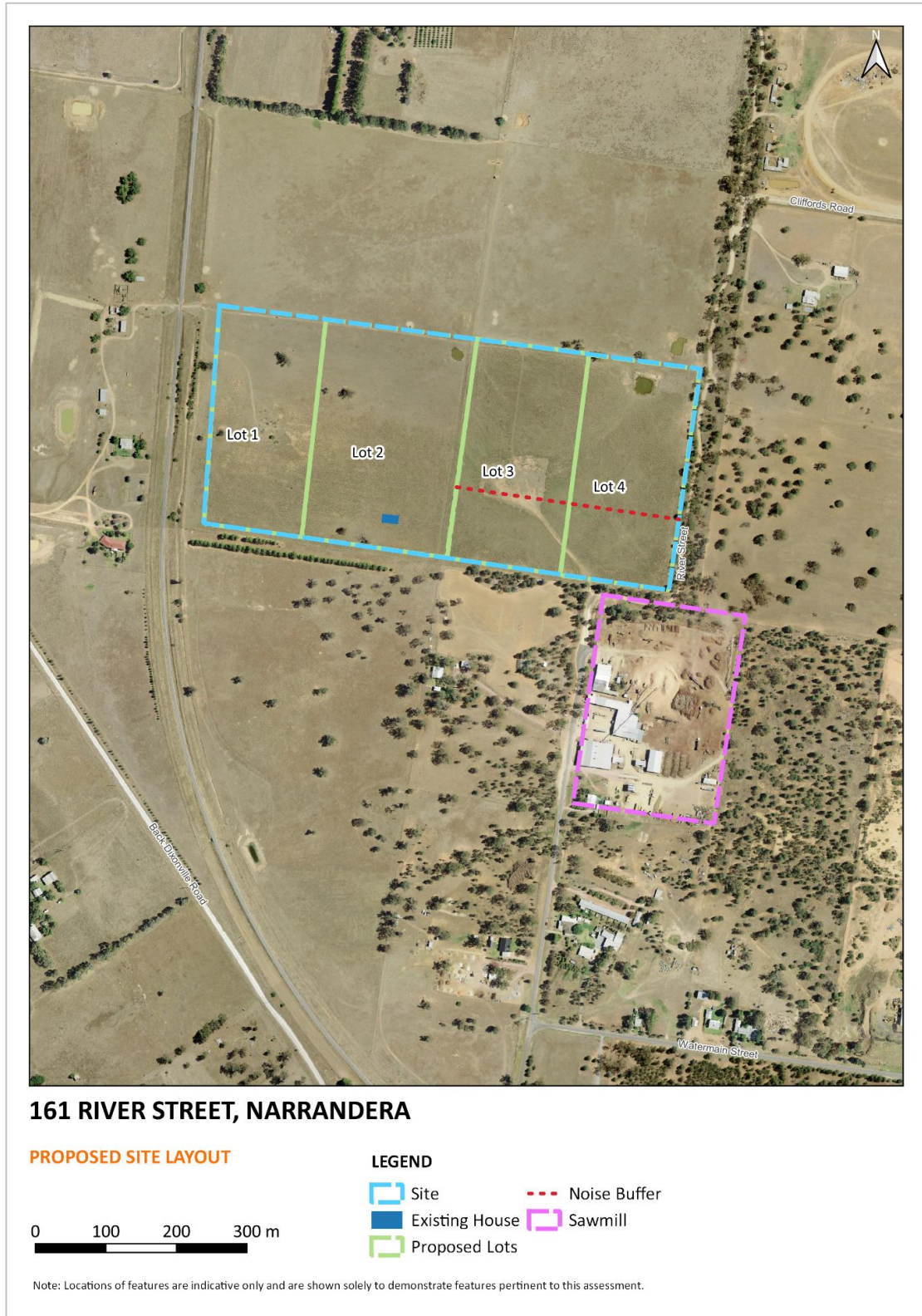


Figure 1-2 Proposed Site Layout



## 2 NOISE ASSESSMENT

The following section presents an assessment of potential noise impacts associated with the operation of the Sawmill on future residential receivers associated with the Proposal.

### 2.1 Noise Criteria

The *Noise Policy for Industry* (NPfI) (EPA, 2017) provides a framework for assessing environmental noise impacts from industrial premises and industrial development proposals in New South Wales.

The NPfI recommends the development of project noise trigger levels, which provide a benchmark for assessing a proposal or site. The project noise trigger levels should not be interpreted as mandatory noise criteria but, rather, as noise levels that, if exceeded, would indicate a potential noise impact on the community.

The project noise trigger level is the lower value of the project intrusiveness noise level and the project amenity noise level. The project intrusiveness noise level assesses the likelihood of noise being intrusive above the ambient noise level and is applied to residential receivers only. The project amenity noise level ensures the total industrial noise from all sources in the area does not rise above a maximum acceptable level.

The NPfI stipulates that project noise trigger levels are determined for the daytime (7am – 6pm), evening (6pm – 10pm) and night time (10pm – 7am) periods, as relevant. The determined trigger levels typically apply at the most affected point on or within the receiver property boundary.

Although the primary focus of the NPfI is to provide an assessment framework for noise generating activities, it also provides the following guidance for new land uses potentially affected by existing industrial noise sources:

*“The impact of noise from an existing industry on a proposed new residential area should be made using the recommended amenity noise level for the residential land use, not the project intrusiveness noise level. Where impacts exceed the amenity noise level, consideration should be given to how these impacts can be avoided or mitigated, such as modifying the location of the proposed residential development, placing screening land uses in-between the proposed residences and existing industry, or ensuring residences are built in a manner that provides acceptable indoor noise amenity.”*

In accordance with this guidance, the recommended amenity noise levels for residential receivers will be used to assess the suitability of the Site for the proposed sub-division. The recommended amenity noise levels for residential land uses are presented in **Table 2-1**.

**Table 2-1 Recommended Amenity Noise Levels, Residential Land Uses**

Receiver	Noise amenity area	Time of day <sup>1</sup>	Recommended amenity noise level – L <sub>Aeq,period</sub> (dBA)
Residential	Rural	Day	50
		Evening	45
		Night	40
	Suburban	Day	55
		Evening	45
		Night	40
	Urban	Day	60
		Evening	50
		Night	45

1. Day – 7am – 6pm; Evening = 6pm – 10pm; Night = 10pm – 7am.

The Site is in a “rural” noise amenity area. Therefore, the recommended amenity noise levels for rural residential receiver are to be adopted in this assessment.

It should be noted that the recommended amenity noise levels are expressed as L<sub>Aeq,period</sub> noise levels. These values represent the L<sub>Aeq</sub> noise levels over periods of eleven, four and nine hours during the day, evening and night time assessment periods, respectively.

It is typically impractical to conduct attended noise measurements over such long time periods, with a 15-minute measurement period being the accepted standard for measuring industrial noise. Accordingly, the NPfI suggests that L<sub>Aeq,period</sub> noise levels may be converted to equivalent L<sub>Aeq,15min</sub> noise levels by adding 3 dBA to the L<sub>Aeq,period</sub> noise level. Based on this guidance, the project noise trigger levels for the Proposal are presented in **Table 2-2**.

**Table 2-2 Project Noise Trigger Levels**

Receiver	Time of day <sup>1</sup>	Recommended amenity noise level – L <sub>Aeq,period</sub> (dBA)	Project noise trigger level – L <sub>Aeq,15min</sub> (dBA)
Proposal Site	Day	50	53
	Evening	45	48
	Night	40	43

1. Day – 7am – 6pm; Evening = 6pm – 10pm; Night = 10pm – 7am.



## 2.2 Sawmill Noise Sources

The Sawmill receives cypress logs, transported via truck, and processes the logs into various timber products including structural timber, cladding, flooring and decking and landscaping products such as mulch, sawdust and chips.

Noise sources associated with the Sawmill comprise the various fixed machinery used to produce finished products and mobile plant such as front end loaders and trucks used to handle incoming and outgoing materials and to move materials around the Sawmill site.

Based on observations from our site visit and advice from the client, timber processing activities at the Sawmill typically occur between approximately 7.00am and 4:30pm, Monday to Friday. Some receipt and loading out of material occasionally occurs outside these times.

## 2.3 Assessment of Potential Noise Impacts

To assess potential noise impacts from the operation of the Sawmill on future residential receivers on the Site, a series of attended noise measurements on the Site were conducted on 28 and 29 June 2022. The noise measurement locations are shown in **Figure 2-1**.

Attended noise measurements were undertaken using an NTi XL2-TA Sound Level Meter (SLM). This SLM conforms to IEC 61672-1:2013 *Electroacoustics - Sound level meters - Part 1: Specifications* as a Class 1 instrument. The calibration was checked before and after the measurements and no significant drift was observed.

The measurements were conducted over periods of approximately 15 minutes. During the measurements, observations were made of the ambient noise environment and the dominant noise sources. The measurement results are presented in **Table 2-3**.

The results in **Table 2-3** indicate that operational noise levels from the Sawmill are close to or in excess of the daytime project noise trigger level of 53 dBA at measurement locations near the southern boundary of the Site (locations M1, M2 and M3). At locations further away from the boundary, namely locations M4 and M5, operational noise levels from the Sawmill are well below the daytime noise trigger level of 53 dBA and are also below the evening noise trigger level of 48 dBA.

The measurements at location M1 indicate that operational noise levels from the Sawmill are generally consistent between the two measurement days, noting that a difference of 2 dBA is not noticeable to most people.

Noting that measurement locations M4 and M5 are located closer to the Sawmill than the proposed 100m noise buffer, noise levels outside the buffer zone would be further below those measured at locations M4 and M5. On this basis, noise levels from the Sawmill at future dwellings constructed outside the buffer zone are expected to comply with the trigger levels in the daytime and evening.

It is noted that the measured noise levels at locations M4 and M5 exceed the night time noise trigger level of 43 dBA. It is understood that significant Sawmill operations during the night time are unlikely but could occur from time to time.

In accordance with the guidance in the NPfI, where amenity noise levels cannot be achieved, residences should be “...built in a manner that provides acceptable indoor noise amenity.” Acceptable indoor noise levels are recommended in AS/NZS 2107:2016 *Acoustics – Recommended design sound levels and reverberation times for building interiors*. For residential buildings in rural areas, AS/NZS 2107:2016 recommends noise levels of 25 to 30 dBA in sleeping areas during the night time.

Outdoor to indoor noise attenuation for a modern home, with windows closed, would typically be at least 20 dBA. That is, for an external noise level of 45 dBA, such as that measured at M4, the corresponding indoor noise level would rarely exceed 25 dBA.

Noting that Narrandera experiences relatively cold weather in winter, it is likely that dwellings constructed on the Site would feature double-glazed windows. In this case, outdoor noise levels would typically be attenuated by at least 25 dBA and internal noise levels within sleeping areas on the edge of the buffer would be approximately 20 dBA.

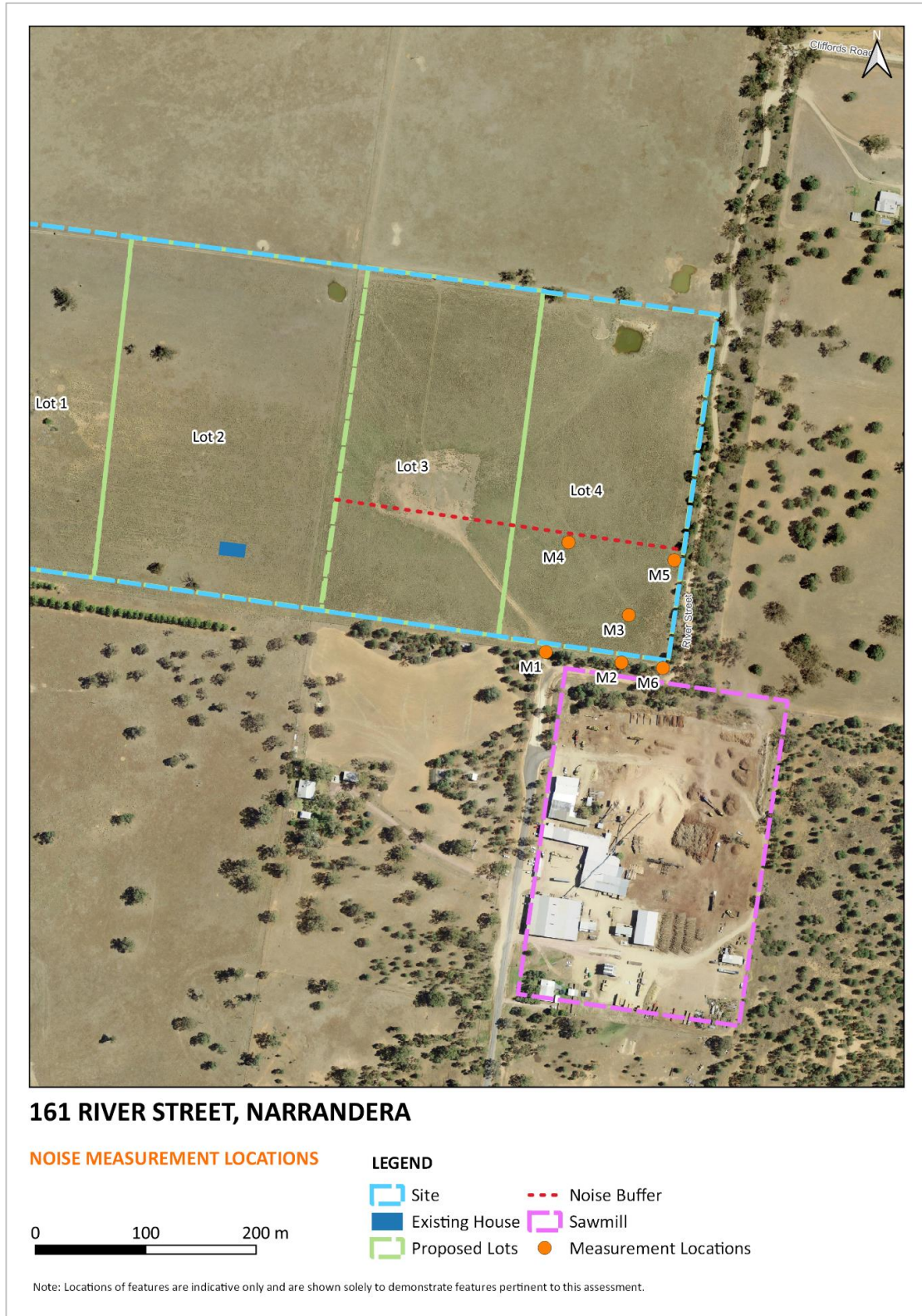
It is therefore considered that, based on the guidance provided by the NPfI, the operation of the Sawmill is unlikely to adversely impact the acoustic amenity of future residential receivers within the Proposal Site, subject to the implementation of the proposed noise buffer.

**Table 2-3 Attended Noise Measurements**

Date	Time	Location	Weather Observations	Sawmill Noise	
				L <sub>Aeq,15min</sub> Level (dBA)	Comments
28/06/2022	2.15pm	M1	Clear skies. Calm winds.	50	Milling machinery is dominant source. Truck and front end loaders audible.
28/06/2022	2.30pm	M2		54	
28/06/2022	2.45pm	M3		51	
29/06/2022	7.50am	M4	Clear skies. Calm winds.	45	Milling machinery is dominant source. Truck and front end loaders audible. Intermittent chainsaw use.
29/06/2022	8.05am	M5		46	
29/06/2022	8.20am	M6		53	
29/06/2022	8.35am	M1		53	



Figure 2-1 Noise Measurement Locations





### 3 AIR QUALITY ASSESSMENT

This section presents a qualitative assessment of the potential for air quality (nuisance dust and odour) impacts on future residential receivers within the Proposal Site due to the operation of the Sawmill.

Potential air quality impacts on the Proposal Site due to the operation of the Sawmill have been assessed based on observations taken during site visits on 28 and 29 June 2022.

During the site visits, small plumes of dust were visible immediately near activities involving the handling of sawdust, such as a conveyor/stacker loading sawdust onto a stockpile and a front end loader loading a truck with sawdust from a stockpile. The plumes remained local to their source activities and did not leave the boundary of the Sawmill.

Based on observations of existing activities at the Sawmill, nuisance dust impacts on future residences on the Proposal site are considered unlikely.

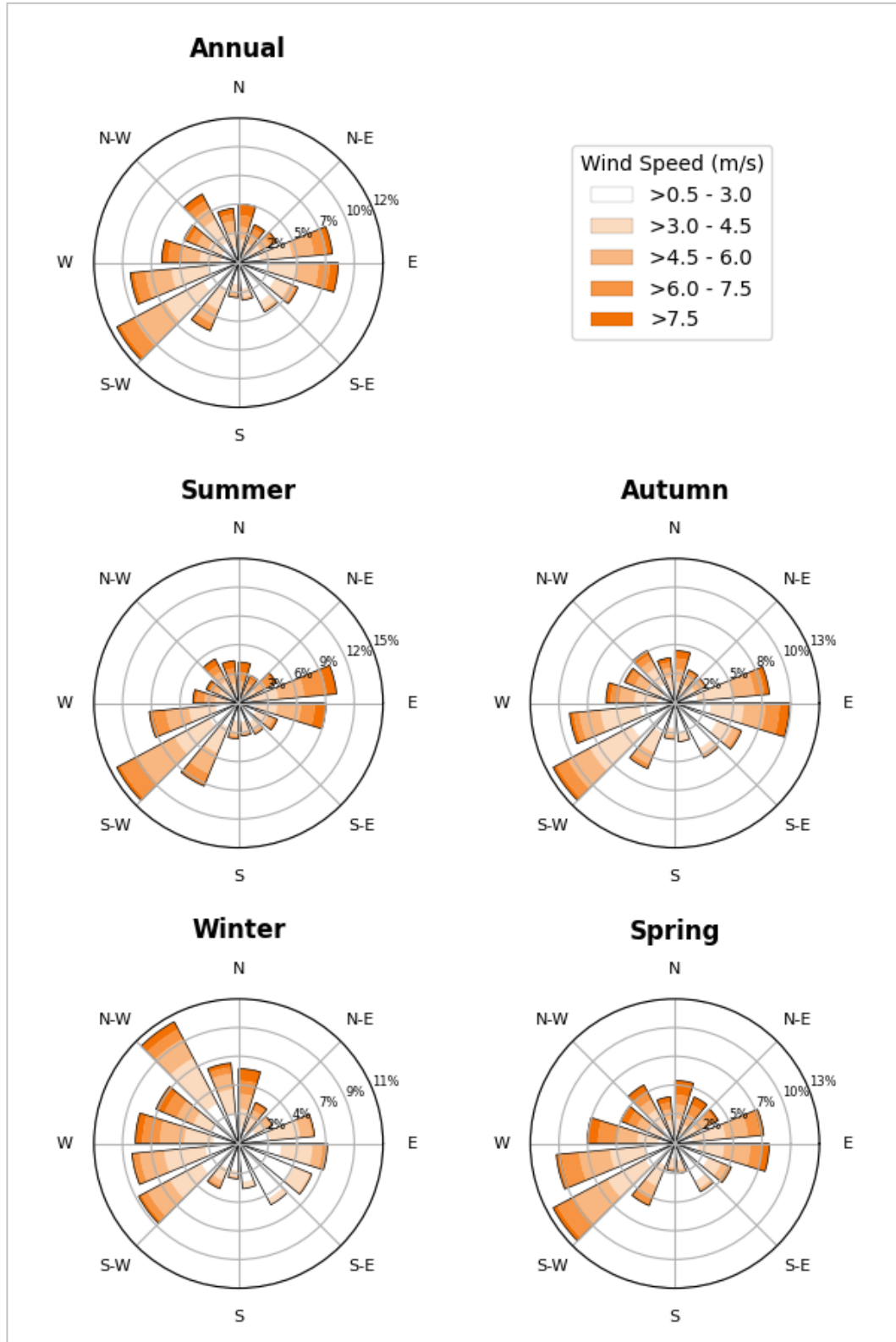
Along the southern boundary of the Site, a faint odour resembling pine/conifer trees was detected. This odour, which was considered somewhat pleasant, could have been due to the Sawmill, but could also have been caused by several pine/conifer trees located in the immediate vicinity of the measurement location. At one location along the southern boundary of the Site, a faint odour resembling saw dust was detected. During the site visit, at measurement locations away from the southern boundary of the Site, no odours associated with the Sawmill were detected.

In addition to site observations, windrose plots are useful to investigate the likelihood of dust and odour from the Sawmill being carried to the Site by prevailing winds. **Figure 3-1** presents windrose plots from observations of wind speed and wind direction at the Narrandera Airport weather station, operated by the Bureau of Meteorology, over the period 2017-2021. Each “petal” on the windrose plots show the frequency and magnitude of winds blowing **from** that direction.

Review of the windrose plots in **Figure 3-1** indicates that southerly and south-easterly winds, which would have the potential to transport dust and odour emissions from the Sawmill to the Site, are not a feature of the area.

Considering the proposed noise buffer, located approximately 100 metres from the southern boundary of the Site, and the prevailing winds, it is considered unlikely that future residential receivers within the Proposal Site would be subject to nuisance dust or odour impacts due to the operation of the Sawmill.

Figure 3-1 Windrose Plots – Narrandera Airport, 2017-2021



## 4 CONCLUSION

SoundIN Pty Ltd has been engaged to undertake a noise and air quality assessment for a proposed sub-division of a parcel of land at 161 River Street, Narrandera.

Potential noise impacts at nearby sensitive receivers have been assessed in accordance with the *Noise Policy for Industry*. Based on noise measurements of current Sawmill operations, the operation of the Sawmill is unlikely to adversely impact the acoustic amenity of future residential receivers within the Proposal Site, subject to the implementation of the proposed noise buffer.

Potential air quality impacts on the Proposal Site due to the operation of the Sawmill have been assessed based on observations taken during site visits. Based on these observations, and taking into consideration the proposed noise buffer, it is considered unlikely that future residential receivers within the Proposal Site would be subject to nuisance dust or odour impacts due to the operation of the Sawmill.

Based on the assessments presented herein, the proposed 100 metre buffer for Lots 3 and 4 is considered sufficient to mitigate potential noise and air quality impacts on the Proposal from the Sawmill.



# **2018-2022 Delivery Program**

## **Delivery Program Review**

**6 months from 1 January 2022 to 30 June 2022**

**THEME 1 - OUR COMMUNITY**

**STRATEGY 1 - TO LIVE IN AN INCLUSIVE, TOLERANT AND HEALTHY COMMUNITY WHICH DEMONSTRATES A POSITIVE ATTITUDE**

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Develop relationships with both local and regional communities fostering a healthy and community attitude	The number of items broadcast for each reporting period with cumulative totals combined along with available web page and Facebook statistics. In 2020 the community survey will measure success since the 2016 survey.	Regular media items broadcast to the community.	As at 30 June 2022 - Council has engaged with the community through many broadcasting channels. The Mayor and General Manager participated in monthly radio interviews with Narrandera Community Radio and Triple M Griffith. Council published a total of 413 posts on Facebook - the top engaged post was about the closure of East Street, Narrandera due to the January 2022 flood event - this post had 12,800 reaches, 172 comments, 418 'reactions' and 123 'shares'. Pages on Council's website have had 46,128 unique pageviews, with news and media collectively totalling 545 unique views, there were 22 media releases published. Council released 7 print and digital newsletters and 19 print advertisements for the reporting period.	Communications Officer	Ongoing commitment	100%
ACTION 1 - Develop relationships with both local and regional communities	Details of engagement opportunities for each reporting period with cumulative totals.	Number of formal Councillor and Senior Staff engagement opportunities.	As at 30 June 2022 - Council published 7 community newsletters online, documents published to the website for feedback included the statutory Budget documents for 2022-2023, the new Community Strategic Plan, Delivery Program, Operational Plan,	Communications Officer	Ongoing commitment	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
fostering a healthy and community attitude			Disability Inclusion Action Plan and the Workforce Strategic Plan. Also 10 Development Applications and 4 projects were published to the community. Community activities promoted included school holiday activities for young people, road safety week activities, seniors and youth weeks, community Listening Posts held across the Shire, a consultation session on the urban stormwater drainage issue and solutions also the opening of the Narrandera Sportsground Clubrooms and the koala art competition.			
ACTION 1 - Develop relationships with both local and regional communities fostering a healthy and community attitude	Proactive committees with meetings conducted as per terms of reference and held as scheduled. Minutes of Committees made available to Council and the community.	Proactive S.355 Committees with the monitoring of outcomes achieved and compliance with the Local Government Act, 1993.	As at 30 June 2022- Council has reviewed its committee structure following the December 2021 ordinary election. Terms of reference for Committees have been adopted by Council. Councillor and community committee members have been appointed.	Deputy GM Corporate & Community	Completed	100%
ACTION 2 - Continue with strategic advocacy for the delivery of integrated health	Details of advocacy efforts during the reporting period and outcomes.	Details of the number of meetings held and details of outcomes from	As at 30 June 2022 - The Mayor and the General Manager continued to lobby health authorities on services for local residents. During the period the main issue at hand included the lack of dialysis services for	General Manager	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
and wellbeing programs		these meetings.	Narrandera residents. The Mayor raised this issue directly with the Minister for Rural health also the Murrumbidgee Local Health District (MLHD) staff in three forums and at the local health committee meetings. Five media statements have been made and a media release issued about this matter. The General Manager has advised MLHD of the existence of suitable land for the development of a partnership for medical staff housing.			
ACTION 3 - Continue positive interactions with the Narrandera Interagency also the Aboriginal representative bodies within the community	Number of meetings attended and outcomes from the meetings.	Where possible attend meetings with the outcome being stronger links for inclusiveness in service planning and delivery.	As at 30 June 2022 - The Narrandera Interagency continues to meet, with new members attending regularly. The Aboriginal Elders Liaison Committee continues to meet quarterly to discuss important issues surrounding the Aboriginal community, including upcoming Council projects. NAIDOC Week 2022 preparations are well advanced through the Narrandera NAIDOC Committee with celebrations to happen during July 2022.	Community Support Manager	Ongoing commitment	100%
ACTION 4 - Implementation and monitoring of the Positive Aging Strategy & Disability Inclusion Action Plan	Details of progressive achievements measured against the relevant plan.	Documented achievements arising from both the Positive Aging Strategy and the Disability Inclusion Action Plan.	As at 30 June 2022 - The Narrandera Shire Library continues to offer activities catering to the needs of our senior community members and those living with a disability including movie days for seniors and mobile library services as well as offering a space for the Kurrajong participants to socialise. The Library continues to host the Knattering	Community Support Manager	Ongoing commitment	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
			<p>Knitters and offers volunteer opportunities as well. Bidgee Boxing and Trinity Yoga continue to offer low impact exercise classes and Third Year Yoga. The Community Transport and Home Support Programs along with Meals on Wheels and other community organisations continue to offer services such as meal delivery, social support and transport to ensure senior residents and those living with a disability are well supported. Council recently completed the review of Disability Inclusion Action Plan with the updated plan adopted by Council at the June 2022 meeting.</p>			
<p>ACTION 5 - Transport options are available to identified members of the community</p>	<p>The number of clients provided with community transport during the reporting period.</p>	<p>Details of the number of clients utilising the service and cumulative totals categorised as Aged, Transport Disadvantaged and Aboriginal.</p>	<p>As at 30 June 2022 - Narrandera-Leeton Community Transport provided 5,673 trips to residents of the Narrandera and Leeton Shires during the reporting period. Of these trips 2,233 trips were delivered to clients aged 65 years or older, or 50 years for Aboriginal and Torres Strait Islander, a total of 2,381 trips were delivered to those who are transport disadvantaged. The remainder of the trips were delivered through non-emergency health related transport, to NDIS participants and through other brokerage agreements.</p>	<p>Community Support Manager</p>	<p>Ongoing commitment</p>	<p>100%</p>



ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 6 - Information about community services that are accessible within the Shire to be broadcast through various means	The currency and accuracy of information available to the community also the number of website page hits and Facebook page likes.	Current information delivered through traditional print material and also Council social media opportunities.	As at 30 June 2022 - The various Council social media posts received wide attention from the Community - these included information on the following items such as school holiday activities, upcoming NAIDOC Celebrations, Community Outreach events, grant funding opportunities, the rural health inquiry, extreme weather events and the Narrandera stormwater drainage project proposal.	Community Support Manager	Ongoing commitment	100%
ACTION 7 - Where possible ensure socially disadvantaged members of the community have access to or are advised of how services can reduce their isolation	The number of persons that have been assisted with social support during the reporting period who may have been referred through the My Aged Care portal or NDIS planners.	Through other activities of Council such as Ageing, Disability and Home Care identify members of the community where social isolation may be an issue.	As at 30 June 2022 - The Narrandera Leeton Social Support program provided 1,242 hours of Social Support and 122 hours of Flexible Respite to individual clients aged 65 years and over, or 50 years and over for Aboriginal and Torres Strait Islander - all clients are referred through the MyAgedCare Portal. An additional 48 hours of Social Support was provided to National Disability Insurance Scheme participants. Social Support is an individualised service aimed at reducing social isolation amongst vulnerable members of the community - activities include assisting with shopping and errands, home visits, outings and over the phone support.	Community Support Manager	Ongoing commitment	100%

**STRATEGY 2 - TO ADVOCATE FOR QUALITY EDUCATIONAL AND CULTURAL OPPORTUNITIES**

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Continued strategic advocacy for strengthening of the Narrandera centres of learning	When required details of advocacy efforts.	Outcomes of advocacy efforts for Narrandera TAFE as well as early childhood centres to secondary schools.	As at 30 June 2022 - Liaison with the education providers continued during the period with a number of school based traineeships commencing. The General Manager has held discussions with the Principals regarding the standard of results across student cohorts and the need for allied services to be made available to students locally. The General Manager has raised the success of the Clontarf Academy for boys with the Minister for Education and the need for a similar strategy for the girls at Narrandera High School.	General Manager	Completed	100%
ACTION 2 - Develop a Narrandera Shire Cultural Plan to increase community participation in the Arts and cultural activities	Details of events held at the centre including type of event and attendance statistics.	Increased usage and patronage of the Narrandera Arts and Community Centre.	As at 30 June 2022 - The Visitor Information Centre continues to be housed in the Performance Space of the Arts Centre and it is estimated that this arrangement will continue into early 2023. While the Arts Centre is operating as a shared space - NACNET, the Arts and Cultural Advisory Committee have continued with the Wide Open Narrandera 2022 program which has seen a new exhibition of work from a local artist or group of artists featured each month. The program has been very well received with good numbers attending the exhibition openings. Delivery of the Wide Open Narrandera initiative has involved a substantial commitment of volunteer	Community Development (including Library) Manager	Ongoing commitment	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
			hours from NACNET and Western Riverina Arts.			
ACTION 2 - Develop a Narrandera Shire Cultural Plan to increase community participation in the Arts and cultural activities	Regular review of strategies and target groups in response to event statistics.	Events that cater for a wide spectrum of the community, making the Arts accessible and increasing community involvement.	As at 30 June 2022 - The aims and goals from the Narrandera Shire Cultural Plan 2021-2031 have been incorporated into the updated Community Strategic Plan also the Disability Inclusion Action Plan. The newly reconstituted Arts and Cultural Advisory Committee will be workshopping the plan to establish deliverable outcomes and will work with the Narrandera Arts and Creative Network, Local Community Arts Installation Narrandera, Western Riverina Arts as well as local artists and community members to develop Arts and Cultural opportunities within the Narrandera Shire.	Community Development (including Library) Manager	Ongoing commitment	100%

**STRATEGY 3 - TO FEEL CONNECTED AND SAFE**

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Strategic advocacy for an enhanced Police presence, at the very least the maintenance of current levels	Number of advocacy interactions and outcomes.	Details on the number of advocacy meetings held with decision makers.	As at 30 June 2022 - The quarterly meetings between Council and the regional Police have continued with the exchange of information on crime rates and staffing levels. Regular informal contact occurs between the Mayor, the General Manager and the Inspector allowing for the identification of local issues. Crime rates for Narrandera Shire remain low and are decreasing across most categories.	General Manager	Completed	100%
ACTION 2 - Maintain and enhance the current network of CCTV cameras in key locations	Number of cameras within current network and a timeline for upgrade and/or the installation of new cameras; also ongoing statistical information on how many times the footage has been requested for viewing by NSW Police.	Maintain current CCTV cameras in working order and plan for enhancements so to assist the Police and the local community to discourage crime and anti-social behaviour.	As at 30 June 2022 - Council continues to maintain the existing cameras in the CCTV system and have replaced damaged CCTV equipment at Marie Bashir Park plus repair several CCTV systems after the January 2022 summer storms. Council staff are currently working with a security contractor to check compatible options to replace some cameras in East Street, Narrandera. During the reporting period Council received 6 requests to view footage from the NSW Police.	Information Technology Manager	Ongoing commitment	100%

## THEME 2 - OUR ENVIRONMENT

### STRATEGY 1 - TO VALUE, CARE FOR AND PROTECT OUR NATURAL ENVIRONMENT

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Encourage and promote environmental awareness	Project delivery and works programs result in minimal environmental harm.	Council's key environmentally sensitive areas are managed to ensure those areas are protected and enhanced.	As at 30 June 2022 - Council staff take measures to ensure minimal harm is caused to the environment through detailed project planning and addressing the compliance requirements through other agencies such as NSW Fisheries and the Environment Protection Authority. Consideration and assessment of all environmental factors are undertaken prior and during all projects.	Deputy GM Infrastructure	Ongoing commitment	100%
ACTION 1 - Encourage and promote environmental awareness	Statistical information on the number of inspections performed also a summary of the inspections results - are we being effective, are we achieving control.	Update on targeted 300 property inspections across the Shire for noxious weeds.	As at 30 June 2022 - A total of 67 private property inspections completed with 8 General Biosecurity Directions issued. The Biosecurity Officer Position has been vacant for an extended period of time with recruitment unsuccessful to date, however following a recent interview the role is expected to be filled in August 2022.	Open Space Recreation Manager	Completed	100%
ACTION 1 - Encourage and promote environmental awareness	Works finalised against the schedule of works, progressive and comparative	Update on programs for works originating from the 2nd generation Tree Audit with the aim to do the	As at 30 June 2022 - 129 trees were removed due to the significant cyclonic storm event in Narrandera at the end of January 2022. Replacements have been ordered and replanting has commenced.	Open Space Recreation Manager	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
	statistical data on trees removed, trees replaced and new plantings.	utmost to preserve and maintain our signature treescape.				
ACTION 1 - Encourage and promote environmental awareness	Strategies and plans to preserve a unique feature of our native fauna.	Update on preservation measures to protect our unique koala population.	As at 30 June 2022 - a drive by assessment of the Flora and Fauna reserve trees has now been completed.	Open Space Recreation Manager	Completed	100%

**STRATEGY 2 - TO EFFECTIVELY MANAGE AND BEAUTIFY OUR PUBLIC SPACES**

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Focus on the Narrandera CBD Masterplan	Achieving project milestones.	Finalise design concepts, costings and identify funding opportunities for the Narrandera CBD upgrade.	As at 30 June 2022 - Bolton Street, Narrandera works have been delayed due to the flooding remediation works that are currently under investigation. Council has secured \$1.2M of funding under the Local Roads and Community Infrastructure Program Phase 3 to undertake stage 1B of the Narrandera Business Centre Masterplan on East Street, Narrandera from Bolton Street to Twynam Street.	Projects and Assets Manager	Progressing	20%
ACTION 1 - Focus on the Narrandera CBD Masterplan	Spaces where the needs of the community as a whole are considered.	The needs of all members of the community are considered within designs such as pedestrian access, disabled parking and loading zones.	As at 30 June 2022 - Stage 1 of the Narrandera CBD Master Plan comprising the upgrade of Bolton Street, Narrandera is in the detailed planning stage with a meeting held with the design consultants. The works were planned to commence in the second quarter of 2022, however the severe storms during January 2022 has resulted in the project being delayed. Further grant funding has been secured to commence the upgrade works within East Street, Narrandera in accordance with the approved Master Plan.	Deputy GM Infrastructure	Progressing	75%
ACTION 2 - Develop a small parks strategy	Accessible parks that provide for local play, passive recreation, general open space and urban	The needs of the community for parks and recreation opportunities are met through a hierarchy of parks.	As at 30 June 2022 - Inclusive Play submission was successful - staff are currently developing designs for community consultation.	Open Space Recreation Manager	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
	beautification within easy access of residents and visitors.					



**STRATEGY 3 - TO LIVE IN A COMMUNITY WHERE THERE ARE SUSTAINABLE PRACTICES**

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Consider and where possible implement sustainable environmental practices	Progress of the Masterplan also statistical data on the tonnage of waste diverted from landfill by recycling and other waste diversion methods. Lobbying efforts for and promotion of a container deposit scheme facility for Narrandera.	Develop a Waste Management Masterplan to minimise waste to landfill and promoting recycling and resource recovery.	As at 30 June 2022 - The reverse vending container facility continues to operate at the Narrandera Waste facility. Council currently diverts bulk green waste, metal and tyres, as well as batteries, oils paints, gas bottles, hazardous chemicals, fluorescent light tubes and empty fire extinguishers from being placed in the landfill cell. The Long-term Waste Management plan has been completed with implementation commencing and physical upgrades to be undertaken in 2022-2023.	Deputy GM Infrastructure	Ongoing commitment	100%
ACTION 1 - Consider and where possible implement sustainable environmental practices	Actions taken by Council to reduce its environmental footprint such as quantifiable billing trends.	Council continues to implement energy saving infrastructure at its facilities to reduce costs and CO2 emissions where economically viable.	As at 30 June 2022 - Council submitted another grant application under Building Better Regions Fund Round 6 entitled - Power to Save. This was based on Councils Climate action Strategy Policy which identifies behind the meter solar, Energy efficiency and battery solutions. The proposed works would lead to an emissions reduction of over 300 tonne per year. This complements the 140 tonnes reduction in last years switch to LED streetlighting which is nearly completed. Budgeted works are expected to proceed once successful Grant applications are	Executive Engineer	Ongoing commitment	70%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
			notified in July 2022.			
ACTION 1 - Consider and where possible implement sustainable environmental practices	Council managed parks and reserves to be watered with re-use or untreated water rather than potable water.	Initiate projects to water community parks and reserves with re-use or untreated water rather than potable water.	As at 30 June 2022 - Additional irrigation systems for avenues of trees have been installed along sections of Elizabeth Street, Narrandera and Douglas Street, Narrandera.	Open Space Recreation Manager	Completed	100%

**THEME 3 - OUR ECONOMY**

**STRATEGY 1 - TO ENCOURAGE NEW BUSINESS AND INDUSTRY THAT CAN BE SUSTAINED ALSO SUPPORT LOCAL BUSINESS AND INDUSTRY TO GROW AND PROSPER**

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Continued delivery of actions contained within the Economic Development Strategy	Information to Council and the community on efforts to encourage new business and industry but also support existing enterprises.	Report on actions and outcomes contained within the Economic Development Strategy (EDS).	As at 30 June 2022 - Sales on Council's Red Hill Industrial Estate of a large 3.5ha lot to Mod Pod Homes and a further 7ha sale to Bhullar Group are progressing with contracts exchanged and General Managers of both companies publicly announcing their development proposals are predicted to create more than 135 jobs within 2 years. Continuing strong sales activity on the Red Hill Industrial Estate with Council approving the sales of two final lots of land that will exhaust all available land on the estate. Sales progressing for a 2ha solar farm and a 28 hectare special solar facility with storage. Contracts exchanged for the sale of the 2ha lot and contracts expected to be executed for the 28ha lot early in new financial year. Council is advised of sales progress via the Economic Development Taskforce Committee and public announcements have been made via the media. Work progressing on the construction of the new Avonlie Solar Farm.	Economic Development Manager	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Continued delivery of actions contained within the Economic Development Strategy	Attend Narrandera Business Group Meetings; facilitate guest speakers at Business Group functions; provide information, advice and leverage opportunities for information sharing.	Support and nurture existing businesses - EDS 3.2	As at 30 June 2022 - Regular attendance at Narrandera Business Group Meetings and assuming the role of Acting Secretary on occasions when nominated Secretary is absent. Frequent circulation of a variety of information from government agencies etc. to the business group email contact list. Joint promotion with Business Group for Small Business Month in March involving coach tour for familiarisation of the Avonlie Solar farm worksite coordinated by Beon Energy Solutions. Guest speaker at evening function and networking. Construction work commenced at Avonlie, and first group of solar panels installed.	Economic Development Manager	Ongoing commitment	100%
ACTION 1 - Continued delivery of actions contained within the Economic Development Strategy	Facilitate an industry specific forum to inform landholders and investors of opportunities in the Shire for the pig and chicken industry.	Strengthen and grow key sectors; explore new development opportunities for processing and value-adding opportunities also use of waste products - EDS 3.3.	As at 30 June 2022 - No action in this period as previous activities unable to generate any interest from the industry sectors being targeted.	Economic Development Manager	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Continued delivery of actions contained within the Economic Development Strategy	Review sales policy for Council owned land in the Industrial Estate to address incentives for developers; enhance appearance of the Estate with signage, flags and landscaping including 'gateway' treatment.	Facilitate further development of the Red Hill Industrial Estate - EDS 4.2.	As at 30 June 2022 - New policy POL010 Small Business Incentive Scheme adopted by Council outlining a range of valuable incentives to assist developers. Continuing Policy POL048 providing incentive as rebate of 10% of purchase price for qualifying developments providing new infrastructure used in conjunction with employment in the business established on the subject site. Signage and pole banners have been installed at the entrance to the Estate.	Economic Development Manager	Completed	100%

**STRATEGY 2 - POPULATION GROWTH, RETENTION AND IDENTIFY NEEDS FOR OUR YOUTH**

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Strategic advocacy to support population retention with particular focus on the youth of our Shire	Youth projects and engagement opportunities.	Report on the outcomes achieved by the Youth Development Officer.	As at 30 June 2022 - The Narrandera Youth Advisory Council held 4 formal meetings and several informal meetings during the reporting period. During these meetings members discussed the Blue Tree Project, upcoming food trailer events, school holiday activities and mental health initiatives. The trailer attended the Roller Disco, Earthfest, Movie Nights and school holiday events and all were very well received by the community. The Community Liaison Officer continues to provide support to the Narrandera High School Girls Group each week, creating fun activities and programs for participants to learn and enjoy, however, this was placed on hold due to the COVID-19 restrictions. Planning has commenced for another extensive school holiday program to be run in September 2022.	Community Support Manager	Ongoing commitment	100%
ACTION 2 - Strategic advocacy for diverse housing options	Enhanced accommodation options that may be made available to members of the community.	When opportunities arise advocate for accommodation options that align with our population demographics.	As at 30 June 2022 - Council continues to increase support services available to residents of the Shire. The 2 residential aged care facilities at Narrandera continue to provide both long term and short term care for those living with a disability as well as the frail aged community members who can no longer live safely at home. Narrandera Home Modifications and Maintenance continues to support residents with lawn mowing services and safety	Community Support Manager	Ongoing commitment	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
			related home modifications.			

## THEME 4 - OUR INFRASTRUCTURE

### STRATEGY 1 - TO HAVE AN IMPROVED AND ADEQUATELY MAINTAINED ROAD NETWORK

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Through advocacy seek funding commitments for identified roadway projects and strategies	Advocacy efforts and the reporting of successful outcomes using a timeline.	Secure funding from each of the transport strategy funding streams.	As at 30 June 2022 - During the reporting period Council submitted a claim for Natural Disaster Funding following the declared January 2022 storm event. Council applied for \$859,411 funding and received successful notification for the widening of Erigolia Road under the Remote Roads Upgrade Pilot Program.	Works Manager	Completed	100%
ACTION 2 - Road assets are managed in accordance with the road service review and asset management plans	Strategic mapping of reseal, re-sheeting or grading works made available to the community also details of works undertaken during the reporting period.	The road service review and asset management plans are to be consulted when planning for works.	As at 30 June 2022 - The following works have been completed for the reporting period, 20.96 kilometres of gravel resheet works, 164 kilometres of maintenance grading works, 16.7 kilometres of new sealed road construction and 2.7 kilometres of sealed road rehabilitation. In addition, 30.7 kilometres of emergency flood repairs were carried out following the January 2022 storm events.	Works Manager	Completed	100%
ACTION 3 - Maintain the condition rating of the road network across the Shire in accordance with agreed service levels	A complete and reliable asset management plan.	Maintain the road network in accordance with adopted levels of service.	As at 30 June 2022 - Footpath inspections were undertaken in accordance with the inspection regime. A consultant has been engaged to undertake a complete condition assessment of the sealed road network.	Works Manager	Completed	100%



**STRATEGY 2 - TO IMPROVE, MAINTAIN AND VALUE-ADD TO OUR ESSENTIAL PUBLIC AND RECREATIONAL INFRASTRUCTURE**

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Plan and source funding for redevelopment of or the construction of key facilities and infrastructure	Availability of accurate and relevant data for all classes of assets.	Implementation of an asset management system.	As at 30 June 2022 - The Destination and Discovery Hub construction has commenced with the Camp Kitchen and amenity building at the Lake Talbot Tourist Park now completed - these projects are part of the Drought Stimulus Grant (Playground on the Murrumbidgee Program). The Narrandera Sportsground disabled access ramp, the Grong Grong Sportsground storage shed, the Barellan Cemetery toilet and the Narrandera Sportsground Digital Scoreboard projects are also finalised - these were funded through the Local Roads & Community Infrastructure Phase 2 program. All projects under Round 4 of the Stronger Country Communities project have commenced and are on track. The Narrandera Sportsground Clubroom building was also successfully delivered through the second half of the 2021-2022 financial year.	Projects and Assets Manager	Progressing	70%
ACTION 1 - Plan and source funding for redevelopment of or the construction of key facilities and	Completion of projects identified within projected timeframe and budget.	Preparation of future plans for the renewal or replacement of assets.	As at 30 June 2022 - Milestone activities are being met with the Playground on the Murrumbidgee Program. The construction of a new amenities block and the Camp Kitchen at the Lake Talbot Tourist Park	Projects and Assets Manager	Progressing	70%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
infrastructure			have been completed with construction of the Destination and Discovery Hub commenced. Project activities identified under the Local Roads and Community Infrastructure grant program Phase 2 and Stronger Country Community Grants Round 4 are all proceeding as scheduled and to the agreed scope.			
ACTION 1 - Plan and source funding for redevelopment of or the construction of key facilities and infrastructure	Details of applications submitted and the outcome.	Funding opportunities to replace key facilities and infrastructure.	As at 30 June 2022 - \$215,094.75 funding was secured under the NSW State Government Safe and Secure Water Program for Integrated Water Cycle Management report and Water Treatment Plant Scoping Study.	Water Sewer Manager	Ongoing commitment	100%
ACTION 2 - Continuation and monitoring of the Integrated Water Cycle Management Plan (IWCMP).	Reporting of milestones achieved within the IWCMP.	Implement IWCMP; report on direct actions derived from the IWCMP with relevant timeline and Key Performance Indicators.	As at 30 June 2022 - The additional works for the Integrated Water Cycle Management Strategy such as the Groundwater Sustainability Study are now complete. Finalisation of the Options Report and development of a Scenario Analysis due in July 2022. Project completion anticipated for November 2022.	Water Sewer Manager	Progressing	95%
ACTION 3 - An ongoing program of capital works for both water and sewer operations of Council	Progress of proposed works followed by the completion of projects within budget and effectiveness	Ongoing 10 year Capital Works Program within funding.	As at 30 June 2022 - The 2021-2022 capital works program progressing is on schedule - significant works include completion of Sewer Main Relining program, completion of Pine Hill Reservoir Construction project, water and sewer telemetry system upgrade also the	Water Sewer Manager	Progressing	90%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
	measured by a timeline.		Narrandera Sewer Treatment Plant filtration upgrade to begin soon.			

**THEME 5 - OUR CIVIC LEADERSHIP**

**STRATEGY 1 - TO HAVE A COUNCIL THAT DEMONSTRATES EFFECTIVE MANAGEMENT CONSISTENTLY, ALSO A COUNCIL THAT COMMUNICATES AND ENGAGES WELL WITH THE COMMUNITY AND WORKS COLLABORATIVELY**

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Accountable, transparent and ensure open communication between the community and Council	Delivery Program update report submitted to Council and community during September, December, March and June annually on outcomes achieved.	Continued three monthly reporting on measurables contained within the Delivery Program.	As at 30 June 2022 - The reporting on measurables within in the adopted Delivery Program continues on a six monthly basis. Responsible Officers are encouraged to provide accurate action comments and where necessary support the comments by providing relevant statistical information or other supporting information.	Governance & Engagement Manager	Completed	100%
ACTION 1 - Accountable, transparent and ensure open communication between the community and Council	Scheduled for early 2020 and will inform Council of the views of the community against industry benchmarks.	Undertake a second Community Survey early 2020.	As at 30 June 2022 - The completed 2021 Community Survey has been posted to the website of Council for community viewing; also placed on the website are the findings from the 2016 Community Survey for comparative purposes.	Governance & Engagement Manager	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Accountable, transparent and ensure open communication between the community and Council	Outcomes promised by Council in its Fit for the Future Improvement Plan.	Report on Fit for the Future strategies.	As at 30 June 2022 - Council's 2020-2021 Financial Statements have been audited and published. Fit for the Future benchmarks were achieved with the exception of the Own Source Revenue target of 60%. Council's Own source Revenue has been below 60% for the past two financial years. This is driven by the unusually high level of external funding, predominately grants that Council has secured over this period. This additional external funding reduces Councils own source revenue as a percentage of total revenue.	Deputy GM Corporate & Community	Completed	100%
ACTION 1 - Accountable, transparent and ensure open communication between the community and Council	Amendments to the Customer Service Charter to be made by 31 December 2018 also review the Customer Request System reporting to ensure requests are being dealt with as per the Charter and determine ways to gauge if the customer is happy with the outcome.	Update the Customer Service Charter to include reference to AS/NZS 1002:2014 'Guidelines for complaint management in organisations'.	As at 30 June 2022 - The refreshed Customer Service Charter is now on the website of Council for community viewing with the Senior Customer Service Administration Officer tasked with informing Council staff of the contents of the Charter.	Governance & Engagement Manager	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Accountable, transparent and ensure open communication between the community and Council	Council to consider any requests in accordance with the Community Strategic Plan 2017-2030.	Where possible support community projects where groups or organisations have clear goals and outcomes.	As at 30 June 2022 - Any requests for financial support are considered in accordance with strategic documents and budgetary constraints. Applications for 2022-2023 financial year community funding were sent to prospective applicants by mail prior to the end of December 2021 with an advertisement placed in the Narrandera Argus; also, the application process will continue to be promoted using Council social media.	Governance & Engagement Manager	Ongoing	100%
ACTION 1 - Accountable, transparent and ensure open communication between the community and Council	Compliance with Australian Government Digital Service Standard also details of website content review and where possible details of website visits and pages most frequently visited.	Ensure that the Council website is compliant with current industry standards.	As at 30 June 2022 - Council's website remains compliant with the respective standards and is equipped with a compliance checking system before internal staff publish information. A website check for compatibility can be completed through WAVE Report <a href="https://wave.webaim.org/report#/https://www.narrandera.nsw.gov.au">https://wave.webaim.org/report#/https://www.narrandera.nsw.gov.au</a> During this reporting period the website was viewed 27,301 times by 7,994 unique users. The top 10 pages included the Home Page, Contact Us, Waste and Recycling, Working at Council, Council Meetings, Search Content, Lake Talbot Skywalk, Councillors, Have Your Say and Shown 'n' Shine.	Communications Officer	Ongoing	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 1 - Accountable, transparent and ensure open communication between the community and Council	Revise Council's Procurement Policy by 31 December 2018.	Council's procurement provides best value and protects against fraud and corruption.	As at 30 June 2022 - Council has adopted the revised Procurement Policy with the Procurement Manual endorsed by the Executive Leadership Team. The Procurement Policy, the Procurement Manual and may other template documents have now been placed on the home page of MAGIQ under the tab called 'Procurement'.	Governance & Engagement Manager	Completed	100%
ACTION 2 - A highly skilled and motivated workforce	Reviewed at least every 2 years or when there is legislative or award changes.	Ensure workforce policies remain current in a changing work environment.	As at 30 June 2022 - During the reporting period 9 policies have been developed or reviewed. These policies are categorised under four broad areas - the first area relates to improving Council's succession planning, the second area is to provide a better work life balance to employees, the third relates to improving record keeping with the fourth area to provide clear information on the performance management of employees.	Human Resources Manager	Ongoing	65%
ACTION 2 - A highly skilled and motivated workforce	Action recommendations within the Workforce Strategic Plan 2017-2021; report September annually on staff demographics in comparison to previous 3	Develop and implement succession planning.	As at 30 June 2022 - The Human Resources team continue to report monthly to the Executive Leadership Team (ELT) on employee demographics. These statistics follow the format of the Workforce Management Plan with the Senior Management Team Meeting also provided with a condensed version of the information. As part of the HR teams efforts to keep employees informed, Council's Consultative Committee now also receives this information. The Price Waterhouse Cooper Comparison report is also provided to the Executive Leadership Team. The HR team have been participating in this survey for a number of years, with the report comparing similar sized councils across all	Human Resources Manager	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
	years.		facets of workforce reporting including turnover rates, leave statistics and associated costs.			
ACTION 2 - A highly skilled and motivated workforce	Amendments are made as soon as possible; report September annually performance appraisal outcomes.	Implement approved revisions of the salary administration and Employee Performance Management System.	As at 30 June 2022 - The Human Resources team continue to assist managers and supervisors in completing their requirements within the Pulse Performance Management module. Available statistics clearly show a marked improvement in the completion of requirements for the 2021-2022 financial year compared to previous years. In May 2022 managers and supervisors attended training facilitated by the HR team. The training provided an overview of the performance appraisal system, processes, timeframe and responsibilities. All new employees who commenced with Council in the last financial year were provided training and assistance to navigate through the online appraisal process.	Human Resources Manager	Completed	100%
ACTION 2 - A highly skilled and motivated workforce	Information presented is accurate, relevant and easy to read.	Identified Council staff to undertake training for excellent written communication and presentation skills.	As at 30 June 2022 - Local Government Baseline Training in report writing has been provided to managers and supervisors as required. Internal reminders to employees are issued when necessary, regarding the importance of creating accurate, relevant and easy to read documents. Strategic documents, Corporate Reports and Business Papers are all proofread before publication. The Human Resources Team source advanced report writing skills refresher training to capture new staff or those identified as requiring assistance as necessary. Training in writing skills is also provided on request with these requests made through the Performance Appraisal process.	Human Resources Manager	Ongoing	100%



ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 3 - As an organisation the information management capability meets the needs of the users and the community	Implement actions within the Information Management Strategy 2014-2019 also review and update the Information Strategy 2014-2019 during 2020.	Maintain an Information Management Strategy providing best value contemporary services.	As at 30 June 2022 - The Information Management Strategy 2014-2019 continues to be reviewed each year as part of the capital works budget process to include suitable projects. Council Information Technology staff are currently updating the strategy.	Information Technology Manager	Progressing	50%
ACTION 4 - Financial sustainability is critical with maximum rate revenue to be achieved and other income sources maximised	Recommendations to maximise Council's financial position.	Monitor Council's financial situation and progress against Fit for the Future benchmarks.	As at 30 June 2022 - Council's Revenue Officer closely monitors assessments which may become rateable during the financial year; this includes the sale of vacant Department of Housing land or land sold by religious institutions or instances where Crown authorities that are currently non-rateable become rateable. The Finance Manager regularly reviews financial investments in accordance with the Investment Policy and reports on investments to Council on a monthly basis. The budget is reviewed on a quarterly basis and reported to Council with any variations that have been made during the reporting period.	Finance Manager	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
ACTION 4 - Financial sustainability is critical with maximum rate revenue to be achieved and other income sources maximised	Have systems in place that details grants applied for, and where successful that monies have been received, expended and acquitted in accordance with the funding body requirements.	Monitor the level of State and Federal Government grants payable to Council.	As at 30 June 2022 - Council has developed a register that details the name of the Council officer who has applied for grant funding and from where the funding is being sourced. Should the funding be successful then the date and the amount of the funding received, the date of acquittal needs to be finalised and the actual date of acquittal are recorded. At present, the Finance Manager and an Information Technology Officer are undertaking a review of the register and an upgraded version will be available soon.	Finance Manager	Progressing	90%
ACTION 4 - Financial sustainability is critical with maximum rate revenue to be achieved and other income sources maximised	Reported monthly to Council against a timeline.	Ensure that Council funds are invested in accordance with legislative provisions and income yield is maintained within Council's risk profile.	As at 30 June 2022 - A monthly report detailing the invested monies of Council is presented to each Council meeting. The report details all transactions that have taken place within the preceding month and gives a snapshot of the portfolio and credit limits to make sure that Council remains within the prescribed amount allowed for each financial institution.	Finance Manager	Completed	100%
ACTION 5 - The community displays a	Updated statistics for each reporting period with	Number of dogs registered under the	As at 30 June 2022 - A total of 12 dogs were registered as companion animals for this reporting period.	Administration Assistant - Development and	Ongoing	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
high level of understanding and compliance with legislative in regard to the keeping of and control of companion animals and other animals	cumulative totals also to be reported.	Companion Animals Act.		Environment		
ACTION 5 - The community displays a high level of understanding and compliance with legislative in regard to the keeping of and control of companion animals and other animals	Updated statistics for each reporting period with cumulative totals also to be reported.	Number of cats registered under the Companion Animals Act.	As at 30 June 2022 - For the 6 monthly reporting period: 1. A total of 44 dogs were impounded, with 13 returned to their owners, 31 rehomed and 0 euthanized; 2. A total of 35 cats were impounded with 25 being rehomed and 7 being euthanized.	Administration Assistant - Development and Environment	Completed	100%
ACTION 6 - The	Review the current LEP	Maintain the LEP to meet	As at 30 June 2022 - Preparatory work has commenced to review the Local Environmental Plan (LEP). The first review	Deputy GM Infrastructure	Progressing	75%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
Narrandera Shire Local Environmental Plan 2013 (LEP) is reviewed within a 5 year cycle	within the timeframe established by the Department of Planning and Environment.	community aspirations, land needs and environmental outcomes.	will be a 'housekeeping' task to rectify any minor anomalies and omissions with a comprehensive review to align with the completion of the studies identified within the Local Strategic Planning Statements over the next four years. Council has engaged planning consultants to undertake the Narrandera Housing & Employment Zone Strategies, which will be completed in late 2022.			
ACTION 7 - Planning instruments reflect the intent and direction of land use strategies and facilitate development and growth of the Shire	Compliance with guidelines from the Department of Planning and Environment.	Documents are reviewed against intended outcomes.	As at 30 June 2022 - The Community Participation Plan was adopted by Council in December 2019. The Local Strategic Planning Statement was adopted by Council in August 2020 and preparatory work has commenced to review the Local Environmental Plan. Revisions and additions of other planning instruments are now being conducted in accordance with the adopted and agreed timeline.	Deputy GM Infrastructure	Ongoing	100%
ACTION 8 - Development Applications received and assessed within statutory timeframes	The number of Development Applications received during the reporting period also financial year cumulative totals also provide comparative	Statistical data on Development Applications received, also comparing to previous years.	As at 30 June 2022 - During this reporting period 34 Development Applications were received. In the same period for the 2020-2021 year 27 Development Applications were lodged and in 2019-2020 7 Development Applications were received. Total applications received for the 2021-2022 financial year is 62.	Administration Assistant - Development and Environment	Completed	100%

ACTION	Measured By	Performance Target	Comments	Responsible Officer Position	Status	Progress
	yearly data to paste 2 year's data.					
ACTION 8 - Development Applications received and assessed within statutory timeframes	Comparison of assessment timeframe against Department of Planning & Environment averages.	Compliance with statutory timeframes for assessment.	As at 30 June 2022 - During the reporting period the average development assessment timeframe was 15.2 days which was a reduction from the previous period. The statutory period within which Councils are required to assess Development Applications is 40 days.	Deputy GM Infrastructure	Completed	100%
ACTION 9 - Maintain a strong voice in regional groups such as RAMROC, the proposed RAMJO also Destination NSW	Details of engagement opportunities.	Proactive engagement at appropriate forums and continued political lobbying with our partners.	As at 30 June 2022 - During the period the General Manager and Mayor have been active members of the Health, Energy and Strategic Planning committees and the Board of Riverina and Murray Joint Organisation attending all meetings and networking opportunities. The General Manager assisted the Water Committee to make a presentation to the NSW Water Minister in Narrandera recently on the Murray Darling Basin Plan.	General Manager	Completed	100%