



ATTACHMENTS

UNDER SEPARATE COVER

Ordinary Council Meeting

14 December 2022

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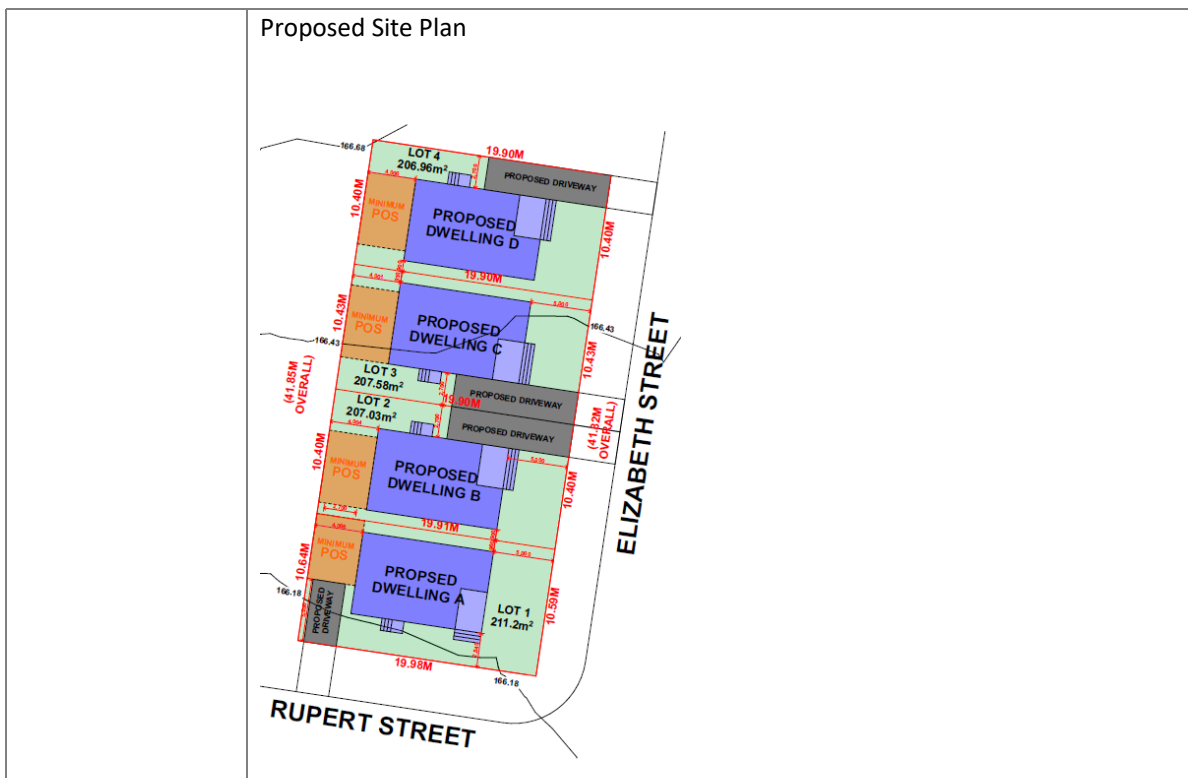
Development Application 4.15 Assessment Report

PART ONE: GENERAL ADMINISTRATION						
DA No	DA-023-2022-2023					
Property Information	Lot	10	Section	H	DP	2597
	17A Rupert Street NARRANDERA NSW 2700					
Applicant's Details	Hitech Homes 1355 The Northern Road BRINGELLY NSW 2845					
Land Owner's Details (if different)	Mod-Pod Homes Pty Ltd 1355 The Northern Road BRINGELLY NSW 2556					
Proposed Development	Multi dwelling housing - 1 into 4 lot torrens title subdivision – 4 x dwellings					
Type of Development	<input checked="" type="checkbox"/> Local / <input type="checkbox"/> Integrated / <input type="checkbox"/> Designated / <input type="checkbox"/> Modification					
Other Approvals Section 68 - Local Government Act 1993	<ul style="list-style-type: none"> • Approval to install Manufactured Home / Moveable Dwelling 					
Lodgement Date	Received:	08/11/2022	Lodged:	10/11/2022		
Statutory Timeframe	40 days					
Stop the Clock	Nil					
Value of Development	\$ 640,000.00					
Report Author/s	Shane Wilson		Report Date	21 November 2022		
Signature						

PART TWO: SITE HISTORY & CHARACTERISTICS	
Current land use	Vacant land
Previous approvals / uses	DA-004-2012-2013 – dwelling. Development never occurred. Soil report - #270553 – Aitken Rowe – 21-02-2013. Preliminary Environmental Site Assessment #270553 – Aitken Rowe – February 2013 – see extract regarding suitability of site for residential use

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	<p>DISCUSSION AND RECOMMENDATIONS</p> <p>From the detailed site inspection and review of historical records the potential for CoC's at the site is considered low to moderate. As seen in Table 5 there were no samples analysed above the threshold concentration for the analytes tested. The only analyte to record above the laboratory detection limits was Lead which was found in very low concentrations.</p> <p>The site is considered clean with respect to TPH, BTEX, PAH's and Lead and therefore considered suitable for the proposed development. Any material excavated as part of future development can be used as clean fill or disposed of as general solid waste.</p>
<p>Site inspection</p>	 <p>Photo of site taken from the corner of Rupert & Elizabeth Streets.</p>
<p>Characteristics</p>	<p>Level corner lot with open sheds on the northern side.</p>
<p>Images - Existing/Proposed</p>	 <p>Existing aerial image of the site</p>



PART THREE: MATTERS FOR CONSIDERATION	
SECTION 4.15 (1)(a)(i) any environmental planning instrument	
State Environmental Planning Policies	List applicable to NSC The following SEPPS considered applicable to this development are indicated with a <input checked="" type="checkbox"/>
	<input type="checkbox"/> State Environmental Planning Policy (Biodiversity and Conservation)
	<input type="checkbox"/> State Environmental Planning Policy (Building Sustainability Index: BASIX)
	<input type="checkbox"/> 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.
	<input type="checkbox"/> State Environmental Planning Policy (Housing)
	<input type="checkbox"/> State Environmental Planning Policy (Industry and Employment)
	<input type="checkbox"/> State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
	<input type="checkbox"/> State Environmental Planning Policy (Planning Systems)
	<input type="checkbox"/> State Environmental Planning Policy (Planning Systems)

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	<input type="checkbox"/> State Environmental Planning Policy (Precincts – Regional) <input type="checkbox"/> State Environmental Planning Policy (Primary Production) <input type="checkbox"/> State Environmental Planning Policy (Resilience and Hazards) <input type="checkbox"/> State Environmental Planning Policy (Resources and Energy) <input type="checkbox"/> State Environmental Planning Policy (Transport and Infrastructure)
<p>Narrandera Local Environmental Plan 2013</p>	<ul style="list-style-type: none"> • The subject site is zoned <ul style="list-style-type: none"> <input type="checkbox"/> RU1 Primary Production <input type="checkbox"/> RU4 Primary Production <input checked="" type="checkbox"/> RU5 Village <input type="checkbox"/> R5 Large Lot Residential <input type="checkbox"/> IN1 General Industrial <input type="checkbox"/> IN2 Light Industrial <input type="checkbox"/> Other - under the provisions of the Local Environmental Plan. • The proposed development is permitted with consent under the land use table. • The proposed development meets both the plan and zone objectives <p>Part 1 Preliminary</p> <p>Clause 1.2 - Aims of Plan</p> <p>The plan objectives:</p> <ol style="list-style-type: none"> a. to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources, b. to encourage a range of housing, employment, recreation and community facilities to meet the needs of existing and future residents of Narrandera, c. to promote the efficient and equitable provision of public services, infrastructure and amenities, d. to conserve environmental heritage <p>Generally the development complies with the above Plan objectives.</p>

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	<p>Part 2 Permitted or prohibited development</p> <p>The subject land is zoned</p> <ul style="list-style-type: none"> <input type="checkbox"/> RU1 Primary Production <input type="checkbox"/> RU4 Primary Production <input checked="" type="checkbox"/> RU5 Village <input type="checkbox"/> R5 Large Lot Residential <input type="checkbox"/> IN1 General Industrial <input type="checkbox"/> IN2 Light Industrial <input type="checkbox"/> Other - <p>under NLEP 2013. The proposed development is defined as ‘Dwelling houses’ under the LEP and is permissible in the zone with consent.</p> <hr/> <p>Part 3 Exempt or complying development</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> <hr/> <p>Part 4 Principal development standards</p> <p>No Principal Development Standards are applicable to the proposed development.</p> <hr/> <p>Part 5 Miscellaneous provisions</p> <p>No Miscellaneous Provisions are applicable to the proposed development.</p>
	<p>Part 6 Additional Local Provisions</p> <p>6.1 Earthworks – <input checked="" type="checkbox"/>applicable / <input type="checkbox"/>not applicable to this development</p> <p>6.2 Repealed</p> <p>6.3 Stormwater management – <input checked="" type="checkbox"/>applicable / <input type="checkbox"/>not applicable to this development</p> <p>6.4 Terrestrial biodiversity – <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p> <p>6.5 Groundwater vulnerability – refer to watercourse map - <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p> <p>6.6 Riparian land and watercourses – refer to watercourse map - <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p> <p>6.7 Wetlands – refer to wetlands map - <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p> <p>6.8 Salinity – refer to salinity map - <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p> <p>6.9 Development on river front areas – <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p> <p>6.10 Development on riverbeds and banks – <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p> <p>6.11 Airspace operations – <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p>

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	<p>6.12 Development in areas subject to aircraft noise – <input type="checkbox"/>applicable / <input checked="" type="checkbox"/>not applicable to this development</p> <p>6.13 Essential services – <input checked="" type="checkbox"/>applicable / <input type="checkbox"/>not applicable to this development. Council is satisfied that the following essential services are available to the development</p> <ul style="list-style-type: none"> a) the supply of water b) the supply of electricity c) the disposal and management of sewage d) stormwater drainage or on-site conservation e) suitable vehicular access
<p>SECTION 4.15 (1)(a)(ii) any proposed instrument</p>	<p>There are no draft amendments NLEP 2013 that have been identified changing the planning the provisions affecting the subject land.</p>
<p>SECTION 4.15(1)(a)(iii) any development control plan</p>	<p>The following parts of the DCP have been considered in the assessment of the proposed development:</p>
	<p>Part A - Introduction</p> <ul style="list-style-type: none"> • Noted, the DCP is relevant to this application. <p>Part B - Strategic Land Use Plans for Shire</p> <ul style="list-style-type: none"> • Noted, no relevant impact to this application <p>Part C - Controls Applying to All Development</p> <p>5.1 On-site effluent Disposal for land without reticulated sewer – not applicable</p> <p>5.2 Parking</p> <ul style="list-style-type: none"> • Each dwelling is required to have an off-street carparking space, which has been provided. <p>Part D - Land Use Based Controls</p> <p>Chapter 6 - Rural Residential / Large Lot Residential Development- not applicable.</p> <p>Chapter 7 - Residential Development – the proposed development is considered to be multi dwelling housing and therefore this part applies to this development.</p> <p>7.3 This part requires a minimum lots size per dwelling of 300m², however council can consider a lesser lot size if the objectives and development controls of 7.4 of the DCP can be reasonable met and there are no impacts on adjoining properties.</p> <ul style="list-style-type: none"> • 7.4.1 Neighbourhood character and design – the land adjoining to the north is a unit development with lots of around 300m², there is a shed located to the west and the remaining surrounding lots are traditional residential lots with an average size of 600m². Given the lot size pattern above, these lots will not be out of character with the local area. • 7.4.2 Front setback & streetscape – the development achieves the required 5m setback.

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	<ul style="list-style-type: none"> • 7.4.3 Side and Rear building setbacks – DCP variation required: Proposed lot 1 secondary road setback to Rupert Street reduced from 3m to 2.7m. This part also requires that the rear setback be 5m which in this case will be the western boundary, in which they have a 4m separation to existing lot that only contains a shed. Both these items require a minor variation to this development control. Given the size of the dwellings and development on adjoining lands, there is expected to be no loss of amenity as a result of the requested variation to this part. These requirements have been varied previously allowing the units to the north to have rear setbacks of under 2m. • 7.4.4 Height limits – The development meet all requirements. • 7.4.5 Site coverage – Meets all requirements, as site coverage is a maximum of 36.3% for all sites, with 60% coverage permitted. • 7.4.6 Open space provision – DCP variation required: There is a requirement for a nominal area of 6mx4m (24m²), private open space on all sites. This is achieved on all excluding Dwelling A that will have 5.44m x 4m (21.8m²). This variation is considered to be adequate space for a small 2-bedroom unit. • 7.4.7 Solar access & protection – Meets all requirements. • 7.4.8 Privacy - Meets all requirements. • 7.4.9 Fencing - Meets all requirements. • 7.4.10 Landscaping - Meets all requirements. • 7.4.11 – Off-street carparking - Meets all requirements. <p>Chapter 8 - Narrandera Business Centre - not applicable Chapter 9 - Industrial Development - not applicable</p> <p>As detailed above, a variation of the DCP is required for Clause 7.3, 7.4.3 and 7.4.6. The proposed variations are considered to remain consistent with the objectives of each section and have no adverse impacts on the adjoining properties or surrounding neighbourhood.</p> <p>Given the modest size of the buildings and limited impacts the reduced lot size below 300m² is considered suitable and the variation to 7.3 is recommended.</p>
	<p>Part E - Planning for Natural Hazards</p> <p>Chapter 10 - Flood Liable Land - not applicable.</p> <p>Chapter 11 - Bushfire Prone Land – although the land is mapped as bushfire prone land a site investigation has determined that there is no bushfire risk and therefore no referral to RFS or BAL assessment required.</p>
	<p>Part F - Natural Resources</p> <p>Chapter 12 - Sensitive Land - not applicable.</p> <p>Chapter 13 - Sensitive Water - not applicable.</p>
	<p>Part G - Heritage Controls</p> <p>Chapter 14 - Heritage Items - not applicable.</p>

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	<p>Part H - Notification of Development</p> <p>Chapter 15 - Notification</p> <ul style="list-style-type: none"> The development was notified in accordance with the CPP – Community Participation Plan. Local paper, social media and neighbour notifications. No submissions were received.
SECTION 4.15(1)(a)(iiia) any planning agreement	No planning agreement relates to the site or to the proposed development.
SECTION 4.15(1)(a) (iv) the regulations	<p>There are no matters prescribed by the Regulations applicable to this development.</p> <p>Section 4.15(1)(a)(iv) requires Council to take into consideration the provisions of clauses 61-68 of the Environmental Planning and Assessment Regulations, 2021.</p> <p>Clause 61(1) of the Environmental Planning & Assessment Regulations 2021 requires the consent authority to consider the provisions of Australian Standard AS 2601-2001: The demolition of Structures.</p>
SECTION 4.15(1)(b) the likely impacts of the development	See attached Table 1.
SECTION 4.15(1)(c) the suitability of the site	The subject land is considered suitable for the proposed development having regard to the site attributes and generally being in accordance with Council’s planning controls, subject to the variations detailed in 4.15(1)(a)(iii).
SECTION 4.15(1) (d) any submissions made in accordance with the Act or the Regulations	<p>The application was placed on notification for a period of 17 days.</p> <p>No submissions were received during the exhibition period.</p>
SECTION 4.15(1) (e) the public interest	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.
Part 7 Biodiversity Conservation Act 2016 – Clause 7.3 Test for determining proposed development likely to significantly affect threatened species.	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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><i>The proposed development will not have any effect upon threatened species. The site is within a developed area and the development is an approved use in this zone.</i></p> b. in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:

	<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 existing developed area 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 development or activity.</p> <p><i>No. The site of the proposed development is within an existing developed area 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>Part 7 Biodiversity Conservation Act 2016 7.7 Biodiversity assessment for Part 4 development (other than State significant development or complying development)</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>

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PART FOUR: STATUTORY REFERRALS			
Referrals	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.		
	AGENCY	LEGISLATION	
	DPI	Fisheries Management Act, 1994	No
		Coal Mine Subsidence Compensation Act, 2017	No
		Mining Act, 1992	No
		Petroleum (Onshore) Act, 1991	No
		National Parks & Wildlife Act, 1974	No
	OEH	Protection of the Environment Operations Act, 1997	No
Water Management Act, 2000		No	
NSW Heritage	Heritage Act, 1977	No	
TfNSW (RMS)	Roads Act, 1993	No	
RFS	Rural Fires Act, 1997	No	
The application is local development as defined Section 4.46 of the Environmental Planning and Assessment Act, 1979.			

PART FIVE: CONTRIBUTIONS							
Section 94 & Section 94A Contributions (Environmental Planning & Assessment Act, 1979)	<ul style="list-style-type: none"> ▪ Section 7.12 Fixed Development Consent Levy is applicable and is calculated as follows: <ul style="list-style-type: none"> ○ Cost of works is >\$200,000 is 1% / >\$100,000 is 0.5% ○ Estimated Development Cost = \$640,000.00 x 1% ○ Total Contribution = \$6,400.00 						
Section 64 Contributions (Local Government Act, 1993)	<ul style="list-style-type: none"> • Section 64 Contributions are applicable to this development <table border="1" style="margin-left: 20px;"> <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 as per 2022/2023 fees & charges</td> </tr> <tr> <td>Section 64 Sewer - Developer Service Charge per lot serviced x 3 equivalent tenements</td> <td>\$1,174.90 as per 2022/2023 fees & charges</td> </tr> </tbody> </table> 	Type of Contribution	Amount per Tenement or Lot	Section 64 Water - Developer Service Charge per lot serviced x 3 equivalent tenements	\$2,108.70 as per 2022/2023 fees & charges	Section 64 Sewer - Developer Service Charge per lot serviced x 3 equivalent tenements	\$1,174.90 as per 2022/2023 fees & charges
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Section 64 Sewer - Developer Service Charge per lot serviced x 3 equivalent tenements	\$1,174.90 as per 2022/2023 fees & charges						

PART SIX: DETERMINATION	
<p>The development application has been analysed and evaluated as per Section 4.15 of the Environmental Planning and Assessment Act, 1979.</p>	<p>The assessment has identified that:</p> <ul style="list-style-type: none"> ▪ 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. ▪ the proposed development although requiring variation to some development standards of the DCP, is unlikely to have any unreasonable impact on the natural or built environment, and where an adverse impact has been identified appropriate conditions have been imposed to mitigate the effects. ▪ the subject site is suitable for the proposed development. ▪ the proposed development does not raise any matter contrary to the public interest. <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 & Assessment Act 1979, this assessment considers the development and the DCP variations should be supported.</p>
<p>Recommendation</p>	<p>That consent be granted to Development Application DA-023-2022-2023 for Multi dwelling housing - 1 into 4 lot Torrens title subdivision – 4 x dwellings at 17A Rupert Street, Narrandera subject to conditions set out in the draft determination.</p>

Table 1:					
Section 4.15(1)(b) – Any likely impacts of that development					
Attributes	Satisfactory	Satisfactory if conditioned	Not Satisfactory	Not Relevant	Comment
Context & setting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Established residential area with a mix of units and small lot single dwelling.
Streetscape	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscaping proposed to soften the frontages.
Traffic, access and parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Road & parking is adequate.
Public domain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water, sewer, power and gas all available to the development site.
Environmental heritage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Aboriginal cultural heritage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other land resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Water quality & stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soils, soil erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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Table 1:					
Section 4.15(1)(b) – Any likely impacts of that development					
Attributes	Satisfactory	Satisfactory if conditioned	Not Satisfactory	Not Relevant	Comment
Air and microclimate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Flora and fauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Biodiversity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Noise & vibration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hours of operation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Natural hazards - Flooding - Bushfire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See comments in assessment.
Technological hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Safety, security and crime prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Social impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Economic impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site design and internal design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As detailed within the report, approval to be sought from Council for the variation of the DCP regarding the subdivision of lots less than 300m ² .
Overlooking - overshadowing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Private open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approval to be sought from Council for the variation of the DCP regarding the reduction of Dwelling A private open space.
Cumulative Impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Disabled access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Setbacks, building envelopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approval to be sought from Council for the variation of the DCP regarding rear and secondary setback.
Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An easement will be required for the sewer main extension.

**SCHEDULE 1
CONDITIONS OF CONSENT DA-023-2022-2023**

Cond #	Details	Met															
GENERAL																	
1.	<p>Approved Plans and Documentation</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;">HT 02</td> <td>Proposed Dwellings 17A Rupert St 19 pages</td> <td>Hi-Tech Homes</td> <td style="text-align: center;">-</td> <td style="text-align: center;">25-11-2022</td> </tr> <tr> <td style="text-align: center;">-</td> <td>Statement of Environmental Effects 6 pages</td> <td>Hi-Tech Homes</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> </tbody> </table> <p><i>Note 1: 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>REASON: 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	HT 02	Proposed Dwellings 17A Rupert St 19 pages	Hi-Tech Homes	-	25-11-2022	-	Statement of Environmental Effects 6 pages	Hi-Tech Homes	-	-	
Ref No	Drawing/Document Title	Prepared by	Version	Date													
HT 02	Proposed Dwellings 17A Rupert St 19 pages	Hi-Tech Homes	-	25-11-2022													
-	Statement of Environmental Effects 6 pages	Hi-Tech Homes	-	-													
2.	<p>Lapsing of Consent</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>REASON: To comply with Section 4.53(1) of the Environmental Planning and Assessment Act, 1979, as amended.</i></p>																
3.	<p>Compliance with Building Code of Australia</p> <p>All aspects of the building design are to comply with the applicable performance requirements of the National Construction Code so as to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the on-going benefit of the community. Compliance with the performance requirements can only be achieved by:</p> <ol style="list-style-type: none"> a. Complying with the deemed to satisfy provisions, or b. Formulating an alternative solution which: <ol style="list-style-type: none"> i. Complies with the performance requirements, or ii. Is shown to be at least equivalent to the deemed to satisfy provision, or c. A combination of a. and b. <p><i>REASON: Statutory requirement of Clause 145 of the Environmental Planning and Assessment Regulation 2000.</i></p>																
4.	<p>Amenity - General</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>REASON: 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>																

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5.	<p>Amplification of Services</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>REASON: 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>	
6.	<p>Aboriginal Heritage</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 Wildlife Act, 1974.</p> <p><i>REASON: OEH requirement under the National Parks and Wildlife Act 1974 and Threatened Species Conservation Act 1995.</i></p>	
7.	<p>Damage to Council Infrastructure</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><i>REASON: To ensure that any damage to Council infrastructure as a result of the development is repaired or made good by the developer.</i></p>	
8.	<p>Work Near Power Lines</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><i>REASON: To ensure no person, plant or thing comes within an unsafe distance of any overhead or underground electric line.</i></p>	
PRIOR TO THE COMMENCEMENT OF WORKS		
9.	<p>Provision of Sewer</p> <p>Prior to the commencement of any works on the site, a Section 68 approval under the Local Government Act 1993 must be obtained from Council. The application must contain a detailed design of the required sewer service to each lot, including location, grades and all associated design levels.</p> <p><i>REASON: This is to ensure there is adequate provision for sewer disposal to the development and relevant approvals required under the Local Government Act 1993 are obtained.</i></p>	
10.	<p>Erection of Signs for Development</p> <p>Appropriate signs are to be erected in accordance with Section 70 Environmental Planning & Assessment Regulation 2021 as follows. A sign must be erected in a prominent position on any site on which building work is being carried out:</p> <ol style="list-style-type: none"> a. Showing the name, address and telephone number of the Principal Certifying Authority for the work, and b. Showing the name of the principal contractor (if any) for the building work and a telephone number on which that person may be contacted outside working hours, and c. Stating that unauthorised entry to the work site is prohibited. <p>Any such sign is to be maintained while the construction work is being carried out, and must be removed when the work has been completed.</p>	

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	<p>REASON: This is a prescribed condition of consent under the Environmental Planning and Assessment Regulation 2021, as amended.</p>	
11.	<p>DA Record to be Kept On-Site</p> <p>The builder shall at all times maintain on the job a legible copy of the plan and specifications approved with the Construction Certificate endorsement of the certifying authority.</p> <p>REASON: To ensure all contractors have access to an approved plan.</p>	
12.	<p>Public Access to Site</p> <p>Public access to the site is to be prevented when construction work is not in progress or the site is unoccupied.</p> <p>REASON: To ensure that the construction and excavation works and all associated work practices are undertaken in a safe manner complying with the requirements of SafeWork NSW.</p>	
13.	<p>Suitable Hoarding</p> <p>A suitable hoarding or fence is to be erected between the building or site of the proposed building and any public place to prevent any materials from or in connection with the work, falling onto the public place.</p> <p>If it is intended or proposed to erect the hoarding or fence on the road reserve or public place, a separate application made under the Roads Act 1993 will need to be lodged with Council together with the associated fee.</p> <p>REASON: To ensure the protection of the surrounding public from all building related materials.</p>	
14.	<p>Temporary Closet</p> <p>Temporary closet accommodation being provided throughout the course of building operations by means of a chemical closet complying with the requirements of the Department of Environment and Climate Change or temporary connections to Council's sewer where available, such connections to be carried out by a licensed plumber and drainer.</p> <p>REASON: To ensure all workers on site have access to toilet facilities.</p>	
DURING WORKS		
15.	<p>Plumbing and Drainage Approval</p> <p>Prior to any plumbing and drainage work a Section 68 approval under the Local Government Act 1993 must be obtained from Council.</p> <p>This application must cover:</p> <ul style="list-style-type: none"> • B1 - Carry out water supply work • B4 - Carry out sewerage work • B5 - Carry out stormwater drainage work <p>REASON: To ensure that the relevant approvals required under the Local Government Act 1993 and the Plumbing Code of Australia have been obtained.</p>	
16.	<p>Plumbing and Drainage Works</p> <p>a. All plumbing and drainage work is to be carried out by a Licensed Plumber and Drainer and to the requirements of the Plumbing Code of Australia.</p> <p>b. Any sewer or stormwater works associated with the development are to meet the requirements of the AS3500 and the New South Wales Plumbing Code of Practice.</p> <p>The licensed plumber must submit a "Notice of Works" to Council at least two (2) days prior to the commencement of any plumbing and drainage works on-site.</p> <p>REASON: It is in the public interest that plumbing and drainage work is carried out with the relevant approvals required under the Local Government Act 1993 and the Plumbing Code of Australia. Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, as amended.</p>	

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PLACEMENT OF A MANUFACTURED HOME	
17.	<p>Activity On-Site</p> <p>No activity is to be carried out on site until the Section 68 approval under the Local Government Act 1993 has been issued, other than:</p> <ul style="list-style-type: none"> a. Site investigation for the preparation of the construction, and/or b. Implementation of environmental protection measures, such as erosion control, or the like that is required by this consent. <p>REASON: <i>To ensure the appropriate approvals have been issued under the Local Government Act 1993.</i></p>
18.	<p>Building Inspections</p> <p>The following Critical Stage Inspections are required to be carried out by the Principal Certifying Authority to enable the issue of an Completion Certificate:</p> <ul style="list-style-type: none"> a. After excavation for, and prior to the placement of, any footings. b. Prior to covering any stormwater and sewer drainage connections. c. After the building work has been completed and prior to any Completion Certificate being issued in relation to the building work. <p>NOTE: At least forty-eight (48) hours' prior notice for all of the above inspections (where applicable) shall be given by contacting Narrandera Shire Council by telephone 02-6959 5510.</p> <p>NOTE: A Transportable Dwelling Certificate of Completion in relation to the building will not be issued unless all of the above stages have been inspected.</p> <p>REASON: <i>Section 6.5 of the Environmental Planning & Assessment Act 1979 requires that critical stage inspections are carried out prior to the issue of an Completion Certificate.</i></p>
19.	<p>Termite Protection</p> <p>The building shall be protected from termite attack in accordance with the requirements of AS3660.1.</p> <p>REASON: <i>To provide a level of protection against termite infestation and to comply with the requirements of the Australian Standard AS3660.1.</i></p>
20.	<p>Plumbing and Drainage</p> <p>Submit certification from a Licensed Plumber, confirming that all plumbing and drainage installed in the building complies with AS 3500 Plumbing and Drainage Code for a Class 1 building.</p>
21.	<p>Smoke Alarm</p> <ul style="list-style-type: none"> a. All smoke alarms provided in the dwelling shall be connected to the consumer mains power supply, be interconnected where there is more than one alarm and have a stand-by power supply (battery back-up). b. A certificate from a Licensed Electrician confirming that 240V smoke alarm/s have been installed shall be submitted to Council. <p>REASON: <i>Compliance with Part 3.7.2 of the Building Code of Australia.</i></p>
22.	<p>Sub Floor Ventilation</p> <p>The sub-floor area of the building shall be ventilated and cross-ventilated to between the underside of the floor and the finished ground surface.</p> <p>REASON: <i>Compliance with Part 3.4.1 of the Building Code of Australia.</i></p>

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<p>23.</p>	<p>Compliance Plate</p> <p>A compliance plate must be attached to an accessible part of the manufactured home. The compliance plate must specify the following:</p> <ul style="list-style-type: none"> a. The name of the manufacturer of the relocatable home or associated structure b. The unique identification number for each major section of the relocatable home c. The month and year during which the relocatable home or associated structure was constructed d. The design gust wind speed for the relocatable home or associated structure e. A statement to the effect that the relocatable home or associated structure complies with the requirements of this division f. The name of the practising structural engineer by whom the engineer’s certificate has been issued in respect of the relocatable home g. Whether a relocatable home is intended for use as a park van or holiday van h. A unique identification number must be permanently marked on each major section of the relocatable home <p>REASON: <i>Compliance with Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.</i></p>	
<p>24.</p>	<p>Compliance Certification</p> <p>Prior to the granting of occupancy the applicant must submit to Council certification from a suitably qualified body or individual in respect of the following works:</p> <ul style="list-style-type: none"> a. Structural steelwork b. Frame (including sub-floor, roof trusses and bracing) c. Wet area waterproofing d. Glazing e. Hot and cold water plumbing f. Electrical g. Gas <p>NOTE: Due to the installation of the manufactured dwelling being issued under the Local Government Regulation 2021, a final Completion Certificate cannot be issued at the completion of works. Once Council is satisfied all works have been completed, a <i>Transportable Dwelling Letter of Completion</i> will be provided to the owner.</p> <p>REASON: <i>Compliance with Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.</i></p>	

WATER SEWER CONNECTIONS & CONTRIBUTIONS & S94A CONTRIBUTIONS							
25.	<p>Section 64 Local Government Act 1993 - Water Supply and Sewerage</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 prior to the lodgement of a Subdivision Certificate application.</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" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;">Type of Contribution</th> <th style="text-align: left;">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 as per 2022/2023 fees & charges</td> </tr> <tr> <td>Section 64 Sewer - Developer Service Charge per lot serviced x 3 equivalent tenements</td> <td>\$1,174.90 as per 2022/2023 fees & charges</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 and sewer services to individual allotments.</p> <p>e. The contribution is to be paid prior to the lodgement of a Subdivision Certificate application or occupation of buildings whichever occurs first.</p> <p><i>REASON: The allotments are subject to developer contributions to enable the provision of services.</i></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 as per 2022/2023 fees & charges	Section 64 Sewer - Developer Service Charge per lot serviced x 3 equivalent tenements	\$1,174.90 as per 2022/2023 fees & charges
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26.	<p>Potable Water Connection</p> <p>a. The applicant is to provide a potable water connection to service each new lot prior to the lodgement of a Subdivision Certificate application or occupation of buildings whichever occurs first. 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 & 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>						
27.	<p>Sewer Connection</p> <p>a. The applicant is to provide a sewer connection to service each lot prior to the lodgement of a Subdivision Certificate application or occupation of buildings whichever occurs first. There shall be a separate and distinct sewer 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 & 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>						

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	<p>c. A Sewer Service 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>REASON: <i>To satisfactorily service the vacant allotment/s</i></p>																
28.	<p>Section 94A Contribution</p> <p>The application meets the requirements of the Narrandera Section 94A Fixed Levy Plan and a Contribution Levy of \$6,400.00 is payable to Council prior to the issue of the final Completion Certificate. The contribution has been calculated in accordance with the Narrandera Section 94A Plan as follows:</p> <p>Cost of Works \$640,000.00 x levy (1%) = \$6,400.00</p> <p>REASON: <i>To meet the requirements of Council's Section 94A plan.</i></p>																
PRIOR TO THE ISSUE OF A COMPLETION CERTIFICATE																	
29.	<p>Occupation Certificate Application</p> <p>Once all conditions have been met, application for a final Completion Certificate shall be submitted to and approved by the Consent Authority prior to occupation of the building.</p> <p>REASON: <i>Compliance with section 6.9 of the Environmental Planning & Assessment Act 1979, as amended.</i></p>																
30.	<p>Occupation</p> <p>The use or occupation of the subject premises shall not commence until the Consent Authority has issued an final Completion Certificate.</p> <p>REASON: <i>Statutory requirement to ensure the building is fit for occupation.</i></p>																
PRIOR TO LODGEMENT AND RELEASE OF A SUBDIVISION CERTIFICATE																	
31.	<p>Property Numbers -</p> <p>The new allotments will be allocated with the following address numbers:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot #</th> <th style="text-align: left;">To be addressed as:</th> <th style="text-align: left;">Town / State / Postcode</th> </tr> </thead> <tbody> <tr> <td>Proposed dwelling A</td> <td><i>17A Rupert Street</i></td> <td>Narrandera NSW 2700</td> </tr> <tr> <td>Proposed dwelling B</td> <td><i>6 Elizabeth Street</i></td> <td>Narrandera NSW 2700</td> </tr> <tr> <td>Proposed dwelling C</td> <td><i>4 Elizabeth Street</i></td> <td>Narrandera NSW 2700</td> </tr> <tr> <td>Proposed dwelling D</td> <td><i>2 Elizabeth Street</i></td> <td>Narrandera NSW 2700</td> </tr> </tbody> </table>	Lot #	To be addressed as:	Town / State / Postcode	Proposed dwelling A	<i>17A Rupert Street</i>	Narrandera NSW 2700	Proposed dwelling B	<i>6 Elizabeth Street</i>	Narrandera NSW 2700	Proposed dwelling C	<i>4 Elizabeth Street</i>	Narrandera NSW 2700	Proposed dwelling D	<i>2 Elizabeth Street</i>	Narrandera NSW 2700	
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32.	<p>Vehicular Access</p> <p>a. The developer is to provide a safe, all-weather vehicular access to proposed lots 1, 2, 3 & 4 prior to lodgement of a Subdivision Certificate application or occupation of buildings whichever occurs first.</p> <p>b. The access is to be designed, constructed and installed in accordance with Australian Standard (AS2890.1), and to Council's satisfaction, between the property boundary and the road carriageway off Rupert St (Dwelling 1) and Elizabeth Street (Dwellings 2,3&4).</p> <p>c. The property owner remains responsible for the upkeep and maintenance of the access ways and associated facilities up to the edge of Council's road shoulder.</p> <p>REASON: <i>To provide for a suitable vehicular access to each property in accordance with Council's minimum standards.</i></p>																

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<p>33.</p>	<p>Electricity Supply</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>34.</p>	<p>Addressing Signage</p> <p>Property numbers 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>35.</p>	<p>Stormwater</p> <p>Stormwater run-off shall not be permitted to flow over property boundaries onto the adjoining properties.</p> <p><i>REASON: To ensure an effective stormwater management system is in place with appropriate infrastructure and environmental protection.</i></p>	
<p>36.</p>	<p>Application for Subdivision Certificate</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>NOTE: 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>37.</p>	<p>Section 88B Instrument</p> <p>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. A Section 88B Instrument and one (1) copy shall be submitted with the application for a Subdivision Certificate. The final plan of subdivision and accompanying Section 88B instrument are to provide for (as/where required):</p> <ul style="list-style-type: none"> • Easements for services including reticulated potable water supply, electricity, gas, telecommunications, etc. • Drainage or inter-allotment drainage easements. <p><i>REASON: To create legal entitlements with the subdivision, as required.</i></p>	
<p>38.</p>	<p>Subdivision Certificate Required</p> <p>a. The applicant is to obtain a subdivision certificate pursuant to Section 109C 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 and two (2) paper copies are to be submitted to Council along with the application for the subdivision certificate prior to its lodgement with the Lands Titles Office.</p>	

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	<p>NOTE: 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>REASON: <i>To satisfy statutory requirements of the Conveyancing Act 1919 to enable registration of the subdivision plans.</i></p>	
ONGOING		
39.	<p>Development Use</p> <p>No part of the development shall be used for commercial or industrial purposes or as a home industry or a home occupation without further development consent of Council (unless permitted without consent).</p> <p>REASON: <i>To prevent the unauthorised use of a building for a use that may not be permissible or is permissible with conditions.</i></p>	
ADVISORY AND ANCILLARY MATTERS		
40.	<p>Process for Modification</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> <ul style="list-style-type: none"> a. The request shall be accompanied by the appropriate fee and application form. 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. 	

STATEMENT OF ENVIRONMENTAL EFFECTS
17A RUPERT STREET, Narrandera NSW, Australia



Ph 02 4774 8388
Fax 02 4774 8421
PO Box 56 , Bringelly NSW 2556

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1. PROPOSAL

- The proposal is for the subdivision of the current Block into 4 Lots with 4 x Two bedroom dwellings (manufactured Homes)
- The Max building height will be 4.25m to the ridge capping
- The proposed home will be built as per plans and specifications
- There will be no business run from the site
- There will be no goods produced on the site
- There will be no goods stored in the dwelling and no goods transported from site
- There will be approximately two traffic movements per day by the occupants of each dwelling
- A sewer Main to be constructed to service both lots 2 & 3.
- Section 68 – Water & Sewer Connection
- Section 68 – Manufactured Home

2. SITE DETAILS

- The site is located within a Village RU5 Zone with an overall site area of 828.16 sqm
- The site has a gentle slope and has no water course or flood issues
- The new development will be compatible with adjoining properties
- Visually the dwellings will be consistent colour scheme to streetscape
- The Manufactured dwellings will be transported by truck and crane to site and will have a compliance plate under the meter box.



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3. NARRANDERA LOCAL ENVIRONMENTAL PLAN 2013 COMPLIANCE

- Proposal Complies with & satisfies all requirements of Narrandera Local Environmental Plan

4. NARRANDERA DEVELOPMENT CONTROL PLAN 2013 COMPLIANCE

Using 7.4 Dual Occupancy & Multi dwelling housing code as guide.

- 7.4.1 Neighbourhood character and design response – Proposal is inline with surrounding neighbourhood being a residential development designed to be low scale single storey detached dwellings.
- 7.4.2 Front building setbacks and streetscape – Proposed Dwellings all have a 5m Setback to Elizabeth Street. Complies with Control.
- 7.4.3 Side and rear building setbacks – Proposed dwellings all meet the minimum required side setbacks (0.9m – 2.7m). Complies with Council.
- For Lot 1, The secondary road setback has been reduced from 3m to 2.84m.
We are proposing a slight reduction of 160mm to this control as we see no adverse impacts of the site & its surroundings. Even with this reduction we are still able to fit in a 2.7m wide parking space. There is still a 5m+ buffer from southern boundary to Rupert Street.

- We are proposing a reduction to the minimum required rear setback from 5m down to 4m. We don't see any adverse impacts to the site & its surroundings.
We also still achieve the minimum required 4x6m Private Open Space Area as shown on the site plan.
- 7.4.4 Height Limits – No site cut or fill is proposed.
All decks are below the max limit. All proposed dwellings are single storey. Complies with Council.
- 7.4.5 Site Coverage – Site coverage does not exceed 37% for each proposed dwelling.
This is well below the max allowable 60%. Complies with Council.
- 7.4.6 Open Space Provision – A 4x6m Private open space area is achieved comfortably for all dwellings. Complies with Council.
- 7.4.7 Solar Access – Proposal complies with Council.
- 7.4.8 Privacy – No privacy issues are triggered. Complies with council.
- 7.4.11 Fencing - No fencing issues are triggered. Complies with council.
- 7.4.10 Landscaping - No Landscaping issues are triggered. Complies with council.
- 7.4.11 Off Street Parking – 1 Parking space has been provided for each two bedroom dwelling. Car Space dimensions Comply with Chapter 6.2. Complies with Council.

6. LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARK, CAMPING GROUNDS & MOVEABLE DWELLINGS) REGULATION 2021 UNDER THE LOCAL GOVERNMENT ACT 1993 COMPLIANCE

Hi Tech Homes P/L certifies that the manufactured home proposed to be installed at the above property will be constructed, transported and installed in accordance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 under the Local Government Act 1993.



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5. PRESENT AND PREVIOUS LAND AND BUILDING USE

- Currently the site is vacant with a storage shed & awning. The Neighbourhood consists of primarily residential use.
- The present use of adjoining lots are residential dwellings
- There is NO contamination on site that is known
- A Smoke Alarm has been fitted in the dwelling as a Fire Safety Measure

6. OPERATIONAL AND MANAGEMENT

- Not applicable for this project

7. TRAFFIC, PARKING AND GENERAL ACCESSIBILITY

- There will be approximately two traffic movements per day per dwelling and the parking facilities are adequate for this project.

6. PRIVACY, VIEWS AND OVERSHADOWING**Visual Privacy**

- The placement of windows allows for privacy of neighbours
- Screening plants will be used as required
- There will be no headlight glare or light spillage

Acoustic Privacy

- The bedroom placement is away from outdoor activity areas
- There will be no noise transmission between proposed dwelling and existing neighbouring dwellings
- Measures have been made to mitigate external noise including insulation in all external walls

Views

- There is no impact to nearby properties

Overshadowing

- There will be no overshadowing involved in this project



**Hi-TECH
HOMES**

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7. AIR AND NOISE

AIR

- There is no odour or fumes produced by existing or proposed development
- There is no waste storage areas or compost heaps

NOISE

- Construction noise: There will be minimal construction noise.
(Modular construction done off site)
- Hours of work on site 8am to 4pm (only two hours is required for site work)
- Finished floor level for buildings shall be a minimum of 0.6m above ground level

8. DRAINAGE, SOIL AND WATER

- Measures taken to maximize infiltration and minimize water run-off are mulching and ground covers also low water demand native plants in gardens
- Stormwater drainage: The stormwater for the dwelling will be connected to existing service
- Water efficient appliances are proposed in the bathroom such as shower head, toilet and hand vanity and water flow restricting washers

9. HERITAGE

- Not required for this project

10. ENERGY EFFICIENCY - BASIX CERTIFICATE

- Manufactured Homes do not require BASIX.

11. WASTE MANAGEMENT

- As the proposal is for 4x Manufactured homes, All construction wastes are managed within our factory premises off site.
For site works & installation – The appropriate methods will be used to ensure minimal waste at all times.
For ongoing use of the properties – Users will abide by local councils waste collection policies.

12. REFLECTIVITY

- Not required for this project



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13. COLOUR SCHEDULE

- A colour schedule of external finishes is attached to the Architectural Plans.

14. GENERAL ACCESSIBILITY

- Not required for this project

15. EROSION AND SEDIMENTATION CONTROL

- A control barrier is placed around the site while piers are erected and holes are bored for tie downs.
Please see sediment control plan for further details & management plan.

16. SITE MANAGEMENT

- Existing perimeter fencing is used to restrict public access to site
- There is no amenities required on site as the installers are only on site for a couple of hours
- Pedestrian safety is important so there is no access to site at all.
- There is no dust created

17. DEMOLITION

- There are existing Lightweight structures on site which will be removed.
They consists of an Existing shed & existing carport/awning.



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PROPOSED DWELLINGS - 17A RUPERT STREET

FACADE PERSPECTIVE IS DEPICTIVE ONLY AND MAY VARY ONCE APPLIED TO ACTUAL CUSTOM DESIGN.

ARTIST'S IMPRESSION ONLY NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES.

MATERIALS SHOWN ARE DEPICTIVE ONLY AND MAY NOT REFLECT THE SELECTED FINISHES.



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SINGLE STOREY DWELLINGS

CLIENT PLAN APPROVAL

Signed _____

Date _____

GENERAL BUILDING NOTES

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LOCATION 17A RUPERT STREET

NARRANDERA, 2700

LOT/SECTION/DP 10/H/DP2597

CLIENT Hi-Tech Homes

JOB NUMBER HT 02

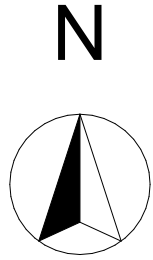
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3D Visualisation

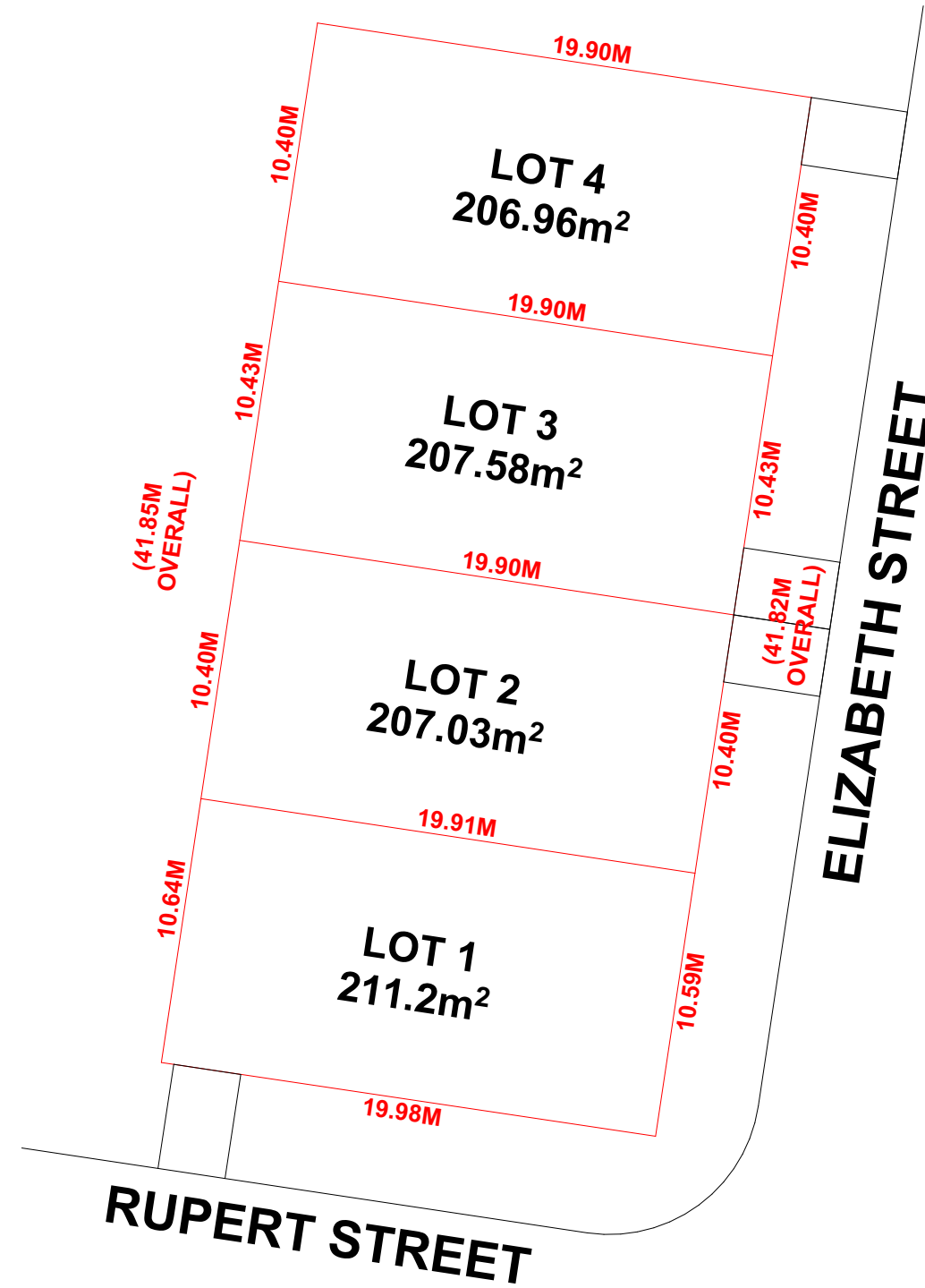
SHEET NO: A.01

SCALE: 1:139.68 @ A3

DATE Friday, 25 November 2022



PRE-SUBDIVISION



POST-SUBDIVISION

17A RUPERT STREET NARRANDERA
SITE DEVELOPMENT CALCULATION
NARRANDERA SHIRE COUNCIL
OVERALL LAND SIZE: 832.72m ² LOT WIDTH: 41.82m
AFTER SUBDIVISION
LOT 1
LOT SIZE: 211.20m ² LOT WIDTH: 10.59m
LOT 2
LOT SIZE: 207.03m ² LOT WIDTH: 10.40m
LOT 3
LOT SIZE: 207.58m ² LOT WIDTH: 10.43m
LOT 4
LOT SIZE: 206.96m ² LOT WIDTH: 10.40m



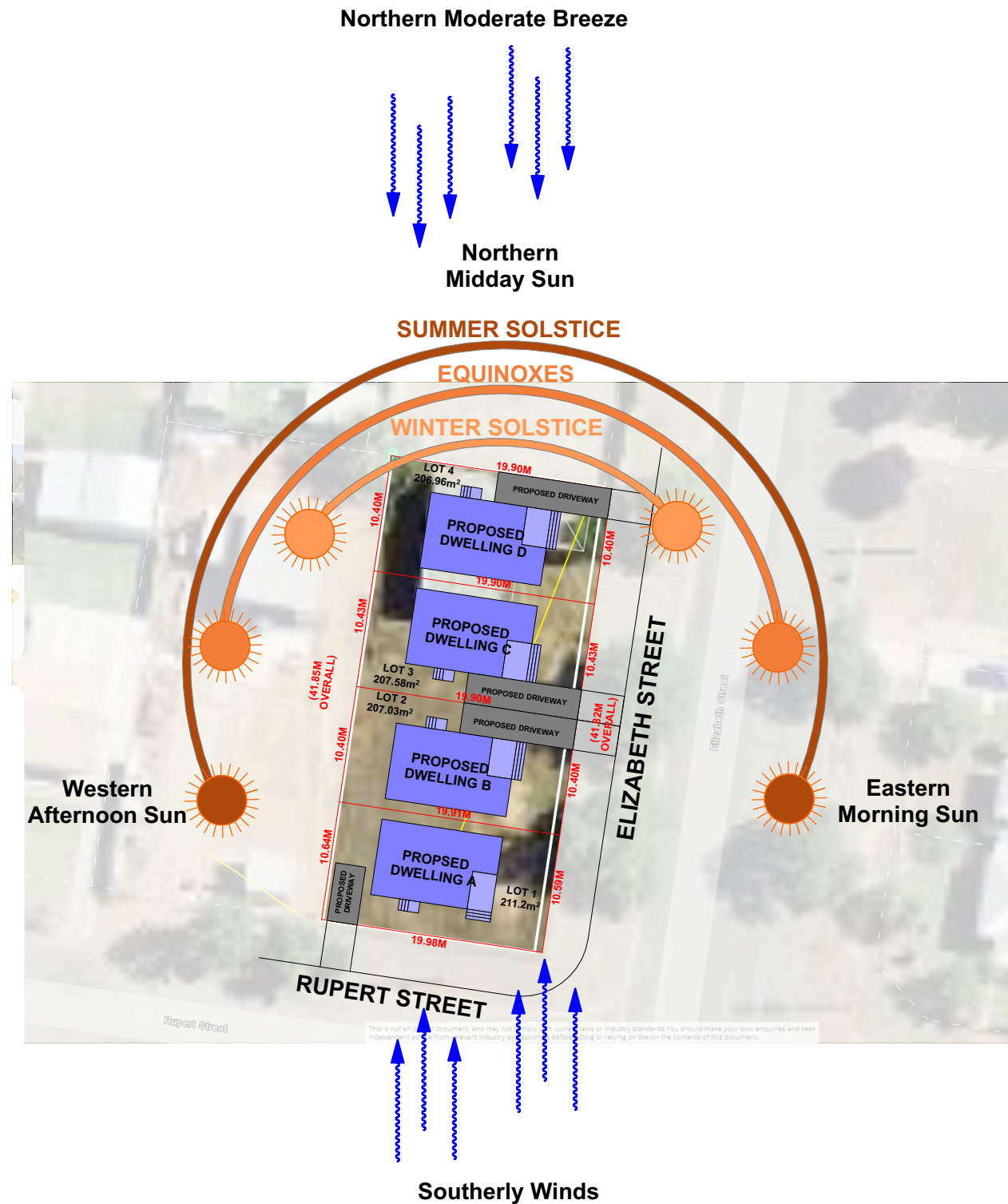
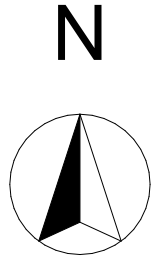
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SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL
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LOCATION 17A RUPERT STREET
 NARRANDERA, 2700
 LOT/SECTION/DP 10/H/DP2597
 CLIENT Hi-Tech Homes
 JOB NUMBER HT 02
 LGA NARRANDERA SHIRE COUNCIL

Subdivision Plan
 SHEET NO: A.02
 SCALE: 1:250 @ A3
 DATE Friday, 25 November 2022



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LOCATION 17A RUPERT STREET

NARRANDERA, 2700

LOT/SECTION/DP 10/H/DP2597

CLIENT Hi-Tech Homes

JOB NUMBER HT 02

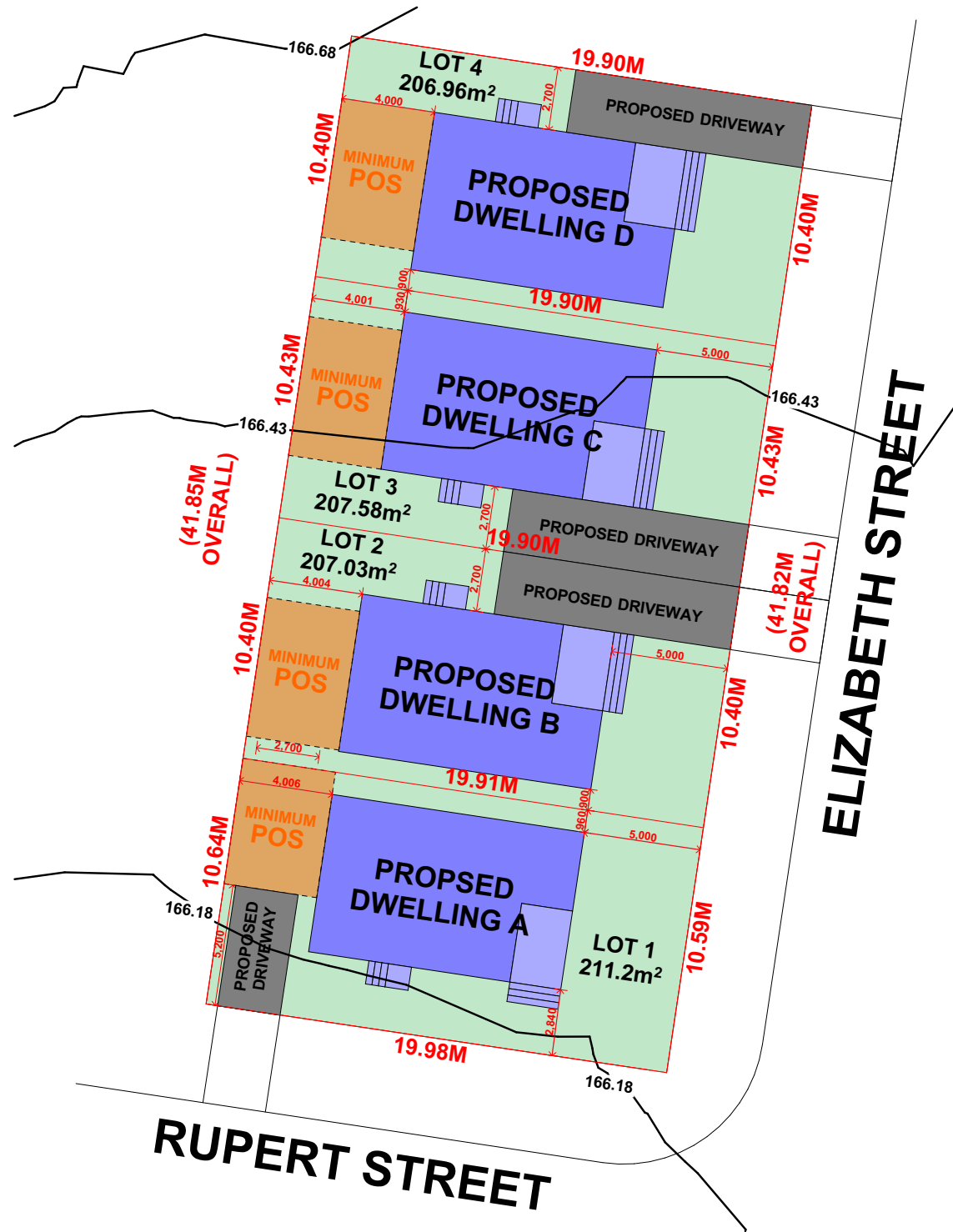
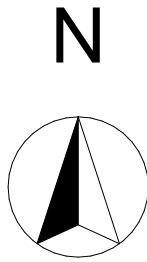
LGA NARRANDERA SHIRE COUNCIL

Site Analysis Plan

SHEET NO: A.03

SCALE: 1:500 @ A3

DATE Friday, 25 November 2022



17A RUPERT STREET NARRANDERA
SITE DEVELOPMENT CALCULATION
NARRANDERA SHIRE COUNCIL
OVERALL LAND SIZE: 832.72m ² LOT WIDTH: 41.85m
AFTER SUBDIVISION
LOT 1
LOT SIZE: 211.20m ² LOT WIDTH: 19.98m GROUND FLOOR AREA: 66.64m ² DECK AREA: 8.48m ² TOTAL COVERED: 75.12m ² 35.6%
LOT 2
LOT SIZE: 207.03m ² LOT WIDTH: 19.91m GROUND FLOOR AREA: 66.64m ² DECK AREA: 8.48m ² TOTAL COVERED: 75.12m ² 36.3%
LOT 3
LOT SIZE: 207.58m ² LOT WIDTH: 19.90m GROUND FLOOR AREA: 66.64m ² DECK AREA: 8.48m ² TOTAL COVERED: 75.12m ² 36.2%
LOT 4
LOT SIZE: 206.96m ² LOT WIDTH: 19.90m GROUND FLOOR AREA: 66.64m ² DECK AREA: 8.48m ² TOTAL COVERED: 75.12m ² 36.3%



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SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL

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

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LOCATION 17A RUPERT STREET
NARRANDERA, 2700
LOT/SECTION/DP 10/H/DP2597
CLIENT Hi-Tech Homes
JOB NUMBER HT 02
LGA NARRANDERA SHIRE COUNCIL

Site Plan

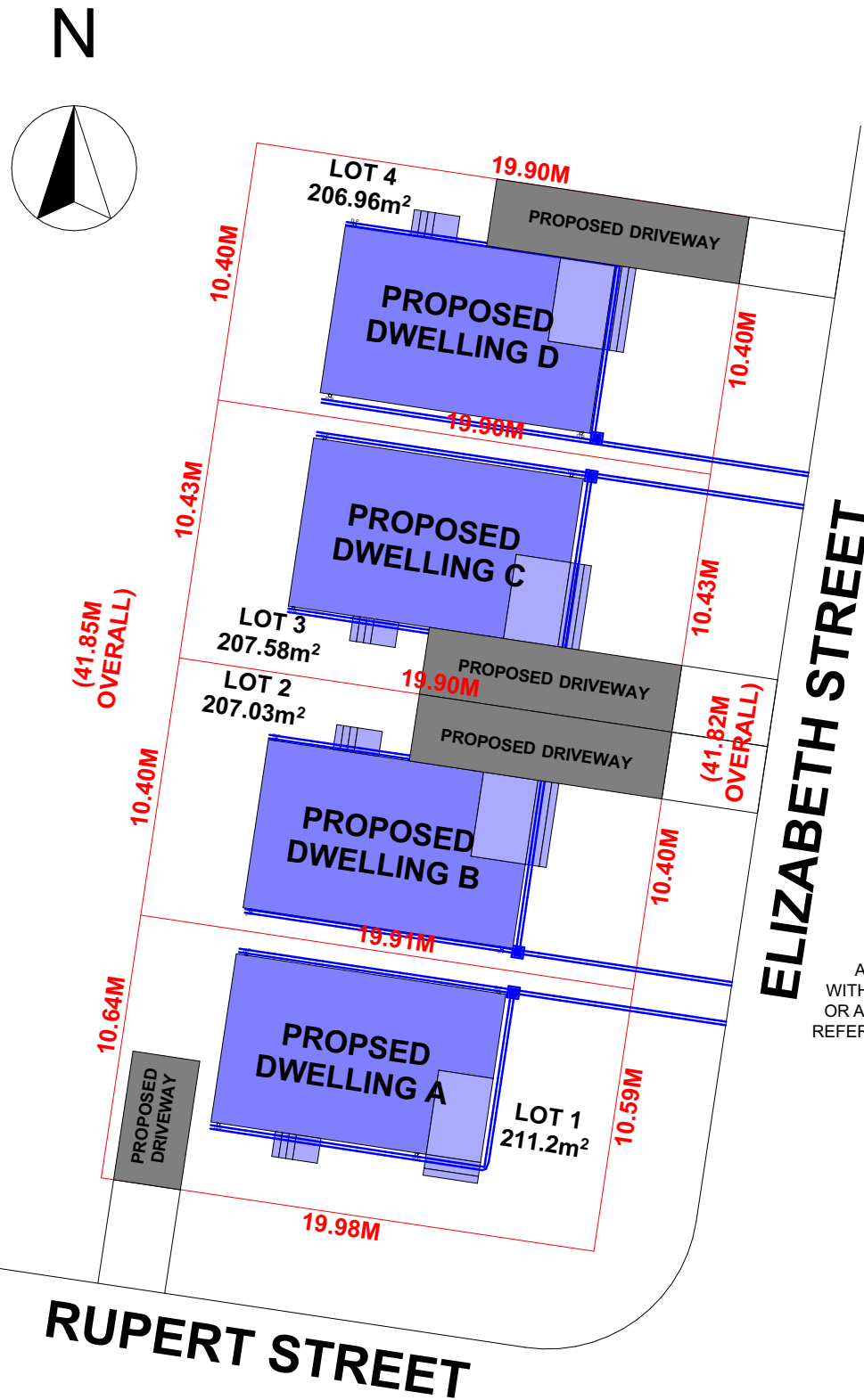
SHEET NO: A.04
SCALE: 1:250 @ A3
DATE Friday, 25 November 2022

LEGENDS

	DESCRIPTION
	PROPOSED PIPES TO OUTLET
	PROPOSED NEW DOWNPIPE (Ø90 UNO)
	SURFACE INLET PIT (450 SQ. UNO)

GENERAL NOTES

- ALL LINES ARE TO BE Ø100 uPVC @ MIN 1% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MINIMUM 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN LANDSCAPE AREAS TO BE 450 x 450 PLASTIC UNO. AND ALL PITS IN DRIVEWAYS TO BE 450 x 450 CONCRETE UNO.
- PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE UNO.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOT ZONE.
- ALL DP'S TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORKS SHALL BE IN ACCORDANCE WITH BCA AND AS3500.3.
- EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.



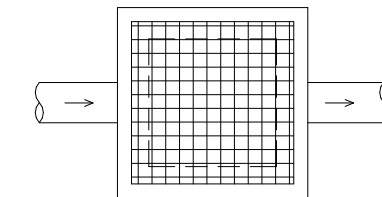
GROUND FLOOR DRAINAGE PLAN

1:100 @ A1

GENERAL NOTES
 ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) LAID @ 1% FALL MIN. UNO.
 ALL STORMWATER DOWNPIPES Ø100 UNO.
 TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm²
 MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500
 (FOR SYMBOLS & ABBREVIATION - REFER TO COVER PAGE)

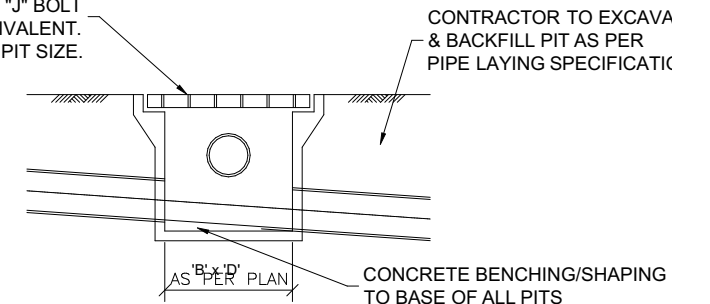


RAINWATER SUPPLY SIGN



PLAN

ACCESS GRATE CLASS B WITH CHILD PROOF "J" BOLT OR APPROVED EQUIVALENT. REFER TO PLAN FOR PIT SIZE.



SECTION - TYPICAL SURFACE INLET PIT

1:5 @ A1
 TYPICAL FOR ALL PITS IN NON-TRAFFIC AREAS

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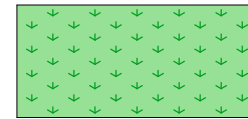
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CLIENT PLAN APPROVAL
 Signed _____
 Date _____

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LOCATION 17A RUPERT STREET
 NARRANDERA, 2700
 LOT/SECTION/DP 10/H/DP2597
 CLIENT Hi-Tech Homes
 JOB NUMBER HT 02
 LGA NARRANDERA SHIRE COUNCIL

Stormwater Plan
 SHEET NO: A.05
 SCALE: 1:250 @ A3
 DATE Friday, 25 November 2022

Landscape Legend



TURF AREA



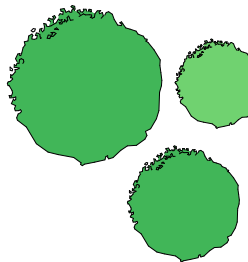
PAVED AREA



PROPOSED DWELLING

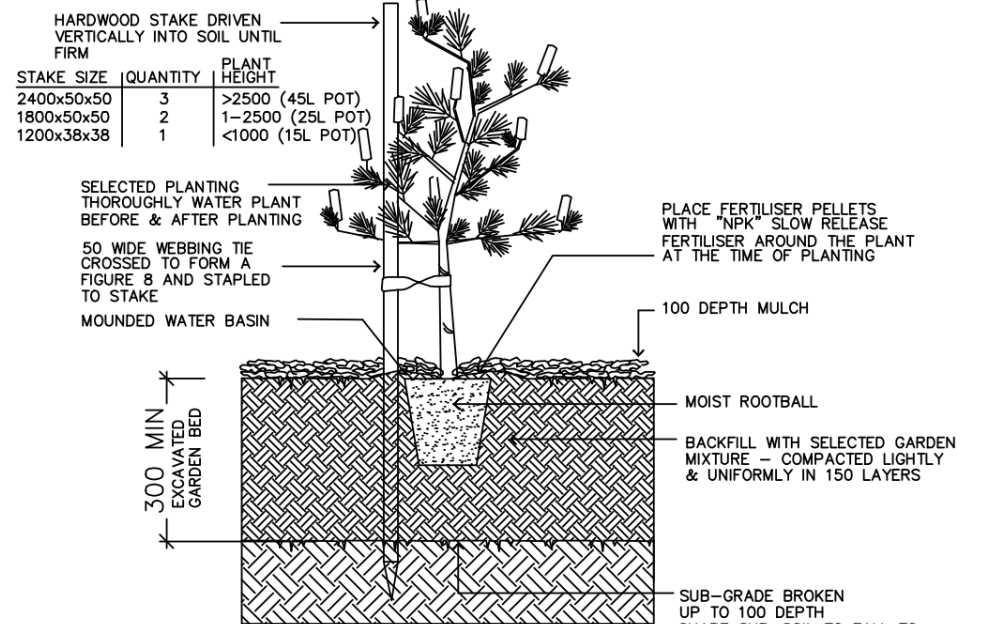
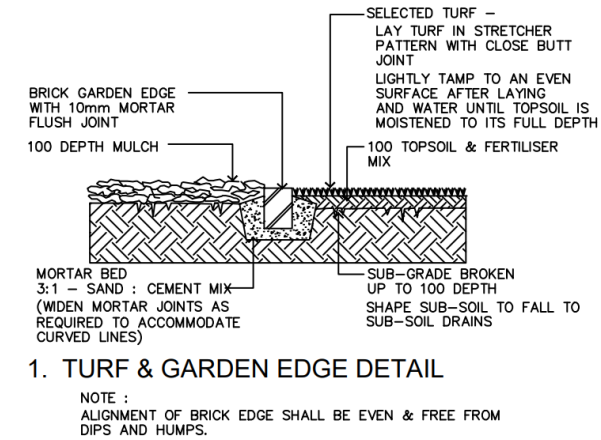
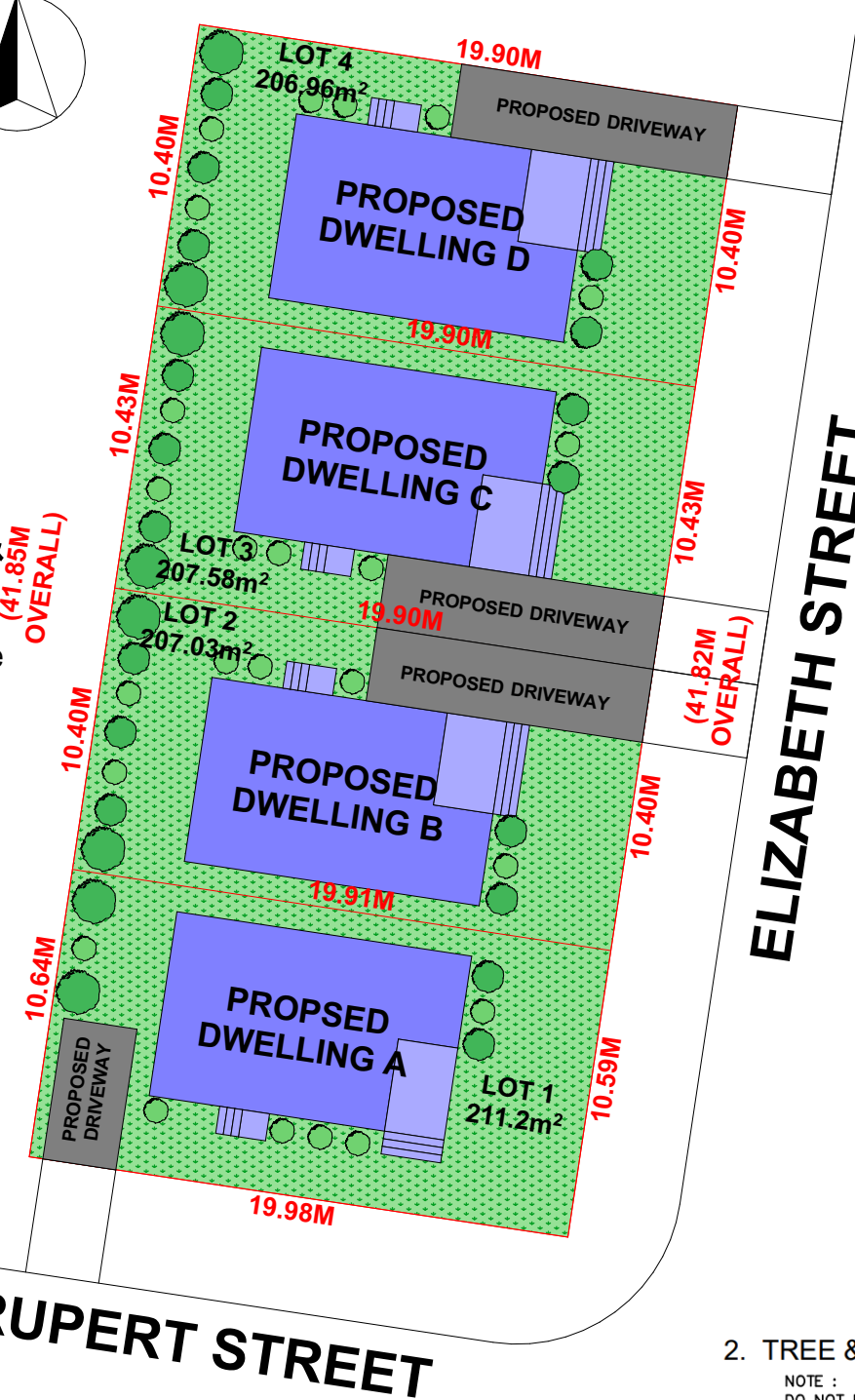
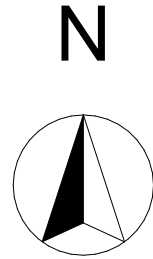


PROPOSED DECK AREA



PROPOSED TREES, SHRUBS & PLANTING AREAS

All areas affected by construction and felling works to be planted out with native, endemic plant stock, (low growing/ below 500mm mature height). Generally sourced from "Wild Plant Rescue"



17A RUPERT STREET NARRANDERA
SITE DEVELOPMENT CALCULATION
NARRANDERA SHIRE COUNCIL
OVERALL LAND SIZE: 828.16m ² LOT WIDTH: 41.85m
AFTER SUBDIVISION
LOT 1
GROUND FLOOR AREA: 66.64m ² DECK AREA: 8.48m ² PROPOSED DRIVEWAY: 27.54m ² LANDSCAPE AREA: 104.74m ² 50.6%
LOT 2
GROUND FLOOR AREA: 66.64m ² DECK AREA: 8.48m ² PROPOSED DRIVEWAY: 27.54m ² LANDSCAPE AREA: 104.74m ² 50.6%
LOT 3
GROUND FLOOR AREA: 66.64m ² DECK AREA: 8.48m ² PROPOSED DRIVEWAY: 27.54m ² LANDSCAPE AREA: 104.74m ² 50.6%
LOT 4
GROUND FLOOR AREA: 66.64m ² DECK AREA: 8.48m ² PROPOSED DRIVEWAY: 27.54m ² LANDSCAPE AREA: 104.74m ² 50.6%

NOTE:

- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
- Do not scale drawing, if in doubt - ASK
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans
- All Existing trees to remain shall be protected as per arborist report & council requirements
- All pruning shall be in accordance with the AS 4373
- Thoroughly eradicate weeds from all garden areas.
- No variation to the works to be carried out without prior approval from owner.
- All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
- Substitution of plant species or varieties will not be permitted.
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surface run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground lines.
- All landscape works shall comply with all councils DA & CC conditions and all relevant "AUSTRALIAN STANDARDS" and AUS_SPEC NO.1 Specification C273-Landscaping.
- Irrigation system - If required, shall be designed & installed to comply with AS 2698, AS 2698.1-1994, AS 2698.2-1985, AS 2698.3-1990, water board and other relevant authority regulations.
- MAINTENANCE** - All landscape works are to be maintained for a period of 12 weeks after final completion. Replace all plants which have failed with the same species. Mulch is to be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained free from weeds.

IMPORTANT NOTICE:
THE LANDSCAPING OF THE SITE SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND CONDITIONS OF CONSENT
IT MUST BE NOTED THAT ANY DEVIATION FROM THE APPROVED DESIGN IS NOT AUTHORISED UNDER THE DEVELOPMENT CONSENT
ANY ALTERATION TO DESIGN AND PLANT MATERIAL MUST BE APPROVED BY THE ACCREDITED CERTIFIER



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SINGLE STOREY DWELLINGS
CLIENT PLAN APPROVAL

Signed _____
Date _____

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NARRANDERA, 2700
LOT/SECTION/DP 10/H/DP2597
CLIENT Hi-Tech Homes
JOB NUMBER HT 02
LGA NARRANDERA SHIRE COUNCIL

Landscape Plan

SHEET NO: A.06
SCALE: 1:250 @ A3
DATE Friday, 25 November 2022

SOIL AND WATER MANAGEMENT CONTROLS

This is a Soil and Water Management Plan, and shows an acceptable way of managing soil erosion and water quality on the site. The Site Manager shall be responsible for implementation and management of the Soil and Water Management on the site.

This plan is to be read in conjunction with the A and Engineering Plans, and any other plans, written instructions, specification or documentation that may be issued relating to development of the site. Ensure that all soil and water management works are located as instructed by the Site Manager or as shown on the plans, specification or other relevant documentation.

All workers and sub-contractors shall be informed of their responsibilities in minimising the potential for soil erosion and pollution to downslope lands and waterways.

Water will be prevented from entering the permanent drainage system unless it is relatively sediment free, i.e. the catchment area has been permanently landscaped and/or any newly sediment has been filtered through or settled within an approved structure to meet environmental guidelines.

'Sediment' fencing and adjacent swales will be installed as indicated on the plans and at the direction of superintendent to ensure containment of sediment. The swales will be outlet or overflow under stabilised conditions into the sediment basins, to safely convey water into a suitable filtering system should the pores in the fabric block.

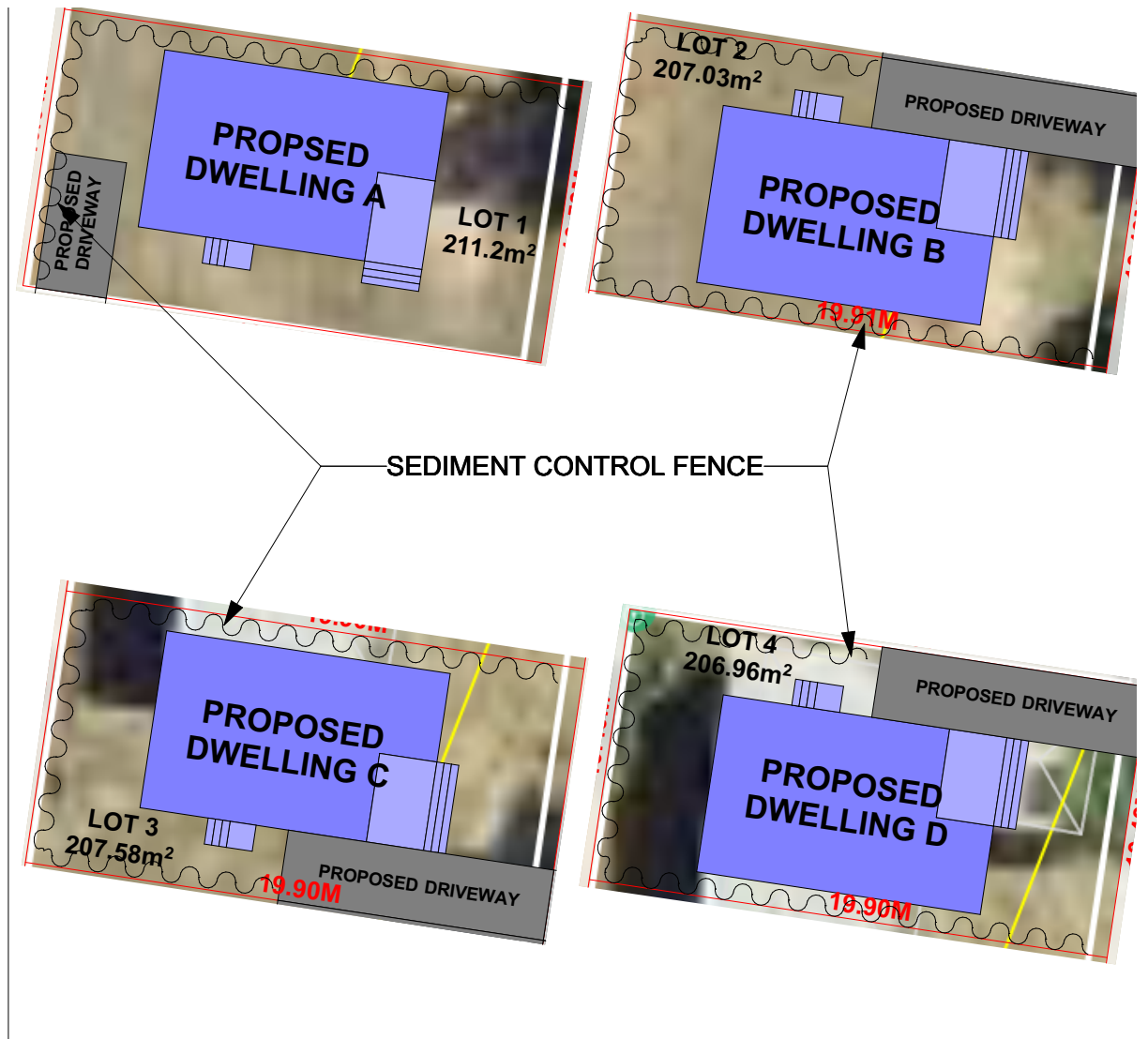
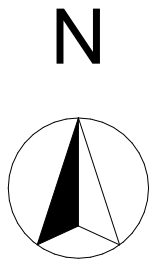
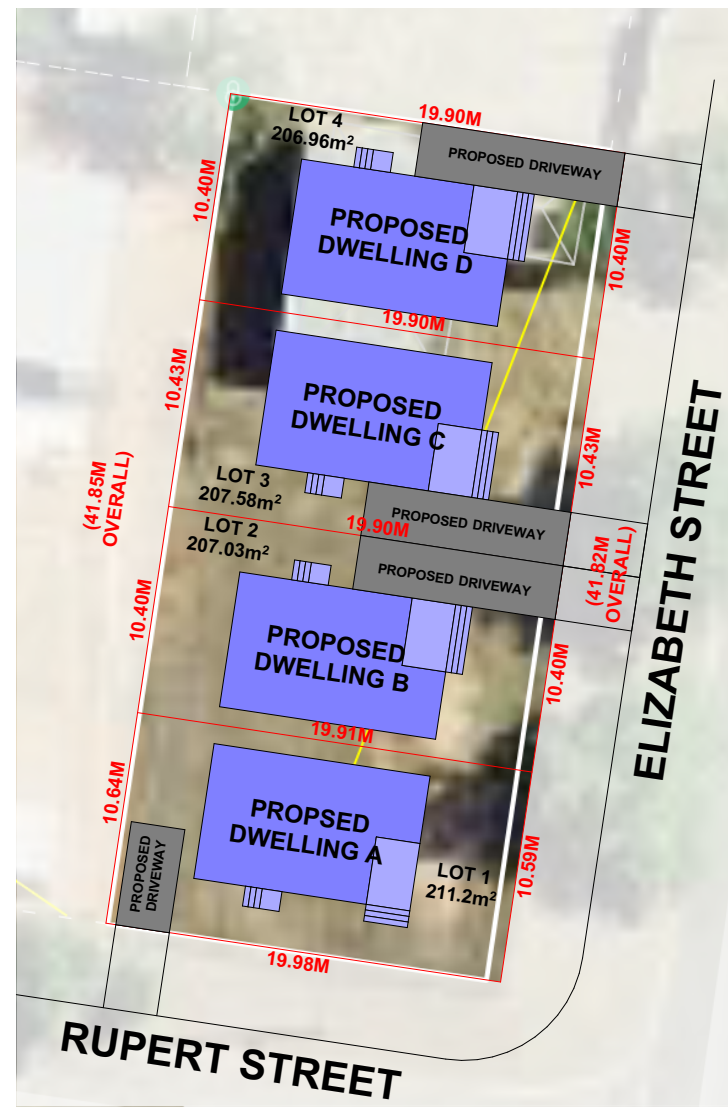
Construct a new sediment basin (if indicated on plans) at the location shown and clean out the existing dams to act as a sediment basin during the construction period and beyond.

Sediment basins shall have a minimum wet sediment capacity of 10 cubic metres and be designed with suitable overflow spillways to remain stable in at least the 1 in 10 year ARI (0% AEP), critical duration storm event.

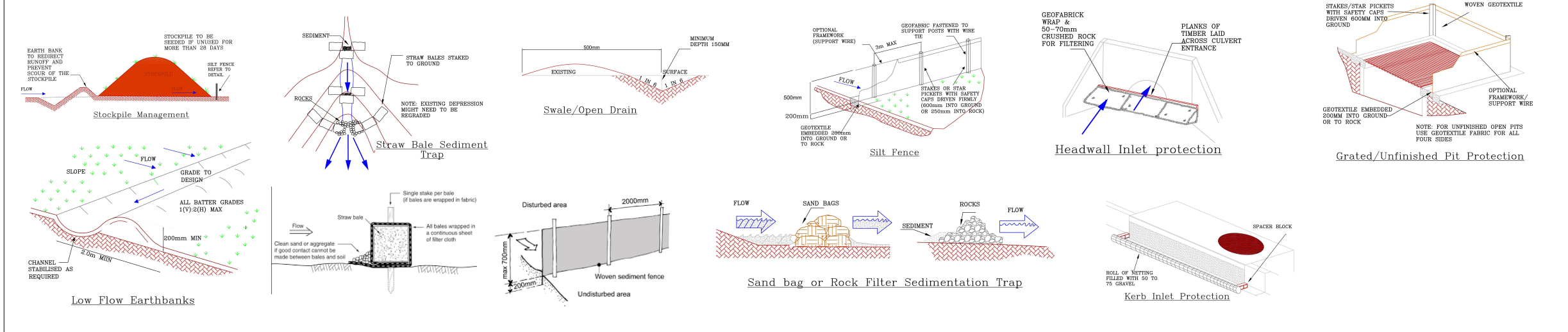
In general, water shall not be released or dumped from sediment basins unless water quality complies with the 'Australian and New Zealand Guidelines for Fresh and Marine Water Quality' and in particular 50mg/L maximum suspended solids. Artificial flocculation to settle finer particles may be necessary in this instance. The basins are to be emptied within 3 hours after a storm event, but only after water has reached acceptable quality levels.

Stockpiles must not be located within 2m of hazard areas, including likely areas of concentrated or high velocity flows such as atterways, paved areas and driveways. Where they are between 2m and 5m metres from such areas, special sediment control measures should be taken to minimise possible pollution of downslope waters, e.g. through installation of additional 'sediment' fencing and bunds around the stockpiles.

Regular checking and maintenance of the measures to ensure the integrity of the installed measures.



Techniques



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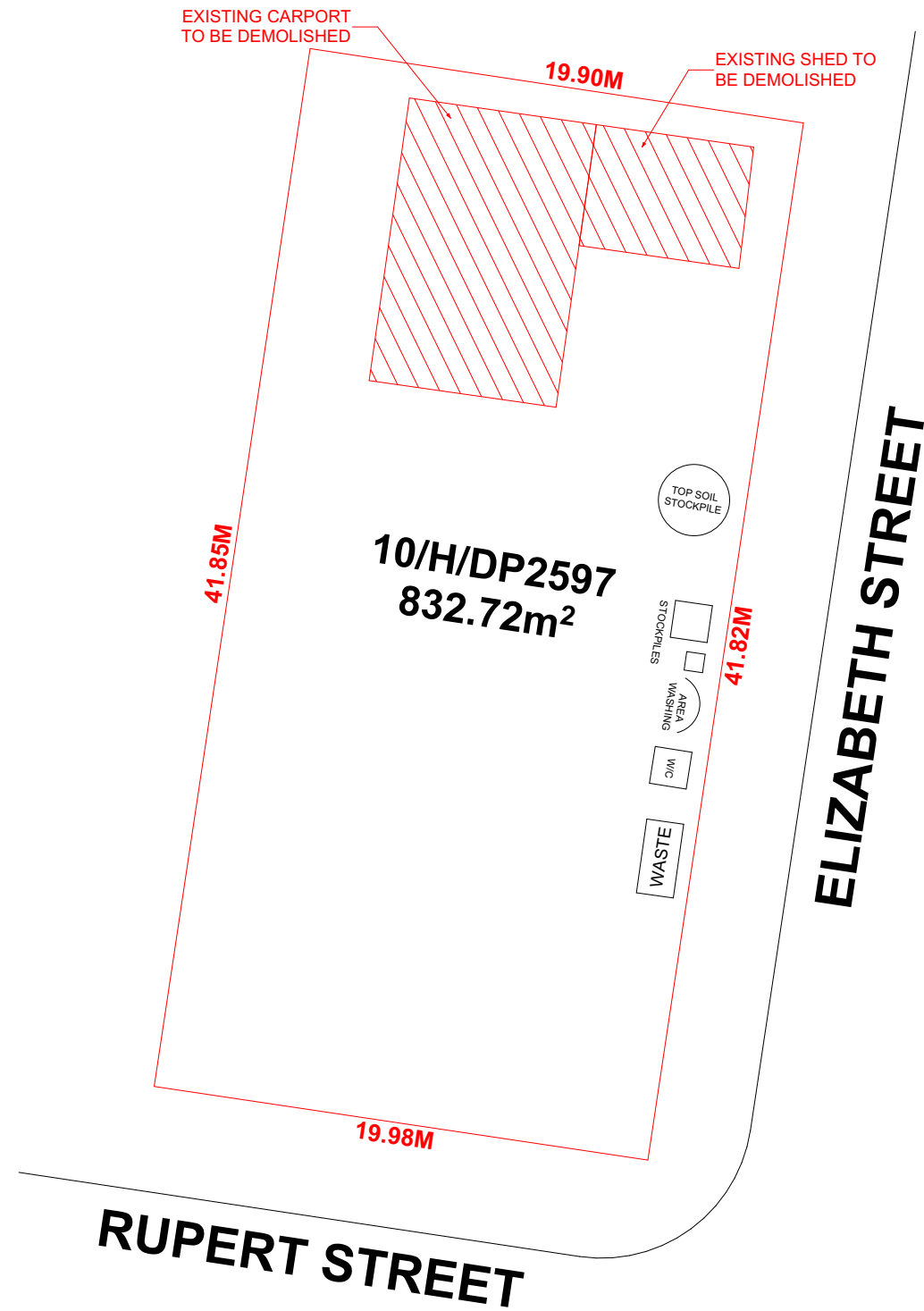
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Sediment Control Plan
 SHEET NO: A.07
 SCALE: 1:350, 1:250 @ A3
 DATE Friday, 25 November 2022



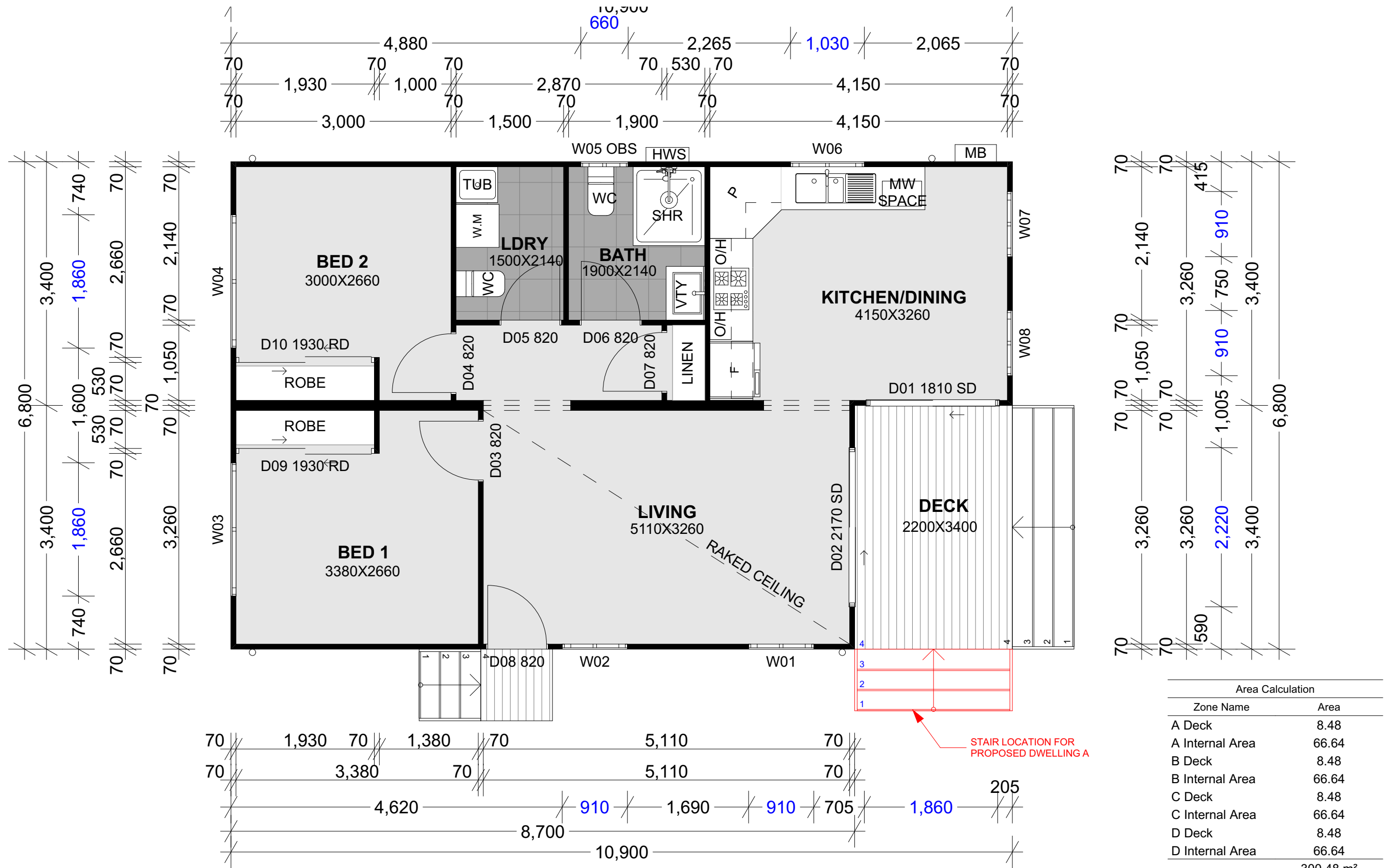
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Demolition Plan
 SHEET NO: A.08
 SCALE: 1:250 @ A3
 DATE Friday, 25 November 2022



Area Calculation	
Zone Name	Area
A Deck	8.48
A Internal Area	66.64
B Deck	8.48
B Internal Area	66.64
C Deck	8.48
C Internal Area	66.64
D Deck	8.48
D Internal Area	66.64
Total	300.48 m²



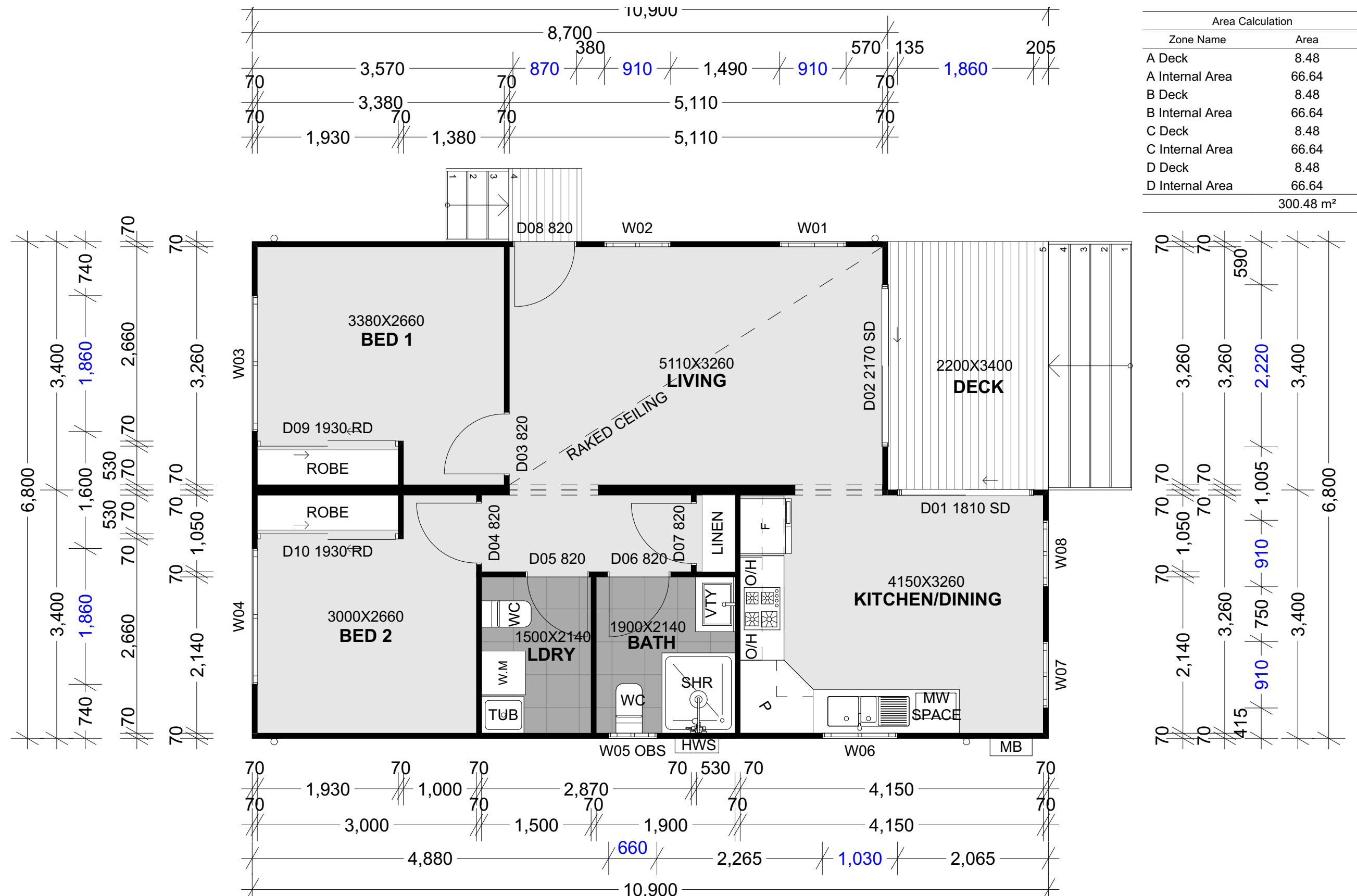
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A ,C Floor Plan
 SHEET NO: A.09
 SCALE: 1:1, 1:50 @ A3
 DATE Friday, 25 November 2022



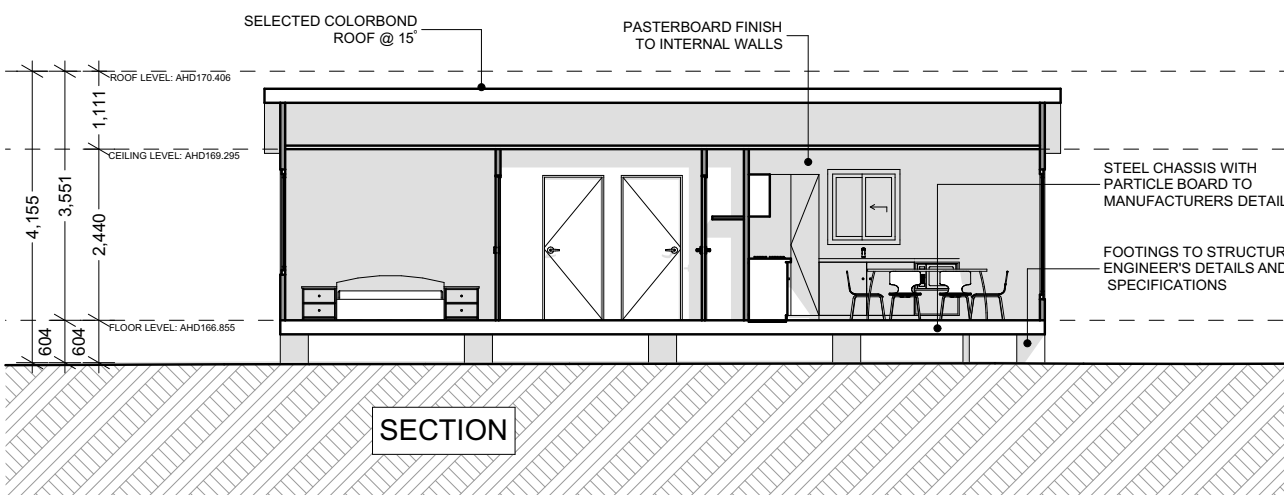
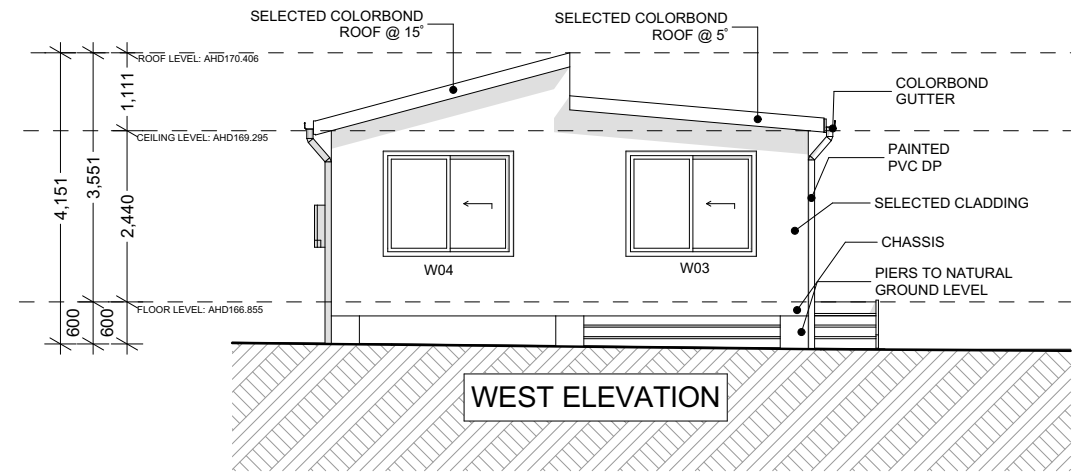
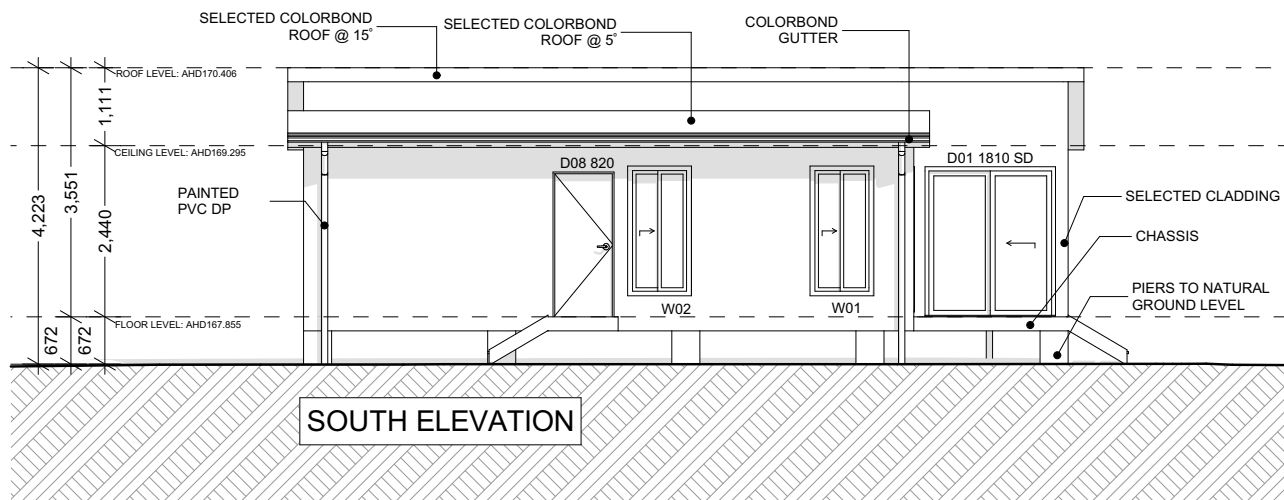
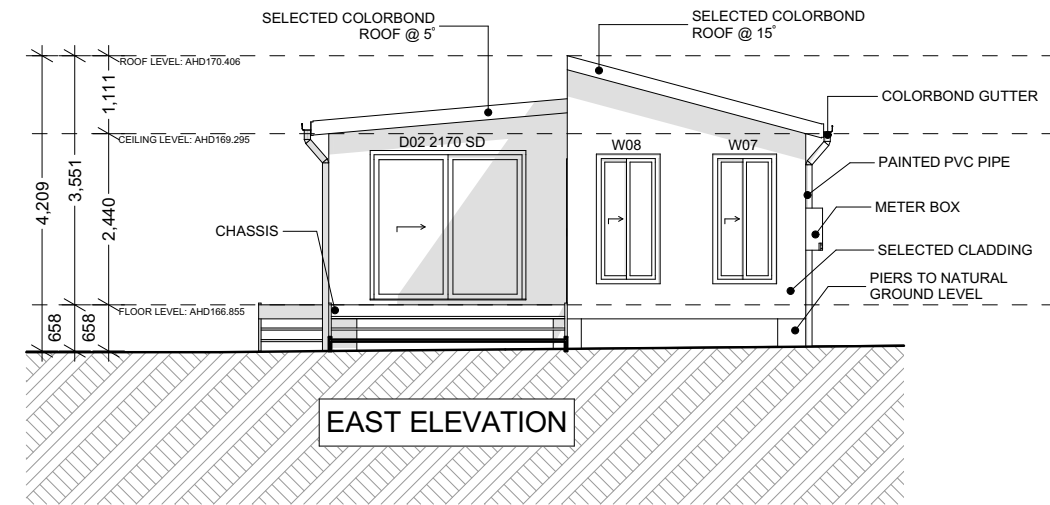
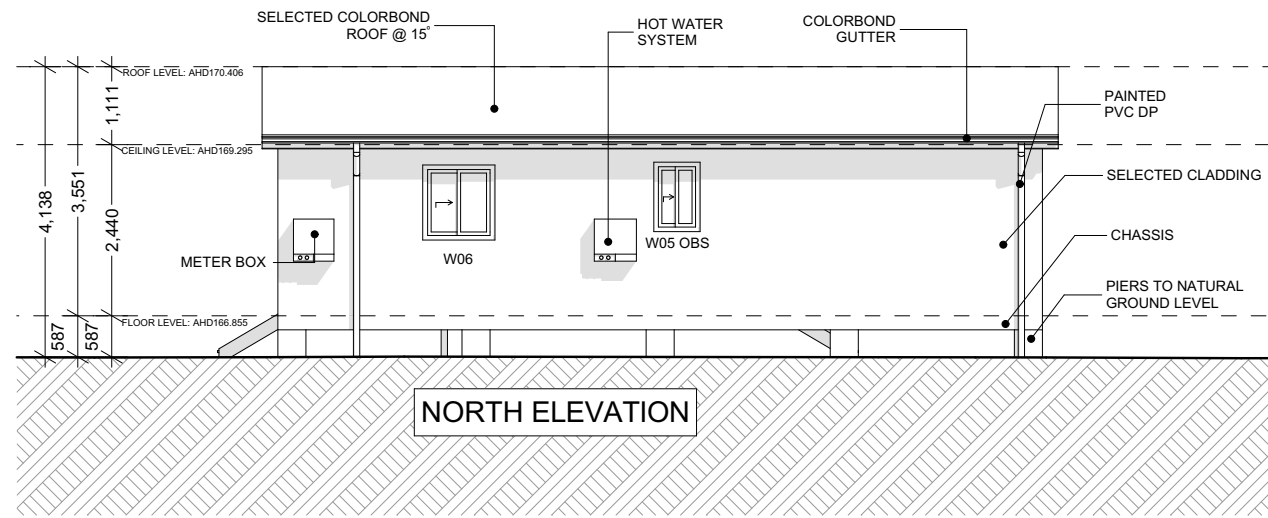
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B ,D Floor Plan
 SHEET NO: A.10
 SCALE: 1:50, 1:1 @ A3
 DATE Friday, 25 November 2022



Door List			
Door ID	Width	Height	Quantity
D01 1810 SD	1,810	2,100	4
D02 2170 SD	2,170	2,100	4
D03 820	820	2,040	4
D04 820	820	2,040	4
D05 820	820	2,040	4
D06 820	820	2,040	4
D07 820	820	2,040	4
D08 820	820	2,040	4
D09 1930 RD	1,930	2,100	4
D10 1930 RD	1,930	2,100	4
			40

Window List			
Window ID	Width	Height	Quantity
W01	850	1,800	4
W02	850	1,800	4
W03	1,810	1,450	4
W04	1,810	1,450	4
W05 OBS	610	940	4
W06	970	1,020	4
W07	850	1,800	4
W08	850	1,800	4
			32

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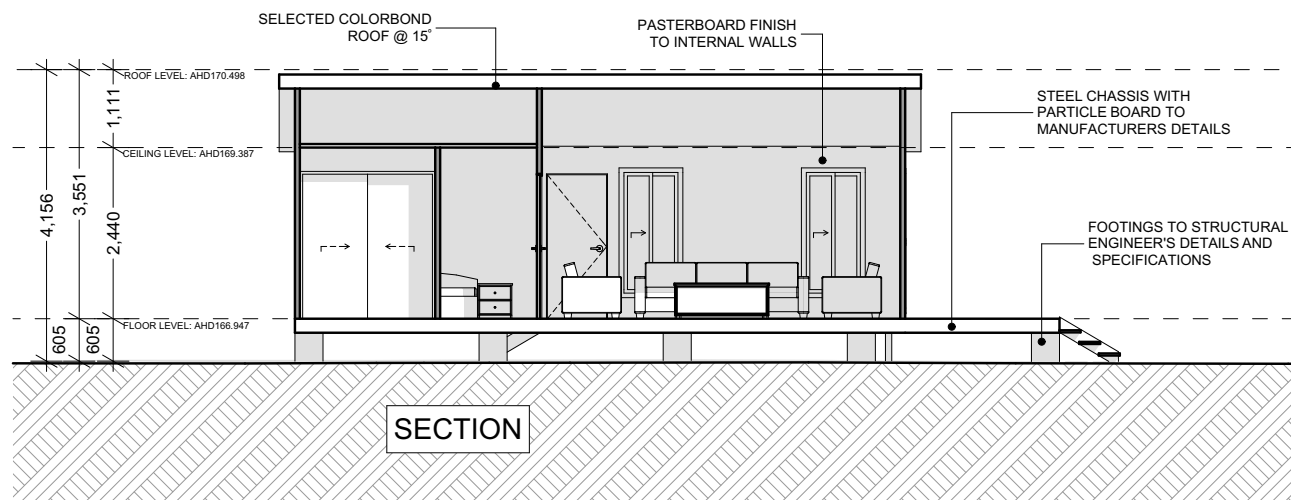
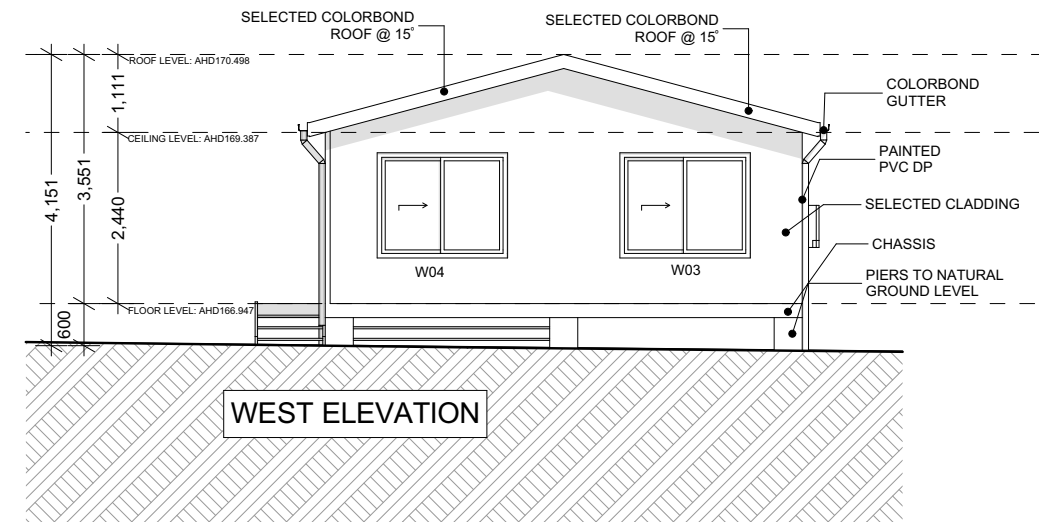
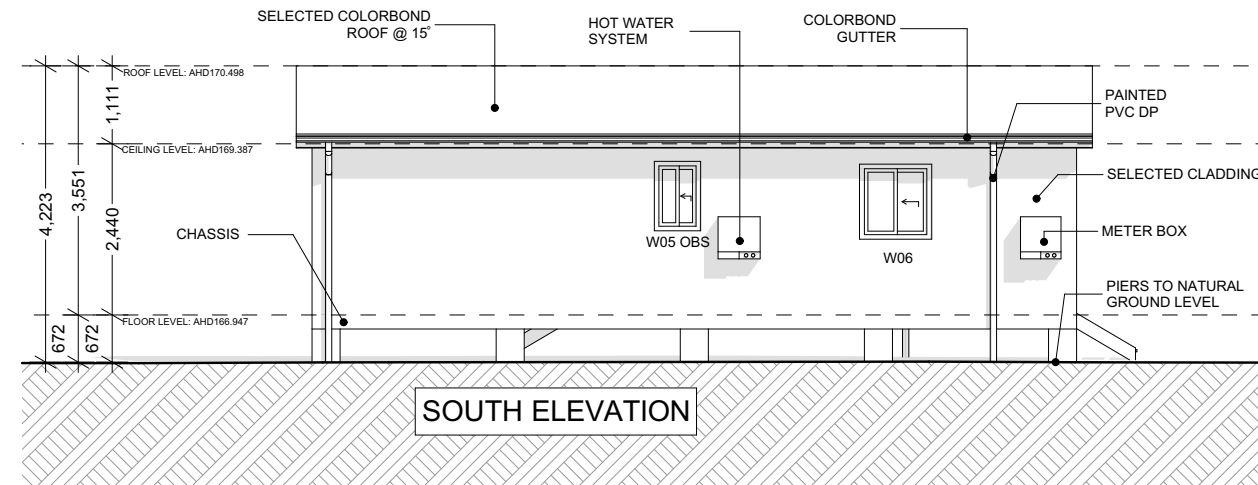
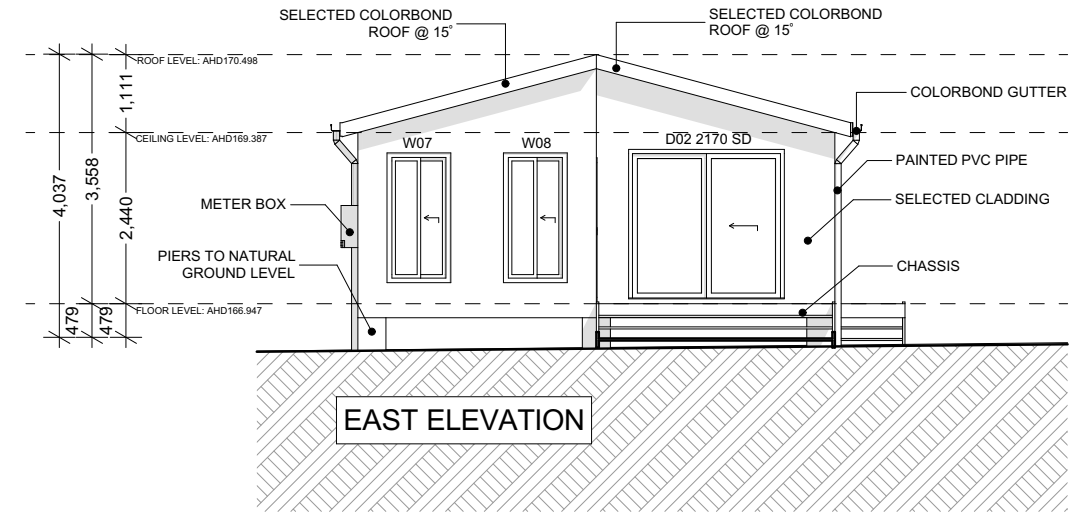
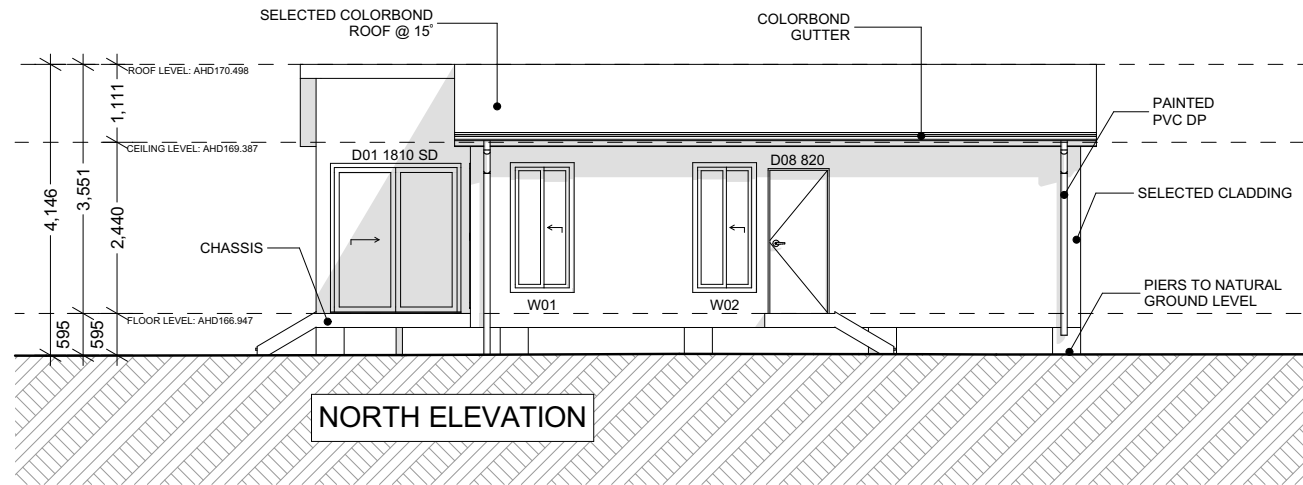
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CLIENT Hi-Tech Homes
JOB NUMBER HT 02
LGA NARRANDERA SHIRE COUNCIL

A Elevation/Section
SHEET NO: A.11
SCALE: 1:100, 1:1 @ A3
DATE Friday, 25 November 2022



Door List			
Door ID	Width	Height	Quantity
D01 1810 SD	1,810	2,100	4
D02 2170 SD	2,170	2,100	4
D03 820	820	2,040	4
D04 820	820	2,040	4
D05 820	820	2,040	4
D06 820	820	2,040	4
D07 820	820	2,040	4
D08 820	820	2,040	4
D09 1930 RD	1,930	2,100	4
D10 1930 RD	1,930	2,100	4
			40

Window List			
Window ID	Width	Height	Quantity
W01	850	1,800	4
W02	850	1,800	4
W03	1,810	1,450	4
W04	1,810	1,450	4
W05 OBS	610	940	4
W06	970	1,020	4
W07	850	1,800	4
W08	850	1,800	4
			32



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LOT/SECTION/DP 10/H/DP2597

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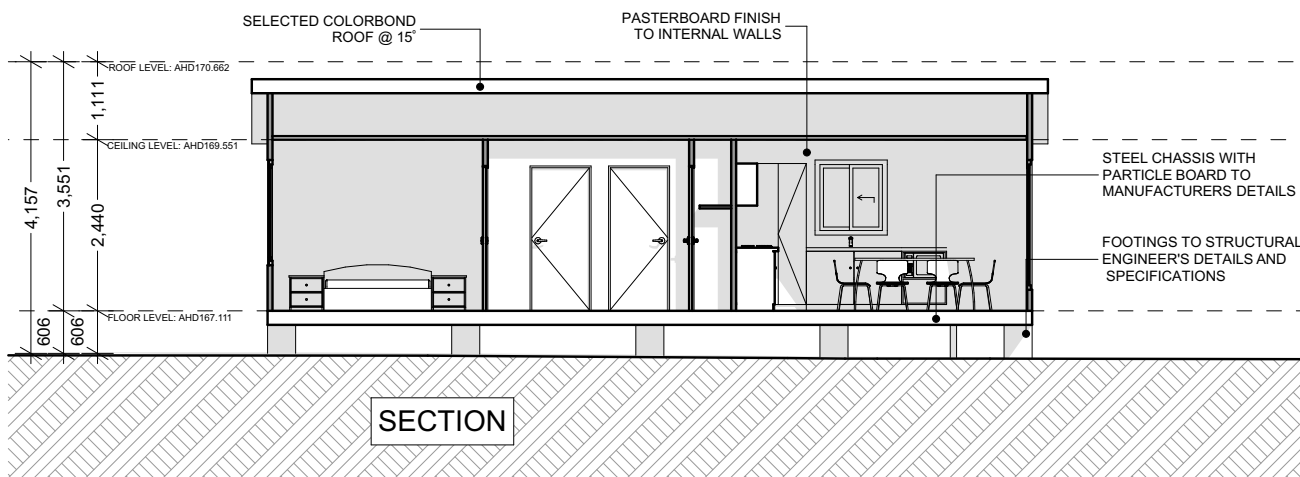
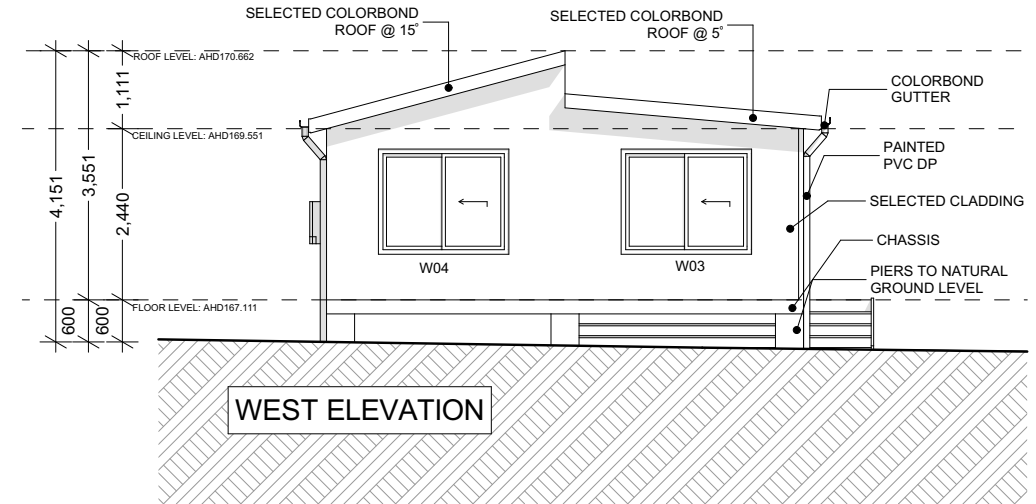
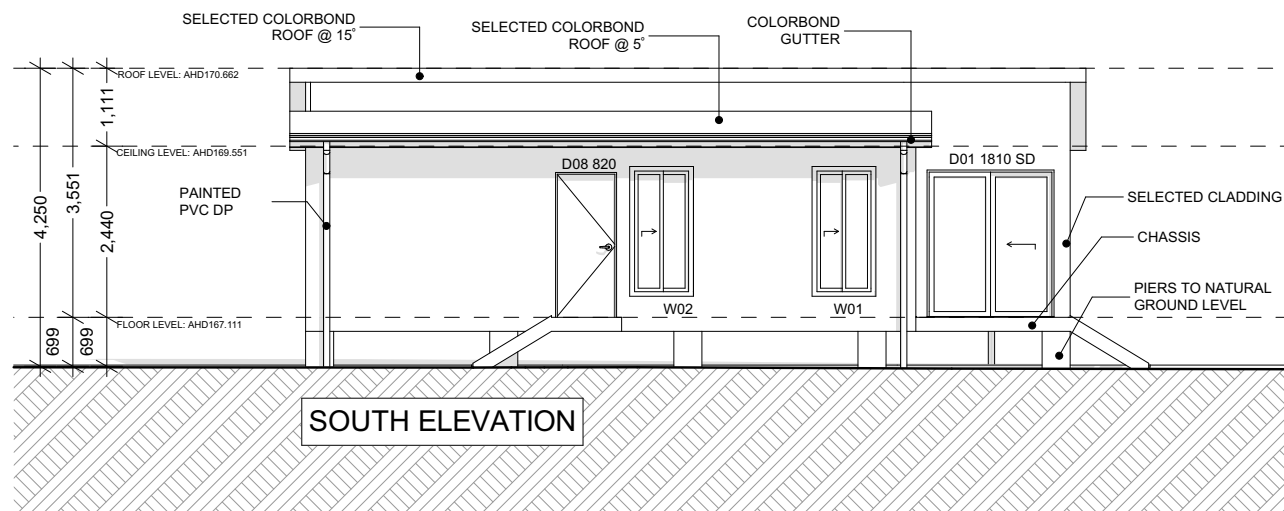
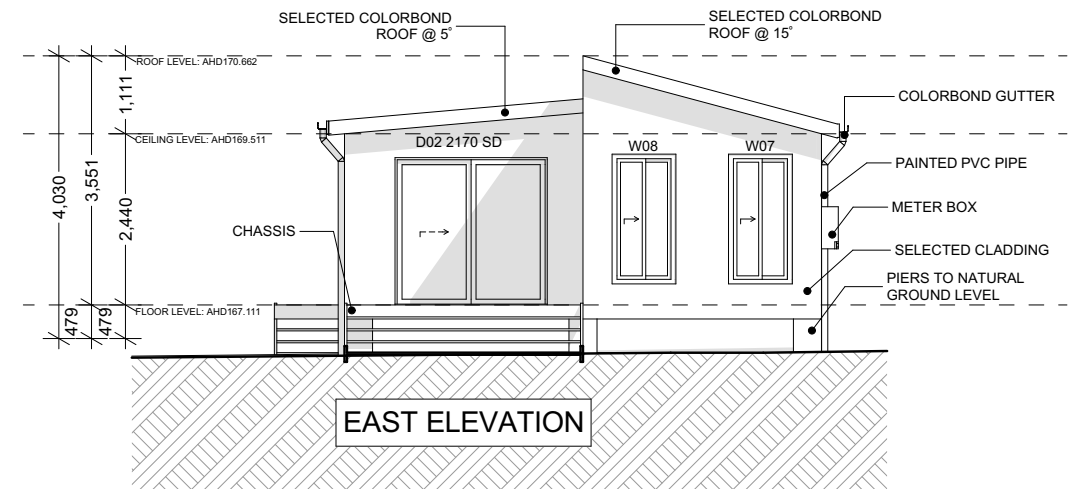
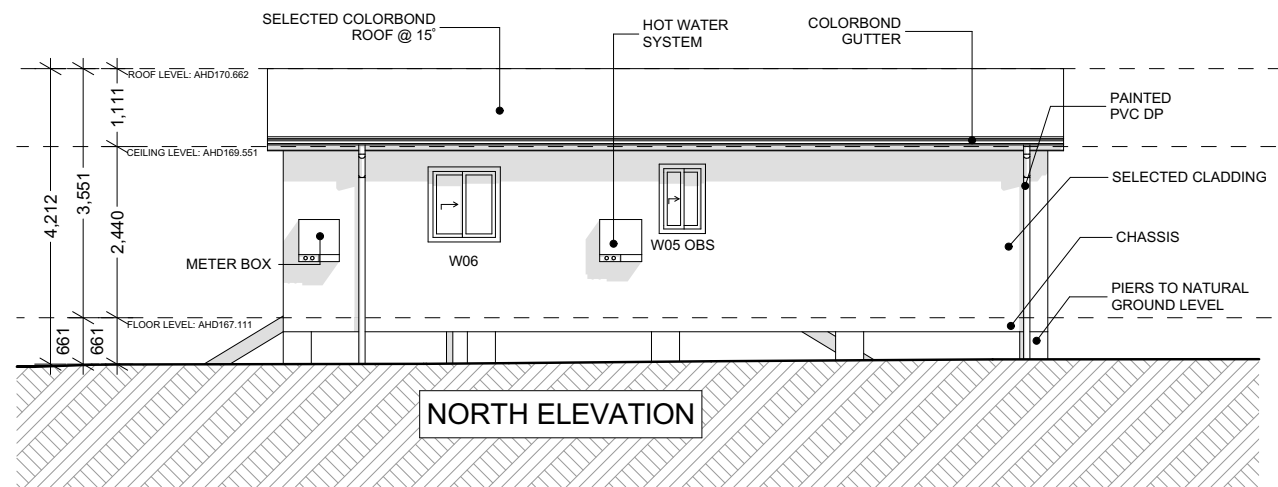
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B Elevation/Section

SHEET NO: A.12

SCALE: 1:100, 1:1 @ A3

DATE Friday, 25 November 2022



Door List			
Door ID	Width	Height	Quantity
D01 1810 SD	1,810	2,100	4
D02 2170 SD	2,170	2,100	4
D03 820	820	2,040	4
D04 820	820	2,040	4
D05 820	820	2,040	4
D06 820	820	2,040	4
D07 820	820	2,040	4
D08 820	820	2,040	4
D09 1930 RD	1,930	2,100	4
D10 1930 RD	1,930	2,100	4
			40

Window List			
Window ID	Width	Height	Quantity
W01	850	1,800	4
W02	850	1,800	4
W03	1,810	1,450	4
W04	1,810	1,450	4
W05 OBS	610	940	4
W06	970	1,020	4
W07	850	1,800	4
W08	850	1,800	4
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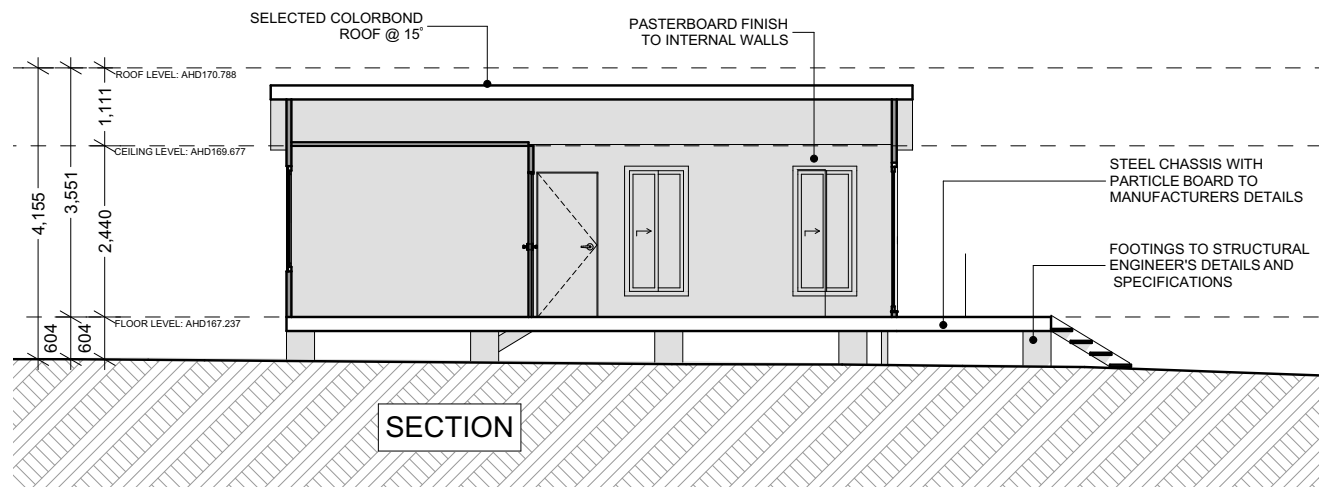
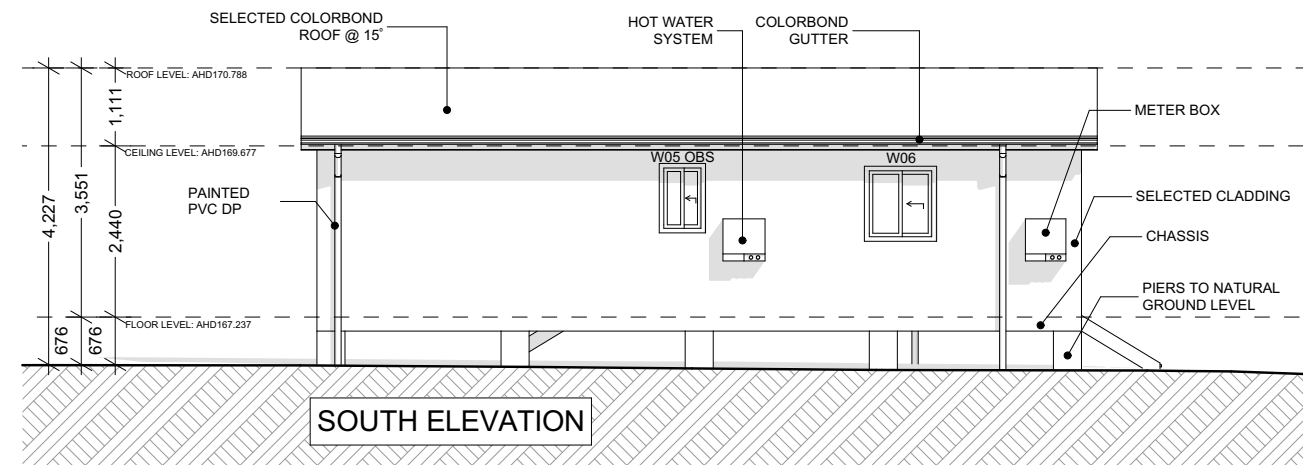
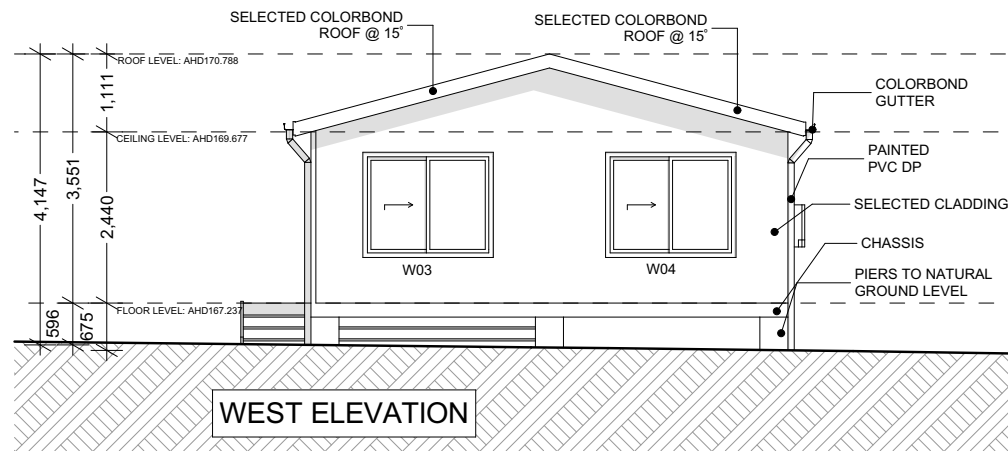
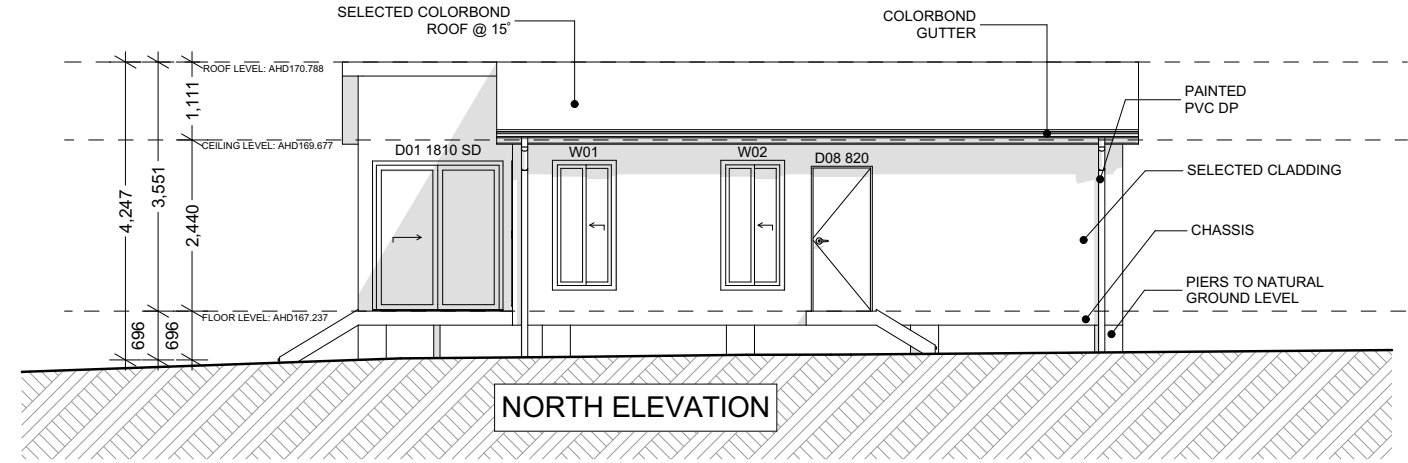
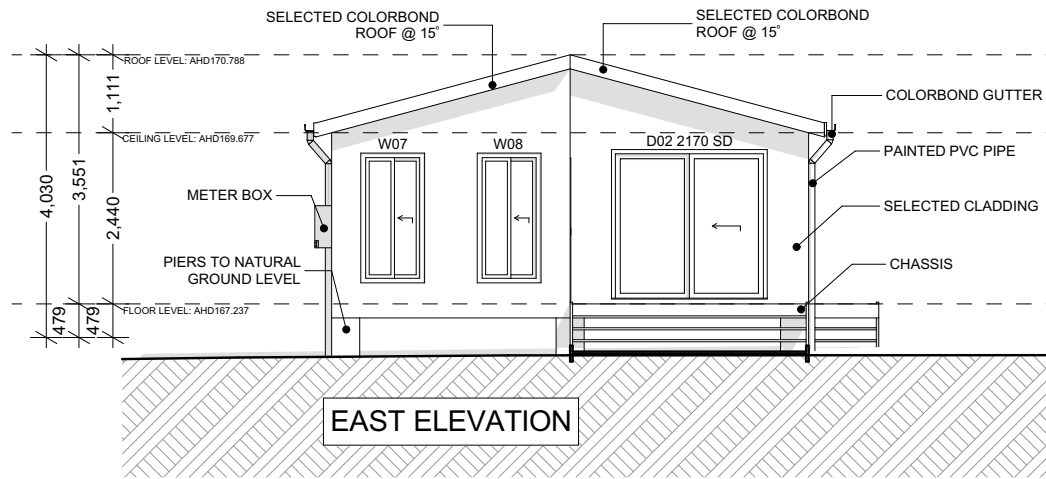
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LOT/SECTION/DP 10/H/DP2597
CLIENT Hi-Tech Homes
JOB NUMBER HT 02
LGA NARRANDERA SHIRE COUNCIL

C Elevation/Section

SHEET NO: A.13
SCALE: 1:100, 1:1 @ A3
DATE Friday, 25 November 2022



Door List			
Door ID	Width	Height	Quantity
D01 1810 SD	1,810	2,100	4
D02 2170 SD	2,170	2,100	4
D03 820	820	2,040	4
D04 820	820	2,040	4
D05 820	820	2,040	4
D06 820	820	2,040	4
D07 820	820	2,040	4
D08 820	820	2,040	4
D09 1930 RD	1,930	2,100	4
D10 1930 RD	1,930	2,100	4
			40

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D Elevations/Section

SHEET NO: A.14
 SCALE: 1:100, 1:1 @ A3
 DATE Friday, 25 November 2022

EXTERNAL COLOUR PLAN - A



LEGEND

- 1) ROOF: STEELINE CORRUGATED 762 - CB BASALT
- 2) GUTTER: CB MONUMENT
- 3) FASCIA: CB MONUMENT
- 4) DOWNPIPES: CB IRONSTONE
- 5) CLADDING: WEATHERTEX - WEATHERGROOVE 300 SMOOTH - CB IRONSTONE
- 6) WINDOWS & FLYSCREENS: CB MONUMENT - NYLON MESH SCREENS
- 7) ENTRY DOOR: GLASS SLIDING DOOR - CB MONUMENT
- 8) DECKING: HARDWOOD MERBAU

SITE ADDRESS: 17A RUPERTS STREET, NARRANDERA, 2700

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LOCATION 17A RUPERT STREET
NARRANDERA, 2700

LOT/SECTION/DP 10/H/DP2597

CLIENT Hi-Tech Homes

JOB NUMBER HT 02

LGA NARRANDERA SHIRE COUNCIL

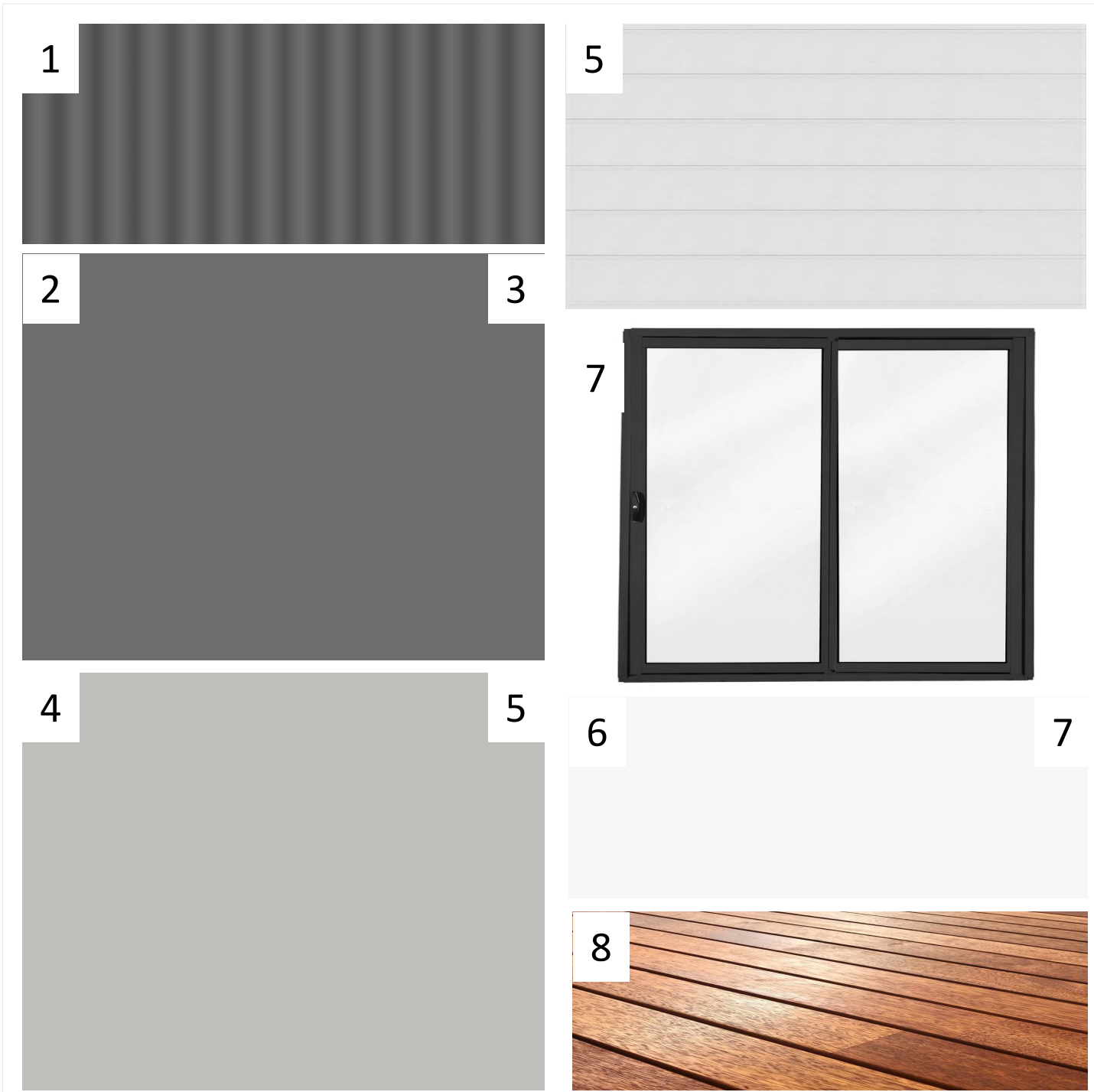
External Colours A

SHEET NO: A.15

SCALE: 1:235.96 @ A3

DATE Friday, 25 November 2022

EXTERNAL COLOUR PLAN - B



LEGEND

- 1) ROOF: STEELINE CORRUGATED 762 - CB BASALT
- 2) GUTTER: CB BASALT
- 3) FASCIA: CB BASALT
- 4) DOWNPIPES: CB SHALE GREY
- 5) CLADDING: WETHERTEX - WEATHERGROOVE 150 SMOOTH - CB SHALE GREY
- 6) WINDOWS & FLYSCREENS: PEARL WHITE
- 7) ENTRY DOOR: GLASS SLIDING DOOR - PEARL WHITE
- 8) DECKING: HARDWOOD MERBAU

SITE ADDRESS: 17A RUPERTS STREET, NARRANDERA, 2700



ABN 32 603 439 827

Sales Office and Display Centre
1355 The Northern Road, Bringelly NSW
Postal Address
PO Box 56, Bringelly NSW 2556

Phone (02) 4774 8388
Email: sales@hitechhomes.com.au

SINGLE STOREY DWELLINGS

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External Colours B

SHEET NO: A.16

SCALE: 1:200 @ A3

DATE Friday, 25 November 2022

EXTERNAL COLOUR PLAN - C



LEGEND

- 1) ROOF: STEELINE CORRUGATED 762 - CB BASALT
- 2) GUTTER: CB MONUMENT
- 3) FASCIA: CB MONUMENT
- 4) DOWNPIPES: CB IRONSTONE
- 5) CLADDING: WEATHERTEX - WEATHERGROOVE 300
SMOOTH - CB IRONSTONE
- 6) WINDOWS & FLYSCREENS: CB MONUMENT - NYLON
MESH SCREENS
- 7) ENTRY DOOR: GLASS SLIDING DOOR - CB MONUMENT
- 8) DECKING: HARDWOOD MERBAU

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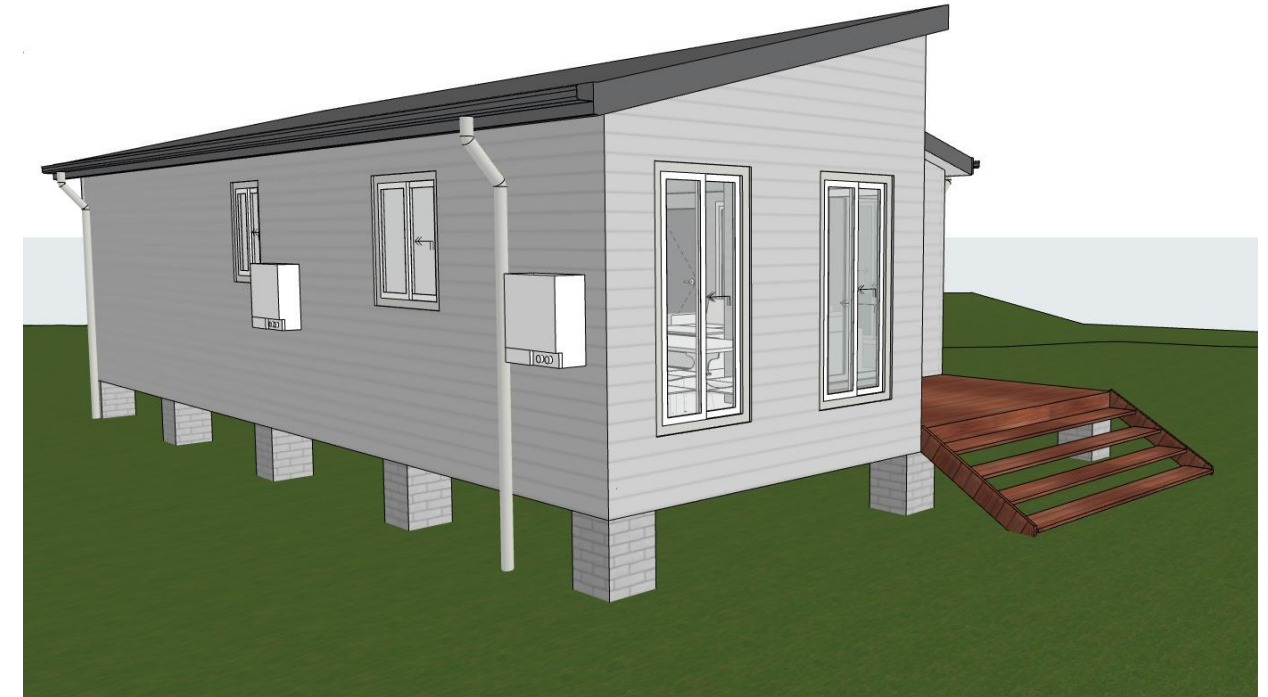
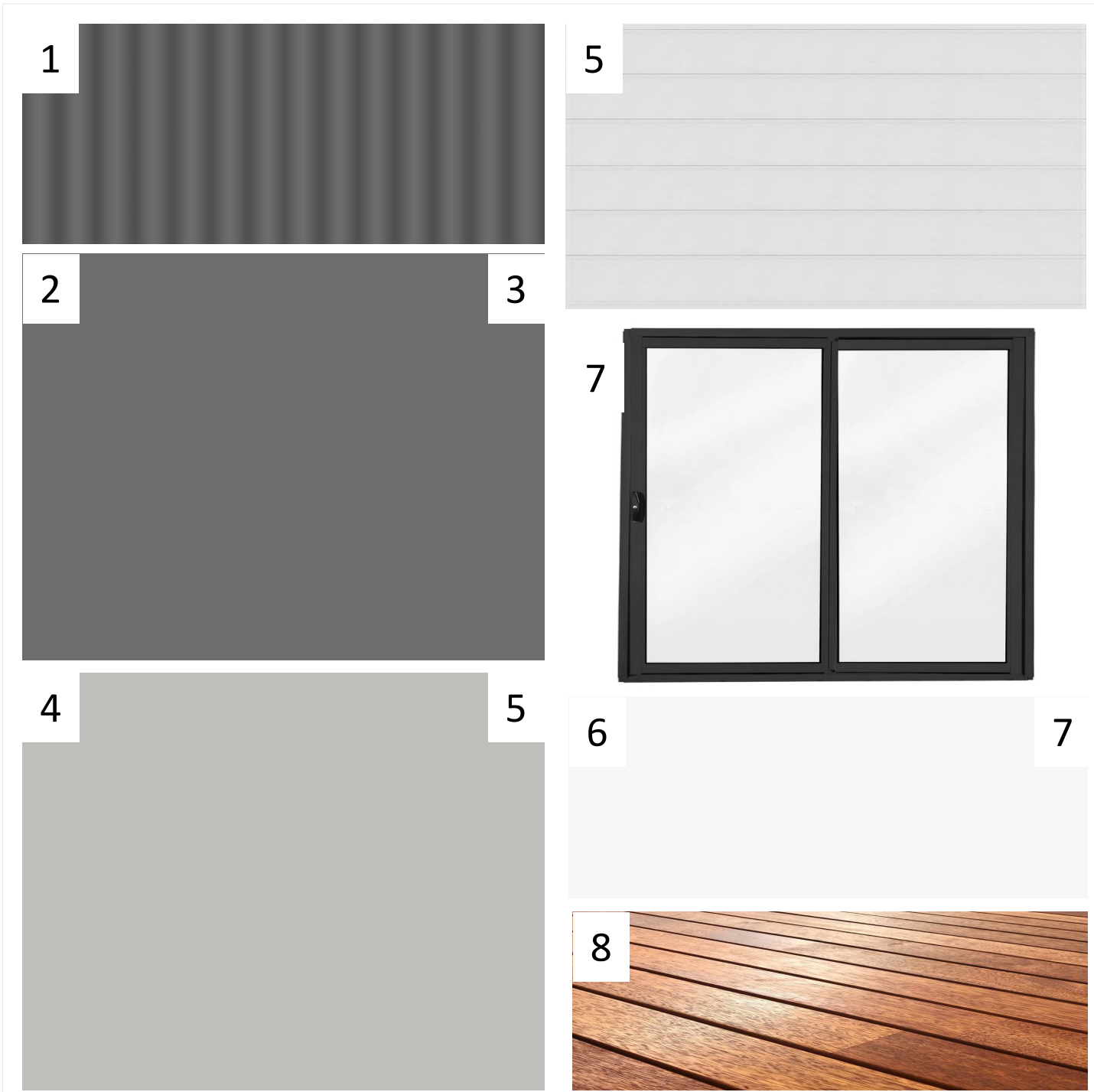
External Colours C

SHEET NO: A.17

SCALE: 1:263.61 @ A3

DATE Friday, 25 November 2022

EXTERNAL COLOUR PLAN - D



LEGEND

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- 3) FASCIA: CB BASALT
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- 5) CLADDING: WETHERTEX - WEATHERGROOVE 150 SMOOTH - CB SHALE GREY
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SITE ADDRESS: 17A RUPERTS STREET, NARRANDERA, 2700



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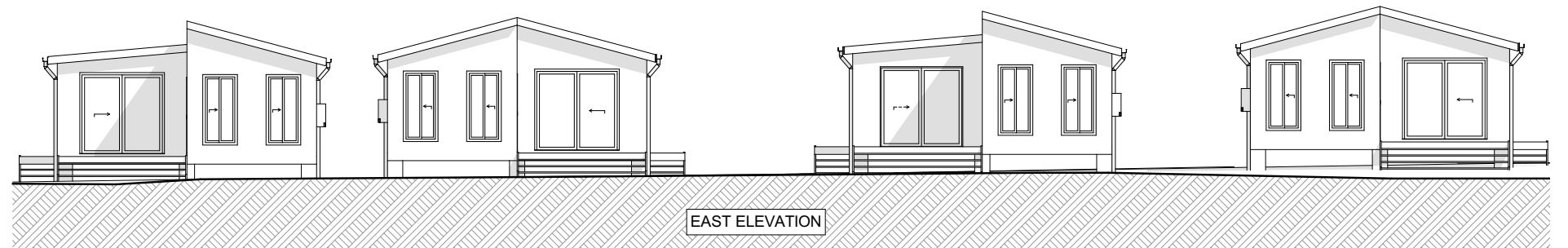
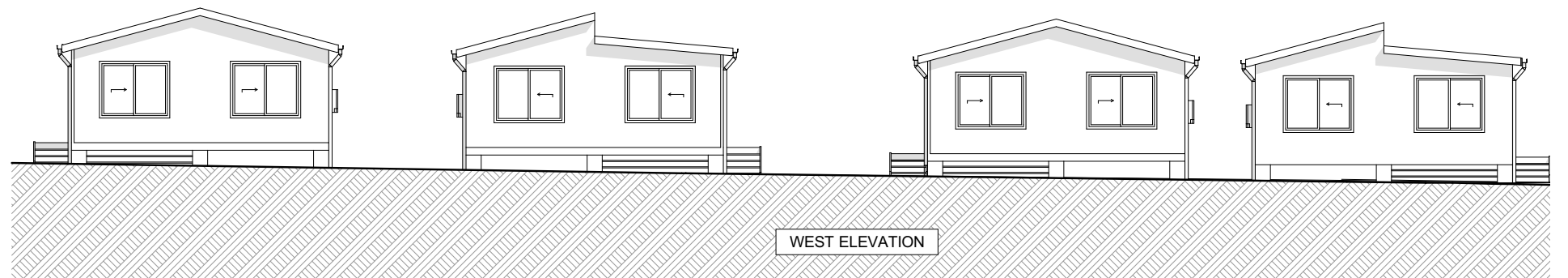
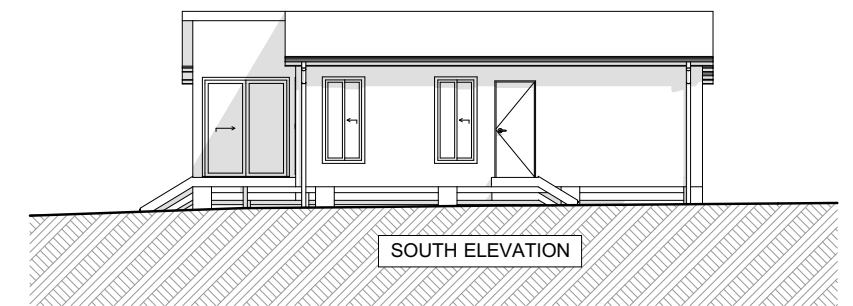
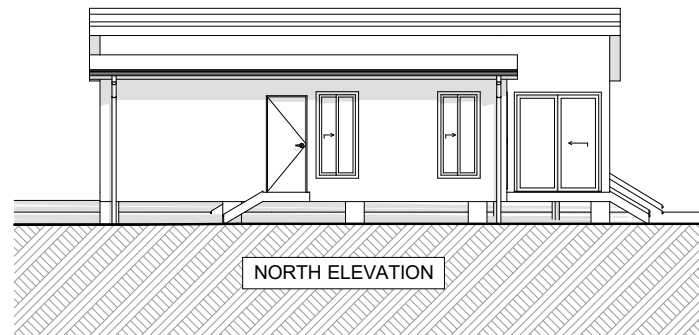
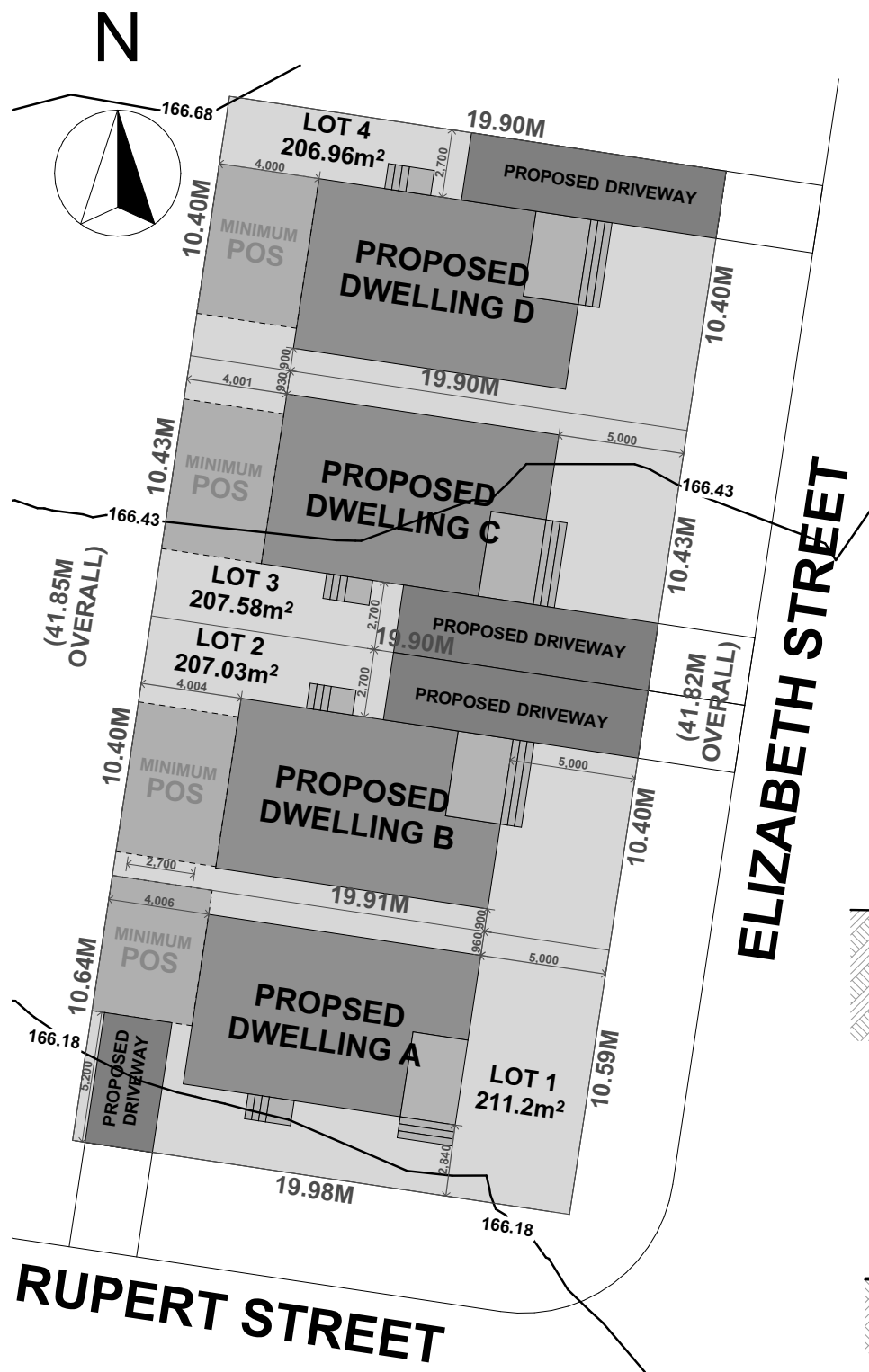
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DATE Friday, 25 November 2022

NOTIFICATION PLAN

17A RUPERT STREET



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Friday 25 November 2022



Narrandera Local Housing & Employment Zone Land Strategy

October 2022



We acknowledge and pay our respect to the traditional custodians of the lands and waters of New South Wales, and all Aboriginal Elders, past, present and emerging.

We respectfully acknowledge the traditional custodians of the land and waters of New South Wales, and their continuing cultural, spiritual customs and practices.

Acknowledgements

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Prepared for

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Document Control

Revision No: 03
Date of Issue: 01/12/2022
Authors: MY, AM, DH
Approved: DH



01. Introduction

1.1 Executive Summary

Strategic planning is the basis of the NSW planning system. Strategic plans tell the story of a place, its background and history, vision and aspirations for the future. Local Governments have the knowledge and expertise in strategic planning necessary to translate higher-order planning objectives in Regional and District Plans into implementable plans at the local level.

This Strategy links Council's visions for housing and importantly responds to Council's Local Strategic Planning Statement (LSPS) 20 year vision for land use planning for the Local Government Area.

The Housing and Employment Zone Land Strategy has been developed in accordance with the 'Local Housing Strategy Guideline: A step-by-step process for producing a local housing strategy' (2018) and the 'Employment Land Strategy Guidelines Discussion Paper' 2021, both prepared by the Department of Planning and Environment.

The housing and employment vision for the Narrandera Shire has been drawn from previous community consultation and strategic planning work undertaken by Council.

Council has a role to play in facilitating the preparation of planning strategy and policy (such as the Local Environmental Plan) that supports and encourages the supply of new housing and employment lands that matches the community's preferences, businesses demand and everyone's needs.

In order to plan for the future needs of our community Council must set a strategic direction for housing and employment land policy to better inform land use zoning and other planning controls which will ultimately provide the outcomes desired.

It is important to note the housing system is beyond the responsibility of Council or a single State or Federal agency on its own. It is affected by, and affects most other policy areas, including environment, economy, infrastructure, social services and health.

A strategy provides councils and communities the opportunity to develop a strategy that influences how and where they will grow to support a growing population, ageing community, and a changes to household structures. A strategic approach allows everyone, including Council, to step back and examine the evidence base and make informed decisions about the use of land for residential purposes as well as the planning of roads, infrastructure and services.

A strategic approach is important for providing certainty to all relevant stakeholders who have an interest in housing and employment lands. A strategic approach enables our urban areas to successfully establish a positive legacy of living for future generations.

In order to plan, identify and accommodate for the future needs of our community, a new housing strategy and employment lands strategy is needed to accommodate growth, improve housing choice and increase housing opportunities in high demand areas. The employment strategy will also ensure that employment lands are provided in appropriate locations which are accessible and provide the outcomes required for flourishing and sustainable business and employment within the Shire.

The Strategy includes consideration of demographic factors, local housing supply and demand, and local land-use opportunities and constraints. The Strategy details where additional housing can be provided and how Council will ensure appropriate infrastructure provision and high-quality design is achieved.

The recommendations outlined in this Strategy will form the basis for revised residential zoning and development standards under the Narrandera Local Environmental Plan and the Narrandera Development Control Plan which will be prepared as separate exercises. The strategy will also provide an evidence base that supports Council in ensuring appropriately planned housing and employment lands that align with the communities expectation and good planning outcomes.

The strategy is prepared in accordance to the DPE's guidelines for Housing Strategies and Employment Lands Strategies.

The Strategy will:

- **Analyse residential land and housing diversification demand and supply and provide pathways for addressing any needs and/or backlog**
- **Analyse development constraints and opportunities including growth drivers, hazards and biodiversity**
- **Assess infrastructure and servicing requirements for future development**
- **Provide a development staging plan to guide future land release for residential and Employment Zone development**
- **Analyse Employment Zone land demand and supply analysis including industrial development types, trends and opportunities**
- **Review road and active transport network and provide pathways for safe and active local connectivity and sustained freight movement**

1.2 Background

The objective of the Strategy is to implement the Narrandera Shire Council LSPS planning priorities that relate to the township of Narrandera.

The Riverina Murray Regional Plan 2036 (and draft Riverina Murray Regional Plan 2041) has a vision for the region to have a diversified economy, iconic waterways and vibrant connected communities.

Located at the intersections of the strategically significant Sturt Highway and Newell Highway, Narrandera Shire Council has an important role to play in inter-regional connections to support the agricultural supply chain to the main domestic and international ports at Sydney, Melbourne and Adelaide.

Narrandera Shire Council has strong connections to its two nearest regional cities of Griffith and Wagga Wagga, where residents can access higher-order health, education, retail, commercial and transport services.

The Narrandera Shire Council Local Strategic Planning Statement (LSPS) sets the framework for the Shire's economic, social and environmental land use needs over the next 20 years by outlining planning priorities that describe what, where and when development will occur in the LGA.

Accordingly, the LSPS identified and recommended a number of actions to stimulate and support future growth and development of the LGA. These are intended to provide opportunities for urban residential expansion, rural residential lifestyle and industrial development in and around the Narrandera township.

To properly implement these recommendations, a strategic analysis has been undertaken to better understand key issues such as residential and industrial land demand and availability, development opportunities and constraints and infrastructure and servicing among others.

The ultimate outcome is the development of a Housing and Employment Zone Land Strategy for the Narrandera township that will be used to inform LEP amendments and guide future development in the town.

Narrandera Shire Council's LSPS identifies the need for Diverse housing options (Priority 1) and Industry growth and diversification (Priority 6), however do not have sufficient strategic justification to support a planning proposal. This proposal is for conduct of a modest strategic analysis and justification to inform and provide that link.

1.3 Study Area

The area investigated by this Strategy comprises the main urban township area of Narranderra and the surrounding large lot residential and industrial areas.

The Study Area is generally defined by the existing town boundaries, including the environmentally protected areas of land to the north and east, Irrigation Way to the West and the Sturt Highway to the South.

The Murrumbidgee River, its tributaries and flood plain flow along the southern edge of the study area. The risk of flooding has long informed land use planning throughout Narranderra, which is protected by embankments parallel to the water courses.

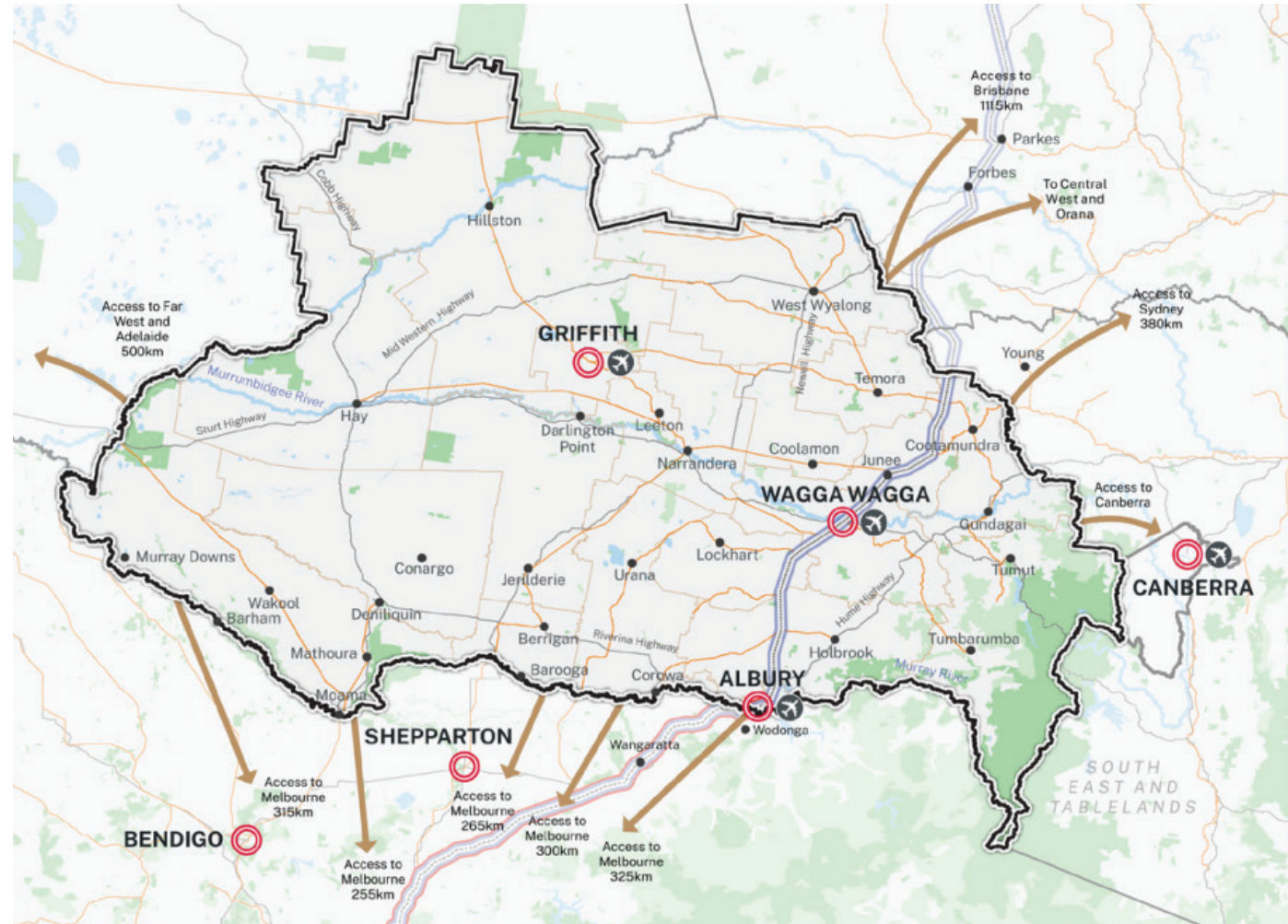


1.4 Regional Context

The Narrandera Local Government Area is located centrally within the Riverina Murray region of NSW, between the main centres of Griffith and Wagga Wagga.

It is located approximately 550 kilometres south west of Sydney and 450 kilometres north of Melbourne. Important transport and freight corridors run through the Shire, including the Sturt Highway and Newell Highway.

The major regional centres of Wagga Wagga and Griffith are located approximately 100 kilometres to the east and west respectively, providing important regional service role for Narrandera mainly through education and health care as well as regional level retail.



1.5 Housing Vision

The availability of a suitable range of housing is vital to every community's ability to function in an efficient, equitable, prosperous and sustainable way. Housing is critical to basic human needs for shelter, security and connection within communities.

Housing is also a key city-shaping consideration influencing streetscapes and urban form. It plays an important economic role at a state and national level, affecting the buoyancy of the economy, the efficiency of businesses, and labour force availability.

The housing vision for the Narrandera Shire describes the communities priorities and aspirations for housing in the LGA and is intrinsically linked to the Community Strategic Plan and Local Strategic Planning Statement. A broad housing vision has previously been identified through the Narrandera LSPS which is discussed and expanded below for the purposes of the Housing Strategy.

The township of Narrandera will be responsible for the majority of housing over the next 20 years for the LGA, with very little additional expansion of the smaller villages expected.

Large lot and rural residential style living options are attractive options in the Shire and will continue to be in demand. These options are available, and will continue to be focused on the fringes of the township.

To the south of the town, there is pressure for continued residential development, however this needs to be carefully managed given the significant environmental constraints, including flooding. Any development in these areas must be compatible with the identified flood hazard.

The vision for housing in Narrandera is to:

- **Encourage affordable and diverse accommodation options that retain existing residents and attract new residents**
- **Collaborate with industry, service providers and the community to improve the supply of rental housing and temporary accommodation for seasonal works in the region.**
- **Develop and investigate the ability for the provision of infill development that provides greater opportunities for walkable, scaleable and less infrastructure intensive development.**
- **Ensure any greenfield development is appropriately located, designed and serviced.**

1.6 Employment Vision

The employment and employment lands vision has previously been identified through the Narrandera LSPS; discussed and expanded below for the purposes of the developing this Employment Strategy. The LSPS set out a range of priorities which provide a framework for the subject strategy and ongoing land use planning associated with provided appropriately located, serviced and functional business and employment lands.

The outcomes sought by the employment strategy aim to align with the foundational principles of the Murray Riverina Regional Plan and Council's adopted strategic plans.

A well-functioning planning system can support productivity growth and have broader social benefits. Like all regulation, planning should be effective at achieving its objectives while keeping the costs of compliance low.

This strategy provides an evidence-based approach to understanding the current conditions and exploring the opportunities that the Shire can provide to ensure a viable and sustainable employment and economic base for current and future generations.

This strategy seeks to investigate the land-use constraints and set priorities and actions for Council to then implement through amendments to both the Local Environmental Plan and the Development Control Plan. Council will also seek to engage with local business and other relevant stakeholders to ensure that this strategy provides the flexibility and guidance required to maintain and grow a viable business and employment core.

The vision for Employment Zone land in Narrandera is to:

- **Investigate, identify and ensure an adequate supply of well located and serviced industrial and business land**
- **Provide recommendations, priorities and actions to ensure sustainable growth and retention of industry and business**
- **Ensure existing and proposed industrial land is well located and avoids potential incompatible land uses and land use conflicts.**
- **Enhance the freight network and infrastructure, including rail infrastructure, to facilitate a mode shift from road to rail, linking freight corridors to rail networks**
- **To recognise the key attributes of the Narrandera industrial areas, and to encourage appropriate development**
- **Have sufficient growth in industry and services to encourage existing persons to stay in the area and limit the escape/loss of new arrivals;**
- **Support renewable energy production in suitable locations that do not detract or adversely impact existing or future industrial lands.**

02. Planning Policy Context

2.1 State Planning Framework

The NSW planning framework is provided by way of legislation, policies, directions, both under the Environmental Planning and Assessment Act (EP&A Act) and at a more general level as well as guidelines and practice notes. The framework is structured across three tiers.

Environmental Planning and Assessment Act 1979

The principal planning legislation in NSW is the Environmental Planning and Assessment Act 1979 (EP&A Act), the objectives of which are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- (c) to promote the orderly and economic use and development of land,

(d) to promote the delivery and maintenance of affordable housing,

(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

(g) to promote good design and amenity of the built environment,

(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

(j) to provide increased opportunity for community participation in environmental planning and assessment.

The Act is then supported by a number of State Environmental Planning Policies (SEPP's). SEPP's are guidelines and controls relating to specific issues significant to the State.

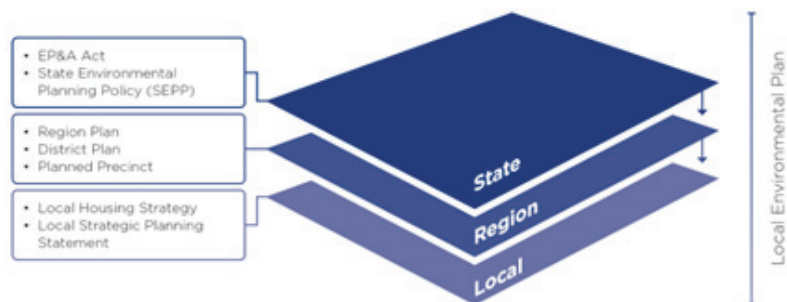
Commencing in March 2022, the 45 existing SEPPs were consolidated into 11 new "thematic" SEPPs. There are a number of State Policies that relate to housing and employment in NSW and those relevant to this paper:V

State Environmental Planning Policy (Housing) 2021

The Housing SEPP currently incorporates affordable housing and diverse housing. Diverse housing in particular speaks to housing typologies such as secondary dwellings, group homes, build to rent, seniors housing, short term rental accommodation, serviced apartments, manufactured home estates, caravan parks, and temporary accommodation.

As the types of homes people need are changing, people want to be able to choose between different types of homes to suit their differing needs across all stages of life. The Housing SEPP:

- brings together five existing SEPPs which share the theme of housing into a single SEPP
- streamlines some of the provisions from those existing SEPPs
- updates a number of provisions, particularly those relating to boarding houses and seniors housing
- introduces two new housing types, co-living housing and independent living units and
- reduces inconsistencies between similar provisions for different housing types.



2.1 State Planning Framework

State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) (2002)

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development aims to deliver better living environments for residents choosing apartment living and to enhance streetscapes and neighbourhoods. It establishes a consistent state wide approach to the design and assessment of apartments and the way they are assessed by councils. The Apartment Design Guide explains how to apply SEPP 65 design principles to the design of new apartments.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides parameters for exempt and complying development.

- **Exempt development is very low impact development that can be carried out on certain residential, rural, commercial and industrial properties. Exempt development does not need any planning or building approval, but must comply with the NCC.**
- **Complying development generally includes larger building works than exempt development. Complying development applies to development such as the construction of a new dwelling house and alterations or additions to a house.**

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The Building Sustainability Index (BASIX) aims to deliver equitable, effective water and greenhouse gas reductions across the state. BASIX is one of the strongest sustainable planning measures to be undertaken in Australia.

An integrated part of the planning system, BASIX is implemented under the Environmental Planning and Assessment Act. BASIX applies to all residential dwelling types and is part of the development application process in NSW.

The standards which apply to a BASIX assessment are proposed to increase with the release of the 'Proposed BASIX Higher Standards' document. The technical changes are proposed to be implemented from late 2022.

State Strategic Planning Policy - Housing 2041

The NSW Government has prepared Housing 2041 as a state-wide, 20-year housing strategy so that all people, at all stages of their lives, will be able to access the right type of housing at the right time and with the best support available.

Setting an overarching 20-year vision for housing means understanding how people interact with housing throughout their life. It also means acknowledging that where and how people choose to live is about more than just the dwelling itself.

Housing is essential to our wellbeing, and a place to call home has never been more important than it is today.

2.2 Regional Policies

Riverina Murray Regional Plan 2036

The Riverina Murray Regional Plan 2036 (Regional Plan) was adopted by the NSW Government in 2017 and is the relevant regional strategy that provides the strategic planning framework to guide decision-making and development in the Riverina & Murray regions for the next 15 years.

The Regional Plan is underpinned by four (4) key goals including:

Goal 1 – A connected and prosperous economy.

Goal 2 – A diverse environment interconnected by biodiversity corridors.

Goal 3 – Healthy and connected community.

Goal 4 – Environmentally sustainable housing choices.

Each of these goals is supported by a number of different actions, which seek to achieve the objectives of the goal.

While most of the directions and actions are relevant to the future Housing and Employment strategies the most instructive have been outlined below.

Direction 1: Protect the region's diverse and productive agricultural land.

Direction 2: Promote and grow the agribusiness sector.

Direction 3: Expand advanced and value-added manufacturing.

Direction 4: Promote business activities in industrial and commercial areas.

The Riverina Murray Regional Plan also sets out a range of priorities relating to employment and employment lands in Narrandera as outlined below

- Encourage local entrepreneurship and seek to attract new business and industry, and support and encourage emerging industries such as nuts and aquaculture to create long-term employment opportunities and attract skilled workers.
- Provide an adequate supply of industrial land to attract new industry and accommodate future expansion.
- Upgrade town streetscapes to support commercial transactions and social interactions, and provide appropriate infrastructure to support recreational facilities, as well as infrastructure to support tourist destinations in the shire, including river and forest areas.
- Enhance the freight network and infrastructure, including rail infrastructure, to facilitate a mode shift from road to rail, linking freight corridors to rail networks

Riverina Murray Regional Plan 2041

The draft Riverina Murray Regional Plan 2041 was released for public comment during the period of the preparation of this Strategy. This represents the first 5 year review of the document by the Department of Planning and includes updated frameworks and actions.

Of relevance to Narrandera, the draft Plan considers the changing housing needs including providing different types of housing for varied demographics and needs of ageing populations and key workers.

2.3 Local Policy Framework

Narrandera Local Strategic Planning Statement

The *Narrandera Local Strategic Planning Statement 2020-2041* has been prepared by Council accordance with the NSW Environmental Planning and Assessment Act 1979, which requires local strategic planning statements to include / identify the following:

The basis for strategic planning in the area, having regard to economic, social and environmental matters.

- The planning priorities for the area, , having regard to economic, social and environmental matters.
- The planning priorities for the area, consistent with any strategic plan applying to the area and any applicable community strategic plan under Section 402 of the NSW Local Government Act 1993.
- The actions required for achieving those planning priorities.
- The basis on which Council is to monitor and report on the implementation of those actions.

Narrandera Local Strategic Planning Statement sets out a range of priorities which relate to the housing and employment strategy.

LSPS Priorities

Priority 1: Diverse Housing Options

Priority 2: A Vibrant Place to Visit and Stay

Priority 3: A Sustainable Region Adaptive to Changing Conditions

Priority 4: Protection and Management of Our Environment and Heritage

Priority 5: Transport and Infrastructure Connectivity

Priority 6: Industry Growth and Diversification

2.3 Local Policy Framework

Narrandera Shire Land Use Strategy 2011

The Narrandera Shire Land Use Strategy 2011 investigated the needs of the community with a view of the next 20 years and provided a range of recommendations and particular land use considerations to determine the direction for the shire.

While aged, this plan provides an important background to the current housing and employment needs and will indirectly measure the impact of the land-use strategy and confirm and update any matters into the new consolidated housing and employment strategies.

Narrandera Shire Economic Development Strategy 2017-2020

The Economic Development Strategy guides the direction of Council and the focus of Council's work investigating and encouraging ways to create jobs, facilitate business growth and diversify and grow the economy to improve the wealth and well-being of the community.

The Strategy is a blueprint for how Council will work with small business, industry, the community and all levels of government to drive diversified and sustainable economic development.

The proposed Employment Lands Strategy will build on the work completed as part of the Economic Development Strategy and will provide further strategic direction, particularly at a land-use level to ensure the actions and vision of this document can be implemented and achieved.

Economic Development Strategy Initiatives

Our Shire is 'Open for Business'

Enhancing Our Liveability

Economic Growth and Diversification

Planning for the Economy of the Future

2.3 Local Planning Framework

Narrandera Local Environmental Plan 2013

Local Environmental Plans (LEPs) guide planning decisions for local government areas through zoning and development controls. They provide a local framework for the way land can be developed and used. LEPs are the main planning tool to shape the future of communities by ensuring local development is carried out appropriately.

Narrandera Local Environmental Plan 2013 applies to all land within the Narrandera Local Government Area. The LEP aims to make local environmental planning provisions for land in Narrandera, in particular the plan aims to

- *to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- *to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources,*
- *to encourage a range of housing, employment, recreation and community facilities to meet the needs of existing and future residents of Narrandera,*
- *to promote the efficient and equitable provision of public services, infrastructure and amenities,*
- *to conserve environmental heritage.*

Changes to LEPs are important to maintain up-to-date local planning controls. The LEP making process aims to make sure these changes are strategically aligned and deliver good planning outcomes.

Land surrounding the main township is zoned RU1 Primary Production and RU4 Primary Production Small Lots, which provides a transition from urban to rural areas.

Key infrastructure and facilities are zoned SP2 Infrastructure, whilst existing industrial operations are zoned IN1 General Industrial (now E4 General Industrial). Similarly, parks and open space areas are zoned RE1 Public Recreation and areas of environmental significance are zoned either E1 (now C1) - National Parks & Nature Reserves), E2 (Now C2) Environmental Conservation or E4 (Now C4) Environmental Living. The Murrumbidgee River is zoned W1 Natural Waterways and W2 Recreational Waterways

Narrandera Development Control Plan 2013

A Development Control Plan provides detailed planning and design guidelines to support the planning controls in the Local Environmental Plan developed by a council.

The Narrandera DCP applies to the entire LGA and contains a number of parts, maps and appendices that need to be referred to depending on the proposed development.

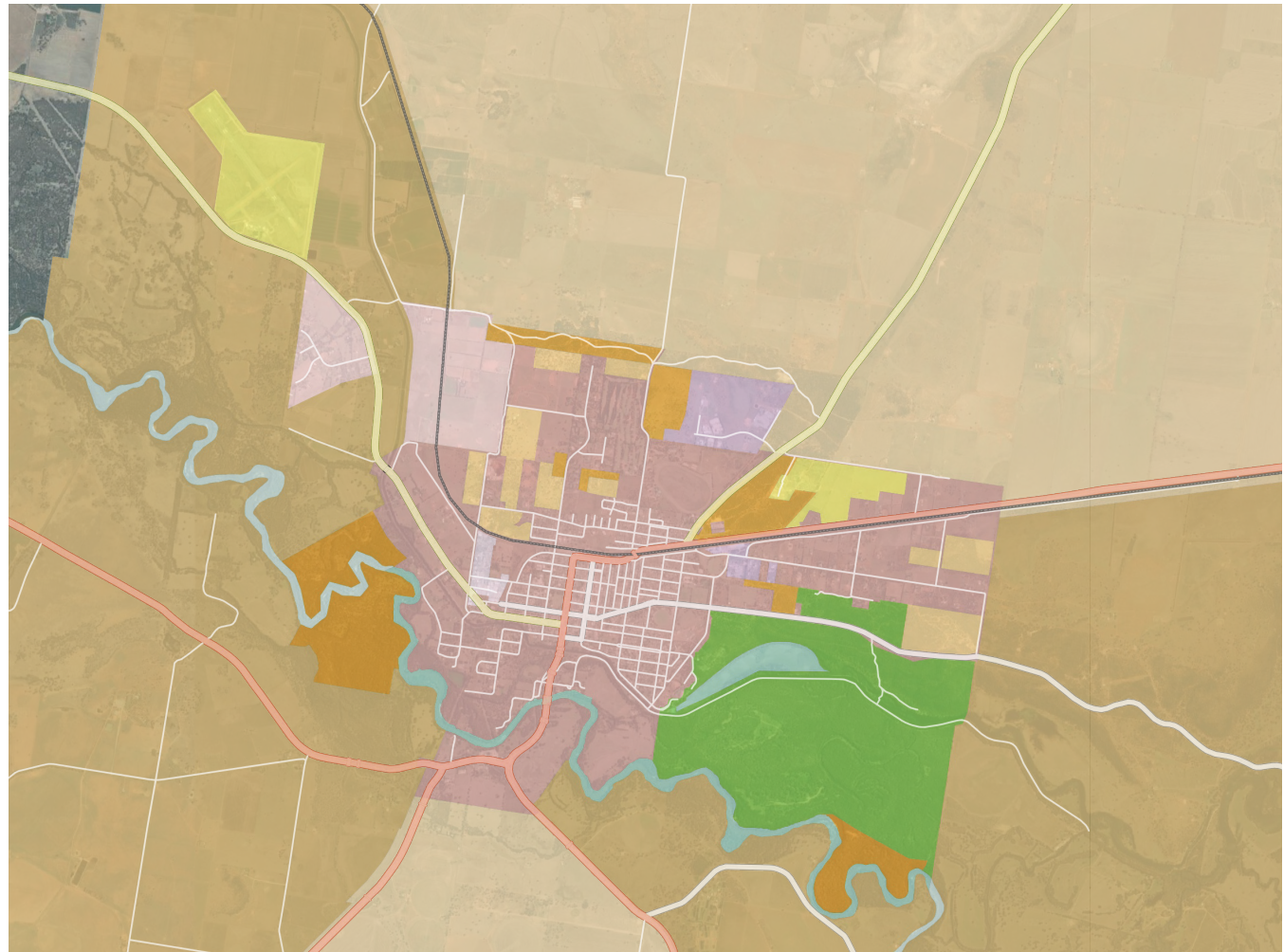
The plan is provided in various parts, with key features as outlined as follows:

- **Part B contains strategic town plans for the Shire,**
- **Part C includes development controls that apply to all types of development,**
- **Part D provides development controls for rural, residential, business and industrial based uses;**
- **Part's E and F refer to natural hazards and sensitive natural resources; and**
- **Part G refers to heritage.**

The DCP is to be read in conjunction with the LEP and any other relevant Environmental Planning Instrument, such as a State Environmental Planning Policy (SEPP) that applies to the land.

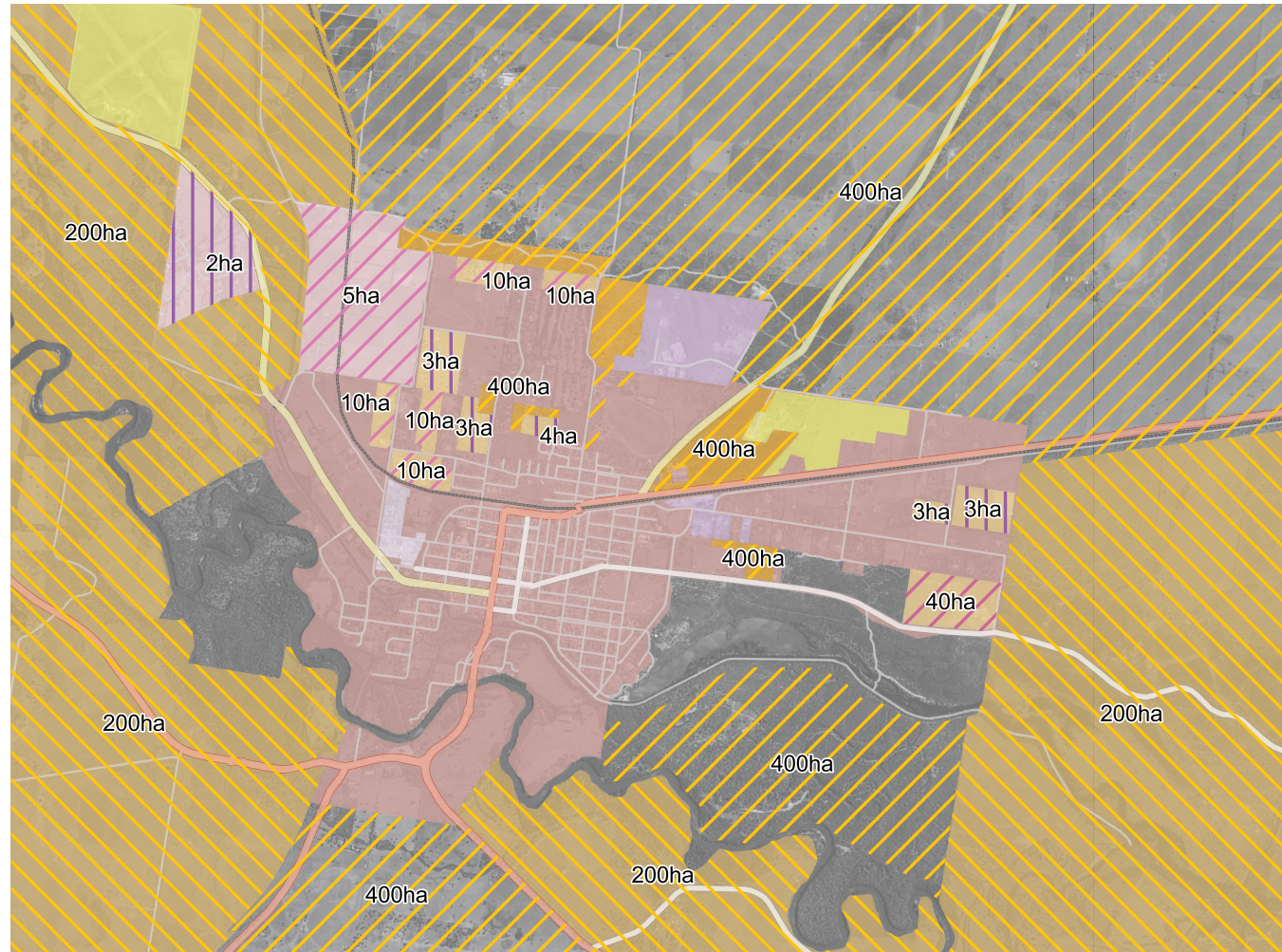
2.4 Local Planning Framework Zoning Map

- C1 - Nature Parks and Nature Reserves
- C2 - Environmental Conservation
- C4 - Environmental Living
- IN1 - General Industrial
- IN2 - Light Industrial
- R5 - Large Lot Residential
- RE1 - Public Recreation
- RU1 - Primary Production
- RU3 - Forestry
- RU4 - Primary Production Small Lots
- RU5 - Village
- SP2 - Infrastructure
- W1 - Natural Waterways
- W2 - Recreational Waterways



2.5 Local Planning Framework
Minimum Lot Size Map

- R5 - Large Lot Residential
- RU4 - Primary Production Small Lots
- RU5 - Village Zone (no minimum)
- C2 - Environmental Conservation
- C4 - Environmental Living (highly constrained)
- IN1- General Industrial (no minimum)
- IN2 - Light Industrial (no minimum)
- SP2 - Infrastructure (no minimum)



03. Housing Context

3.1 Overview

Housing is one of the most influential factors in determining how land use planning instruments can be framed for future change.

Housing demand can be influenced by factors in the broader housing market generally and by factors that influence demand for housing within local housing markets. These influences include household growth, infrastructure availability, local and regional amenity, employment opportunities, taxes, interest rates and immigration, many of which are outside of the control of local government.

Housing demand is influenced by:

- **Underlying demand** – which is the theoretical 'need' or number of new homes required based on the projected number of households. The level of underlying demand is primarily driven by migration and demographic factors; and
- **Effective demand** – which is the size, type and location of dwellings that people are willing and able to buy and rent. It is influenced by wider market forces and other factors including:
 - **Desirability** of the area
 - **Affordability** of houses prices and income levels
 - **Proximity** to employment and local services

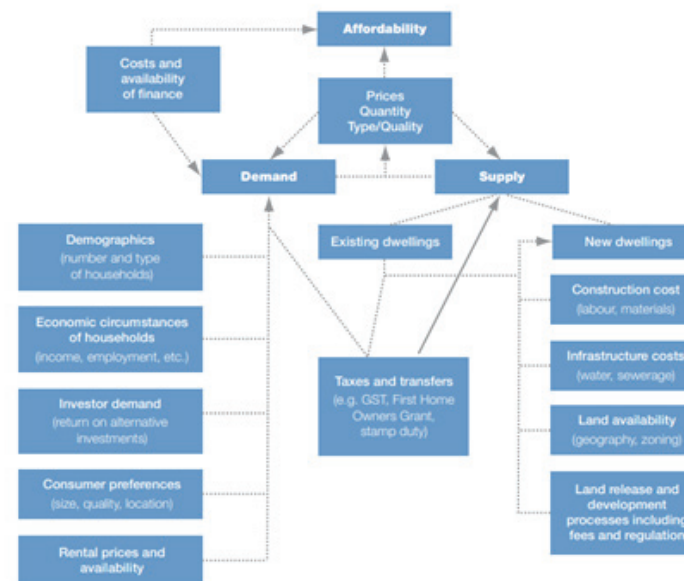
- **Access** to public transport and infrastructure
- **Land values**, taxes and interest rates

While the population of Narrandera Shire as a whole is predicted to decline, consistent with other regional and rural shires, it is possible that the population of the main township of Narrandera could remain steady or in fact may increase under 'high growth' projection scenarios.

This will be the result of shrinking family units, a rise in lone person households, inward migration from retiring farmers and the elderly from outlying rural areas and small villages into the main townships in recognition of the wider range of services and housing types available to this age group.

Council has identified the need to ensure housing supply can match demand and cater for the changing population profile.

Housing demand will be influenced by factors in the broader housing market generally and by factors that influence demand for housing within local housing markets. These influences include household change, infrastructure availability, local and regional amenity, employment opportunities, taxes, interest rates and immigration, many of which are outside of the control of local government.



3.2 Population

At the 2021 census, the population of Narrandera was 5,834 people, 49.2% male, and 50.8% female with a median age of 44. This was a slight decline from the 2016 census which recorded a population of 5,949 (a loss of 115 over the 5 years).

A review of both the NSW Government's demographic data and the ABS census data was estimated that the population at the 2021 census was 5,789 with potential to fall to 5,373 by 2041. The census data has indicated the estimated population decline has not been as severe as originally forecast.

A key factor of the population of the Narrandera Shire is the future growth and composition of aged residents.



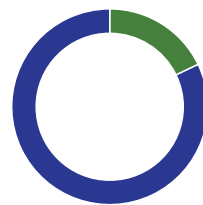
5 834

Narrandera Population (2021)



44

Median Age

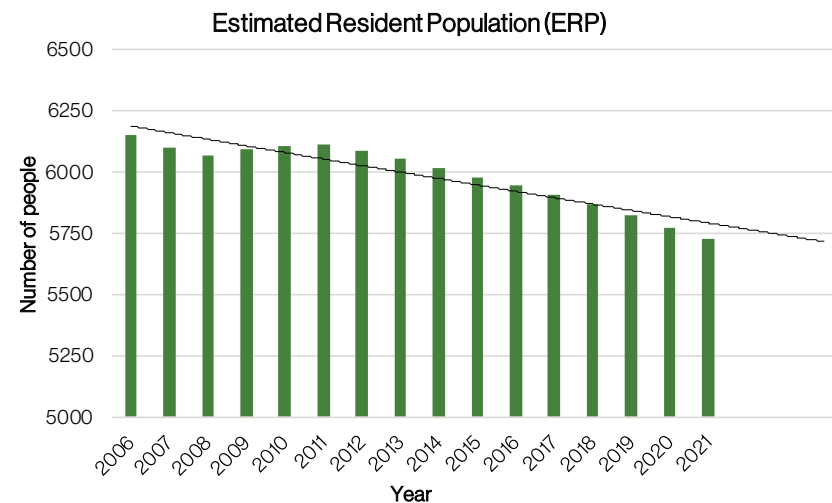


Over 65 Years

21%

Under 65 Years

79%



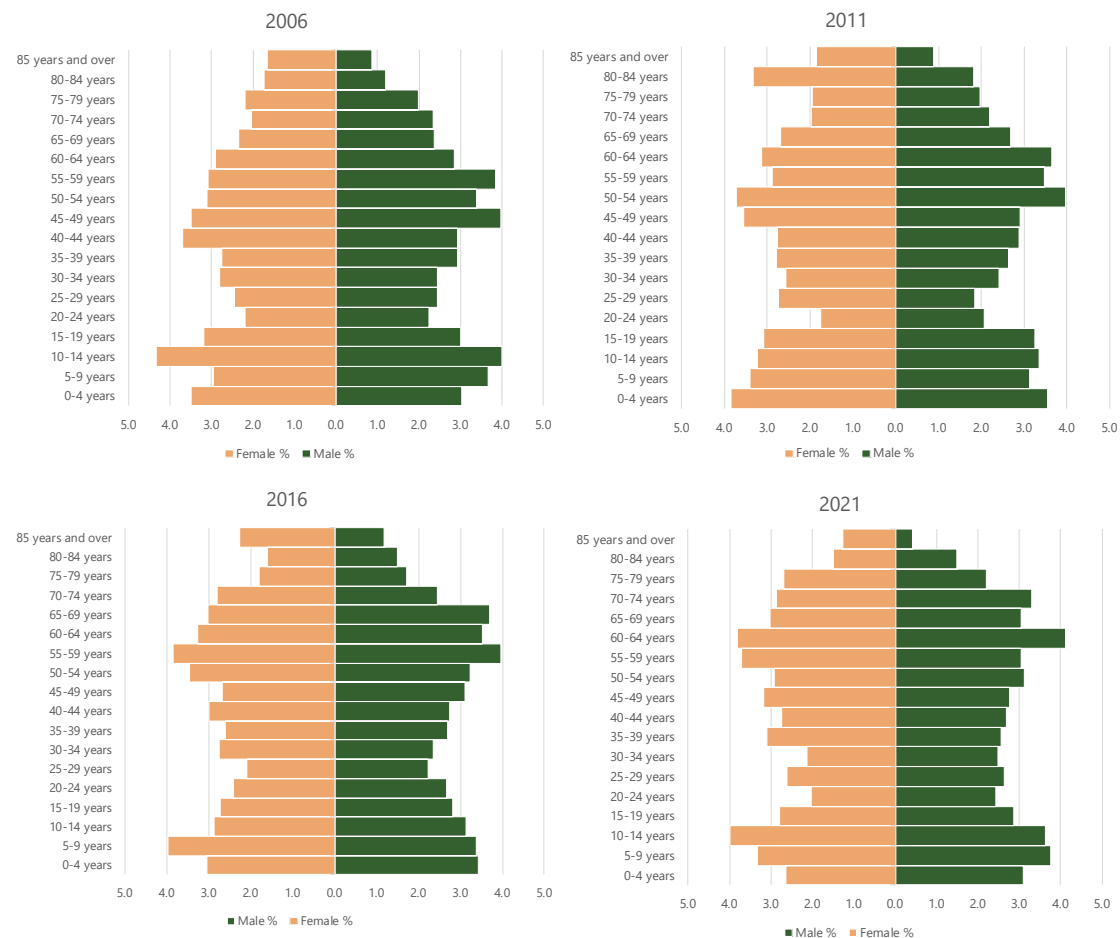
3.3 Age Profile

Age-Sex Pyramids

Age-Sex (or Population) Pyramids show the distribution of age groups and sexes. As has been noted the population is declining, and it is also ageing.

The aging population will impact significantly on the nature of housing demand. In particular, this has implications for the type of housing older people require, especially for those desiring to age in place.

More aged care facilities and adaptable forms of housing will be required, as well as smaller homes for those wishing to downsize when children move away, or to reduce maintenance. The need for security and ready access to key health facilities, amenity and services are increasingly important considerations.



3.4 Family & Household Composition

Narrandera Shire's household and family structure is one of the most important demographic indicators. It reveals the area's residential role and function, era of settlement and provides key insights into the level of demand for services and facilities as most are related to age and household types.

The changes in household compositions and types should be analysed in conjunction with the change in age groups (see Age-Sex Pyramids).

From 2006 to 2021, there has been a relatively large growth of lone person and two person households (particularly couples without children) who are also ageing.

As they shrink, families and households are spreading out throughout the housing stock, and as a result, it is being underutilised.

While the population is declining, there is still a requirement for dwellings though there is increasingly a fundamental mismatch between the housing stock and the population.



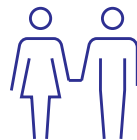
685

Lone person households
(2021)



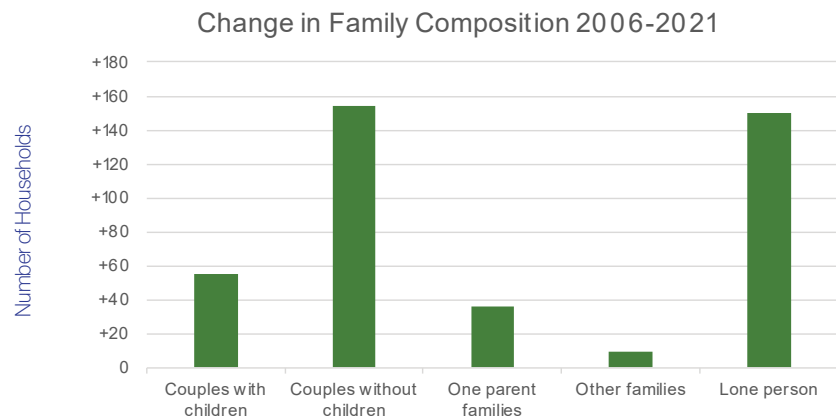
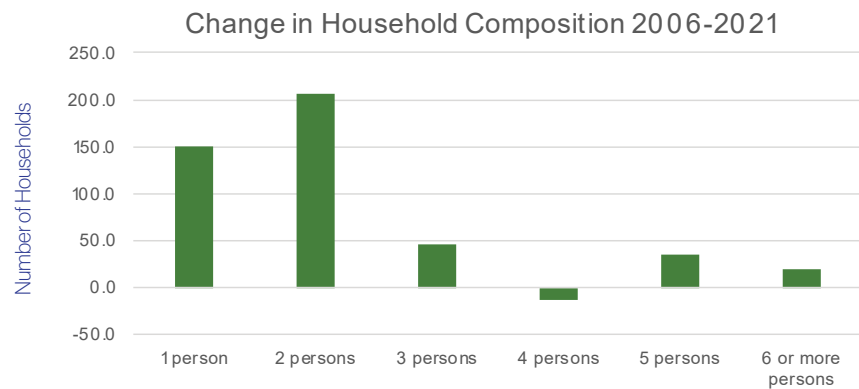
262

One parent families
(2021)



626

Couples without children
(2021)



3.5 Dwelling Stock

Dwelling stock in Narrandera consists mainly of separate houses with three bedrooms or more. As the population profile changes (shrinking family units), there is increasingly a mismatch in the types of housing available and what is required.

The changes to the makeup of the population will place significant demands on housing stock in the future, particularly;

- The capability of the existing dwelling types to cater to changing household types
- The rise of lone person households
- Smaller family units and one parent families
- Housing stock suitable for an aging population
- A lack of medium density development.

At the 2021 Census, there were 2142 occupied private dwellings and 326 unoccupied dwellings (12.35%).*

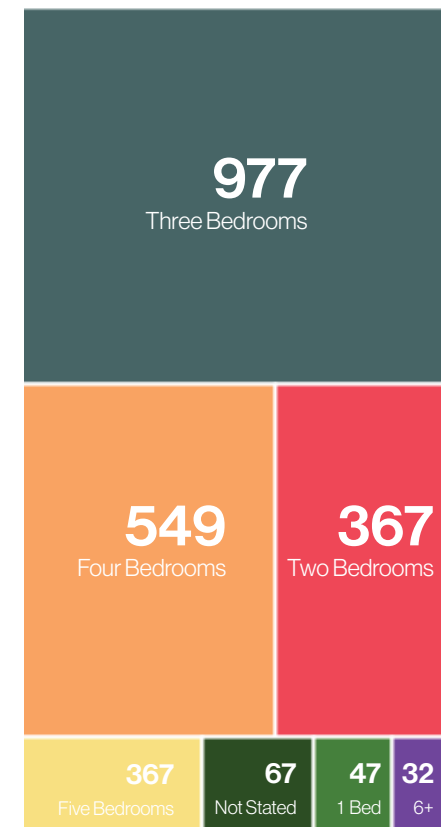
81.87% were separate houses; only 1.78% were medium density and 2.14% were high density developments.

*Unoccupied refers to houses vacant on Census night, and may not be permanently vacant. Local conditions should be considered. The national average is 10.5%

Dwelling Structure



Bedrooms Per Dwelling



3.6 Housing Tenure

Housing tenure refers to whether a person owns or rents a property.

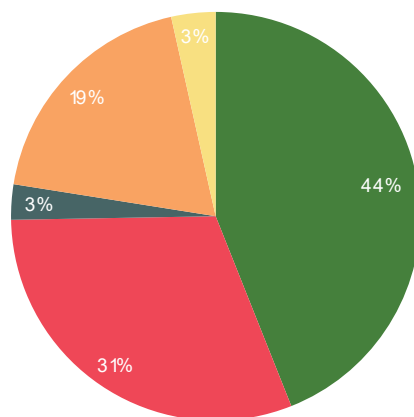
Due to the low population numbers, it can be hard to identify clear trends in housing tenure though it may be instructive to analyse them in conjunction with population dynamics.

Changes between 2006 and 2021 show the number of fully owned properties has increased, as has privately rented and mortgaged properties.

Crucially, social housing has declined significantly in a short period.

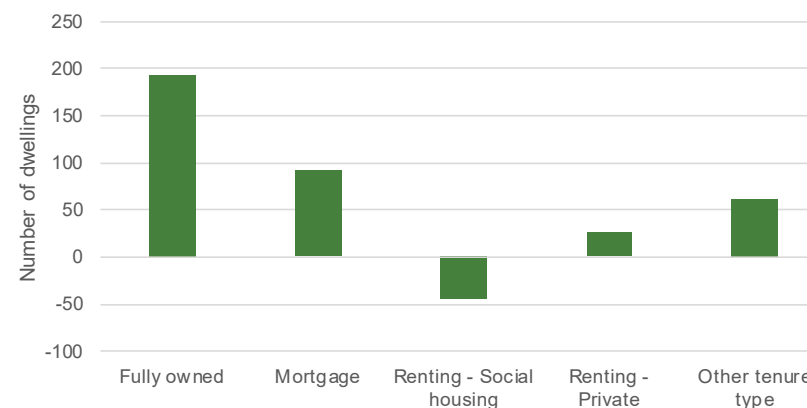
Other tenure types include visitor only households and short term accommodation, which can effectively remove that housing stock from longer term occupation.

Housing Tenure 2021



- Fully Owned
- Mortgage
- Renting - Private
- Renting - Social Housing
- Other tenure

Change in Housing Tenure 2006-2021



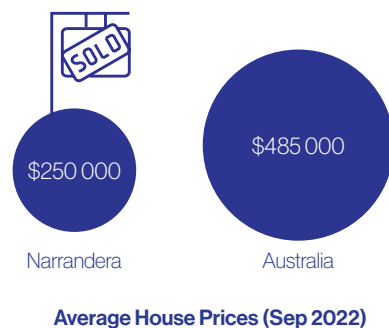
45 fewer social housing dwellings

3.6 Housing Tenure

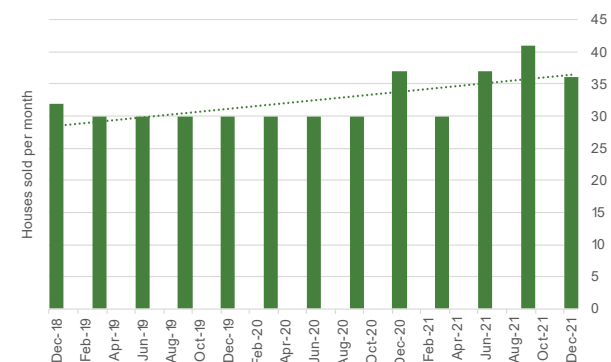
Housing Ownership and Affordability

The turnover and number of houses sold throughout Narrandera Shire is slowly increasing, as is the price being paid.

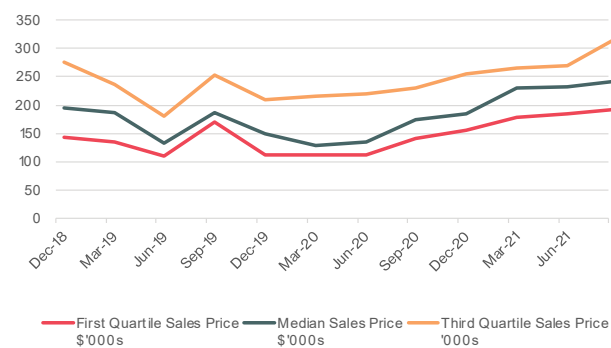
House prices are still relatively affordable compared to regional NSW and Australia more generally.



Housing Sales



Housing Prices



3.6 Housing Tenure

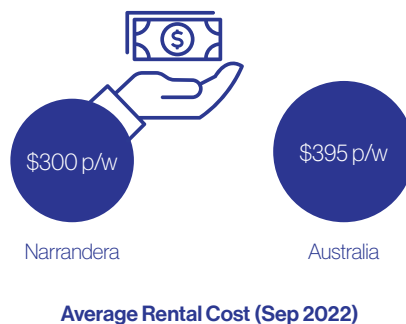
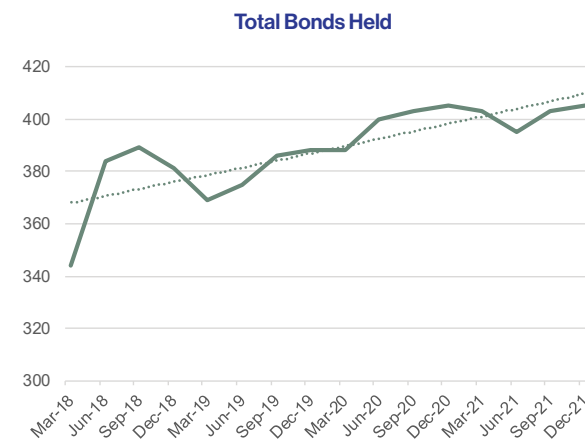
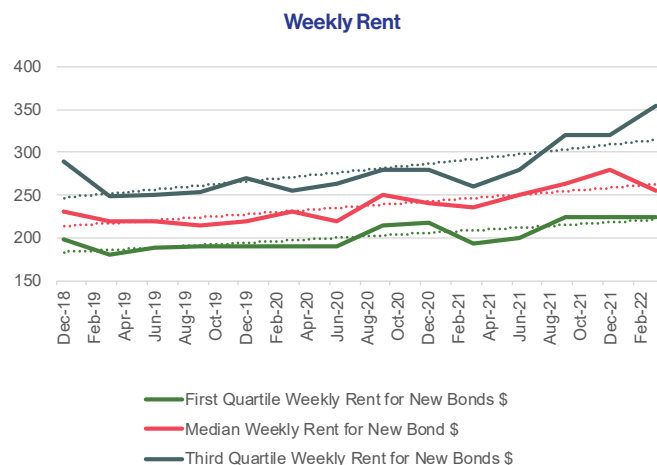
Rental Availability and Affordability

As house prices rise, this is often reflected in an increase of rental prices.

The rise in rental costs is also influenced by a reduction of available properties.

Figures held by the NSW Department of Communities and Justice show the amount of new bonds lodged per month is decreasing and the total amount of rental bonds held is increasing. This is an indicator renters are staying in place, holding on to their leases, and constricting turnover and supply.

Though it is rising, the average weekly rent of \$300 per week is still well below the national average of \$395 per week.



04. Economic & Employment Context

4.1 Economy

Narrandera has a strong economic base which is focused largely on agriculture. As of 2021, the Narrandera LGA had a real Gross Regional Product (GRP) of approximately \$360 million, which is 2.4% of the Riverina Murray GRP.

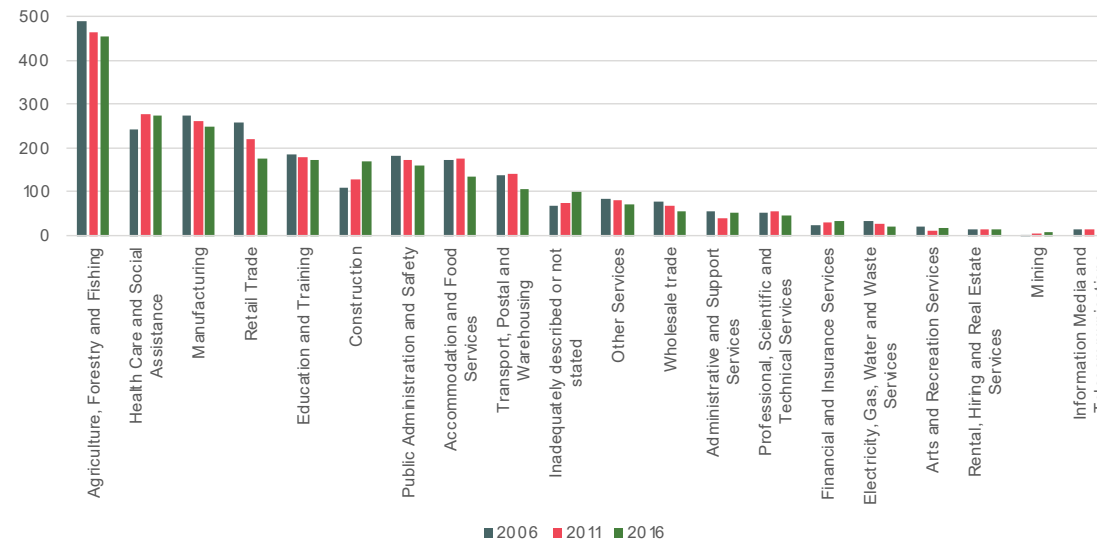
Revenue generated by the agricultural sector alone is responsible for \$183 million of total economic output. Construction activities make up a further \$112 million and manufacturing a further \$93 million. These three industry sectors combine to produce more than half of the total revenue from the Shire.

Agricultural activities also dominate export value from the Shire, accounting for \$148 million of a total export value of \$324.5 million. Manufacturing generates \$70.9 million in exports from the Shire, with construction generating a further \$49.5 million. These three industries again dominate the export generated from the shire, contributing more than 80% of the total value.

Despite having the largest number of employed persons, agricultural is only the fifth largest industry sector in terms of wages paid. Health care and social assistance accounts for \$24.5 million of the total 157.8 million of wages paid in Narrandera. The next largest wage payments are in Public administration and safety (\$23.7 million), construction (\$20 million) and education and training (\$17.5 million). Manufacturing, which the third largest contributor to total revenue is only the sixth largest industry contributing to wages at \$11.3 million.



Employment Fields 2006 - 2016



4.2 Labour Force

As of 2021, there were 2,233 persons of the resident population who were employed and worked either within the Shire or elsewhere. Approximately 1,488 persons were employed full time and a further 670 persons employed on a part time basis, with the remaining being employed but not at work.

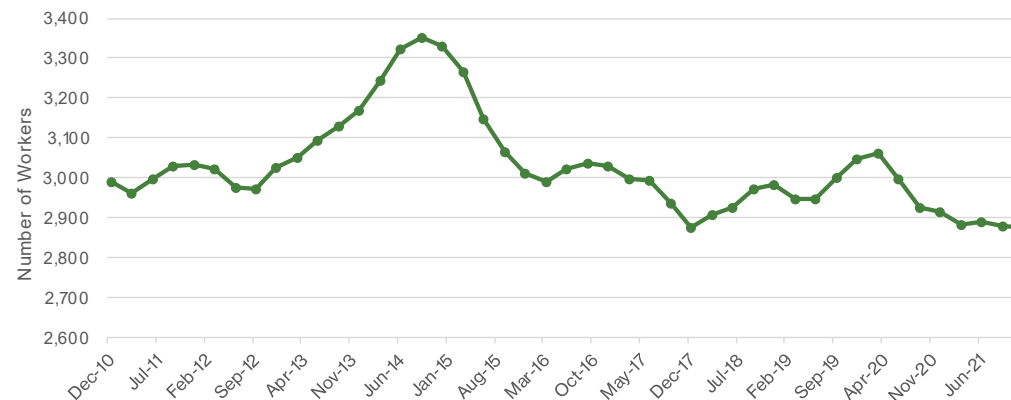
The workforce participation for Narrandera is in slow decline, owing to the steady ageing population profile of the Shire. Overall, there has been a reduction of 172 persons employed between the periods of 2006 and 2016. The majority of this decline was from persons leaving the work force, as the total labour force reduced by 157 persons over the same period.

The majority of employed residents in Narrandera work within the Shire, however around 330 people work in the nearby Leeton and Griffith LGAs. A smaller number work in the Wagga Wagga, Bland, Temora, Lockhart or Federation LGAs. A very small number of employed persons worked in LGAs further away from home, indicating a smaller number of fly-in fly-out workers residing the Shire.

Approximately 253 people who work in the Narrandera Shire live within an adjoining LGA, with the largest proportions derived from Leeton, Coolamon and Federation Shires. A further 15 people who work in the Narrandera Shire live interstate or in non-adjoining LGAs, indicating a likely small proportion of seasonal or temporary workers.

The workforce tends towards higher education levels, with a high proportion of employed persons being identified as Managers or Professionals.

Labour Force Participation



4.3 Business

There were a total of 541 business operating in Narrandera in 2020. The majority of these business (65%) were identified as 'non-employing businesses', such as sole traders and a further 22% employed between 1-4 persons.

Only a small number of businesses in the Shire are identified as employing more than five people and only a very small proportion employing more than 20.

The majority of businesses were noted as being within the agricultural sector, with the number of businesses being relatively steady over the longer term. Construction business represented the second highest number of businesses in the Shire, followed by transport, postal and warehousing.

The nature of businesses in these industry sectors tends to comprise a higher rate of sole traders.

Narrandera has also had a steady rate of business entry and exits from the labour market. Between 2016 and 2020, there was an average 49 business 'exits' per year and an average of 48 business 'entries' per year.

The majority of businesses in Narrandera have turnover of less than \$2 million, further highlighting a high proportion of small businesses. Only 26 businesses in Narrandera had an annual turnover of more than \$2 million, with five having turnover of more than \$10 million.

There has also been a high rate of business turnover due to the higher proportion 'non-employing' businesses, being affected by retirement of business owners.

4.4 Business and Commercial Centre

Narrandera has a well defined commercial centre, which is defined by strong north-south axis running from the irrigation channel in the south to the railway corridor in the north. The main commercial centre is aligned with East Street and centred between Audley Street and King Street, with more 'highway business' related activities identified to the west along the Newell Highway alignment through the township.

The townships of Barellan and Grong Grong also have recognised business areas which support existing commercial land uses and activities.

The retail trade in Narrandera is generally focused on local service provision, with regional retail centres in Wagga Wagga and Griffith capturing retail expenditure from Narrandera residents.

Narrandera does not currently utilise differential zoning and therefore there are currently no business zones applied. However, the DCP incorporates a land use plan which encourages development of land in the nominated 'centre' area. The urban area is provided with a village zone, and Council currently considers all applications in the business and commercial areas on merit.

There is no current land supply or floor space analysis carried out for the Narrandera urban area, with the most recent study completed in 2011. The previous study noted that there was a high 11.5% vacancy rate of retail premises within the township. The number of persons employed and businesses in the retail trade sector have declined since 2011 and it is anticipated that this high rate of vacant retail premises would remain.

Narrandera has a total of 133.6 hectares of land which is zoned for industrial purposes, being either IN1 General Industrial or IN2 Light Industrial. Of this, a total of 112 hectares is zoned General Industrial and the remaining 21.6 hectares is zoned Light Industrial.

The 'Red Hill' Industrial Estate is the primary industrial area for Narrandera and has been zoned IN1 General Industrial in anticipation of providing larger industrial land uses and activities which are more appropriately sited with greater separation from the urban areas of the town. This location represents the majority of the General Industrial zoned land, comprising 94 of the total 112 hectares of available land.

The estate has been developed with a single internal road (Driscoll Road) with various lots created along either side of the road. Most of the land in this industrial estate has now been taken up by new purchasers, with only several smaller parcels remaining for sale. The Red Hill industrial estate is serviced with reticulated water supply, electricity and telecommunications, and is able to be connected to the sewer network.

The 'Narrandera West' industrial area is located immediately to the west of the township and is zoned for light industrial purposes. The majority of development has occurred south of Douglas Street and through Irrigation Way. Existing land north of Douglas Street along River Street is zoned for light industrial purposes and extends through to the railway line. This industrial area is limited to some extent by the fact that it does not have sewerage provisions, however is provided with reticulated water and electricity services.

The 'Pine Hill' industrial area is a second small industrial precinct to the east of the township. It occupies an area of land extending east from the existing Grain Silo Storages along Pine Hill Avenue for a short distance. A single dwelling on a large parcel of land separates two parts of the industrial area. **The Pine Hill industrial area has approximately 6 hectares of industrial zoned land, with only one parcel not used for industrial purposes.**

For the purposes of this study, a high level audit of the industrial land has been undertaken to better understand the amount of vacant land that is unconstrained and considered available for development.

The Red Hill industrial estate has 126 hectares of IN1 General Industrial zoned land. Approximately 51 hectares of land is identified as vacant and within a large residue allotment. However a high pressure gas pipeline runs across the north section of this residue allotment, and a buffer area some 150 metres wide places restrictions on industrial buildings. Open storage uses can be carried out within the buffer area. The residue allotment has a draft road pattern prepared for future re-subdivision, dependent upon demand. This land is owned by the Council.

05. Constraints & Opportunities Analysis

5.1 Environment

5.1.1 Biodiversity

Narrandera is located in the NSW Riverina Bioregion, which lies in southwest NSW, extending into central-north Victoria. The bioregion is approximately 9,576,964 ha, with 7,090,008 ha or 74.03% of it lying in NSW. The NSW portion of the bioregion occupies approximately 8.86% of the State.

Common vegetation types comprise of Plant Community Type (PCT) 5 – River Red Gum, PCT 185 – Dwyers Red Gum – White Cypress Pine, PCT 70 – White Cypress Pine, PCT 75 – Yellow Box PCT 80 – Western Grey Box, White Cypress Pine, PCT 82 – Western Grey Box – Poplar Box.

Other vegetation comprises exotic vegetation over non-native pasture grasses.

The LEP maps areas of "terrestrial biodiversity" within which Clause 6.3 requires Council to consider the impact of development on flora and fauna as well as "any appropriate measures proposed to avoid, minimise or mitigate" those impacts.

5.1.2 Biodiversity Values Map

The NSW Biodiversity Values Map shows land with high biodiversity value that is particularly sensitive to impacts from development and clearing.

Many of these areas of significance are largely protected and included within either an C1 National Parks and Nature Reserves, C2 Environmental Conservation, C4 Environmental Living zone, W1 Natural Waterways or W2 Recreational Waterways.

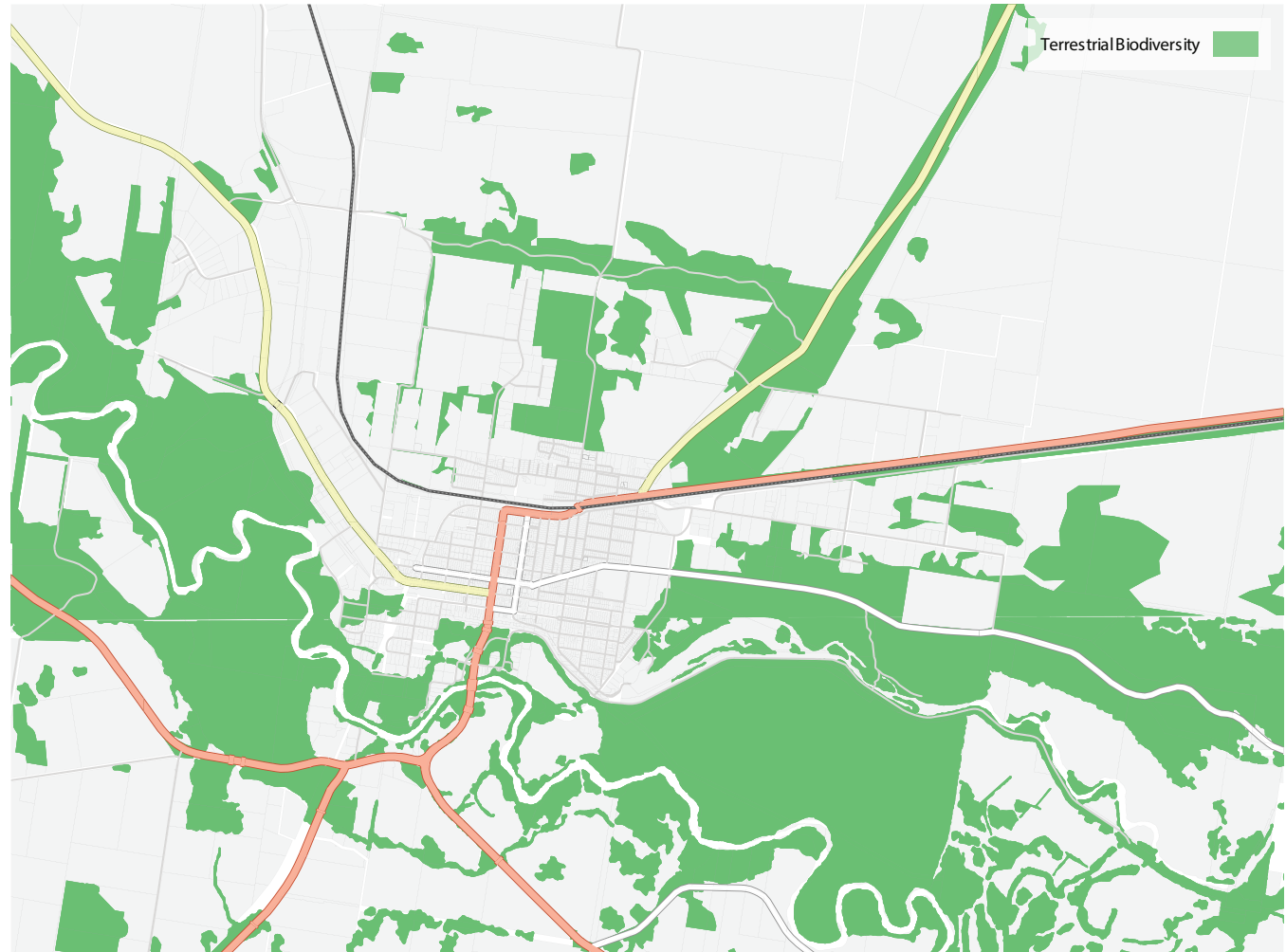
These areas of biodiversity significance already largely protected and included within either an C1 National Parks and Nature Reserves, C2 Environmental Conservation, C4 Environmental Living zone, W1 Natural Waterways or W2 Recreational Waterways.

5.1.3 Groundwater Vulnerability & Wetlands

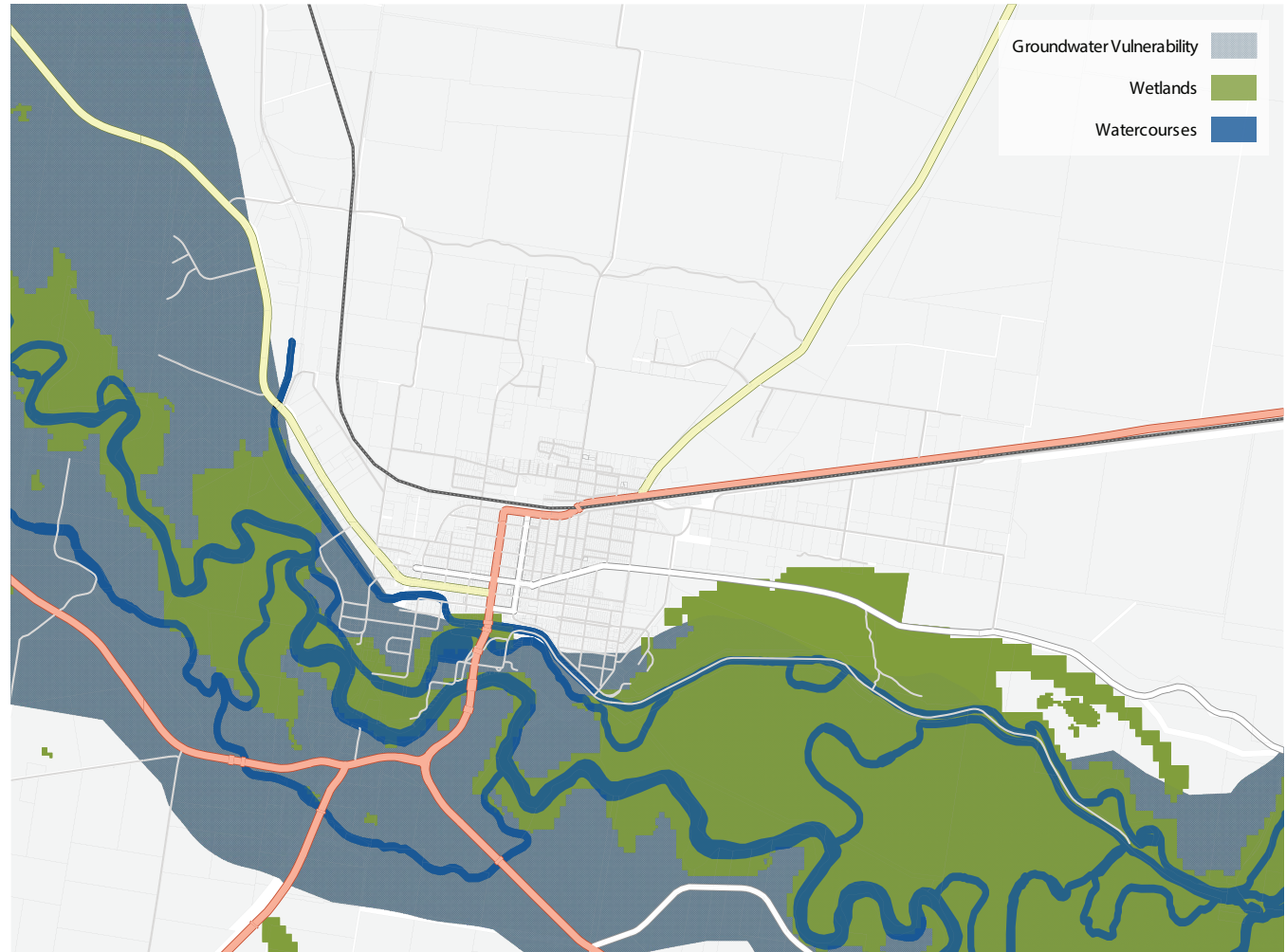
Areas of Narrandera where the groundwater is vulnerable to contamination from the surface and where the Murrumbidgee River and its major tributaries flow. These lands are mainly south of the Narrandera Township.

Areas of Narrandera are also covered by 'wetlands' affectation. The affectation seeks to ensure any development in the identified areas are preserved and protected from the impacts of development, including any significant or adverse impacts on native fauna and flora, habitat and surface and ground water characteristics.

5.1 Environment



5.2 Environment



5.3 Flooding

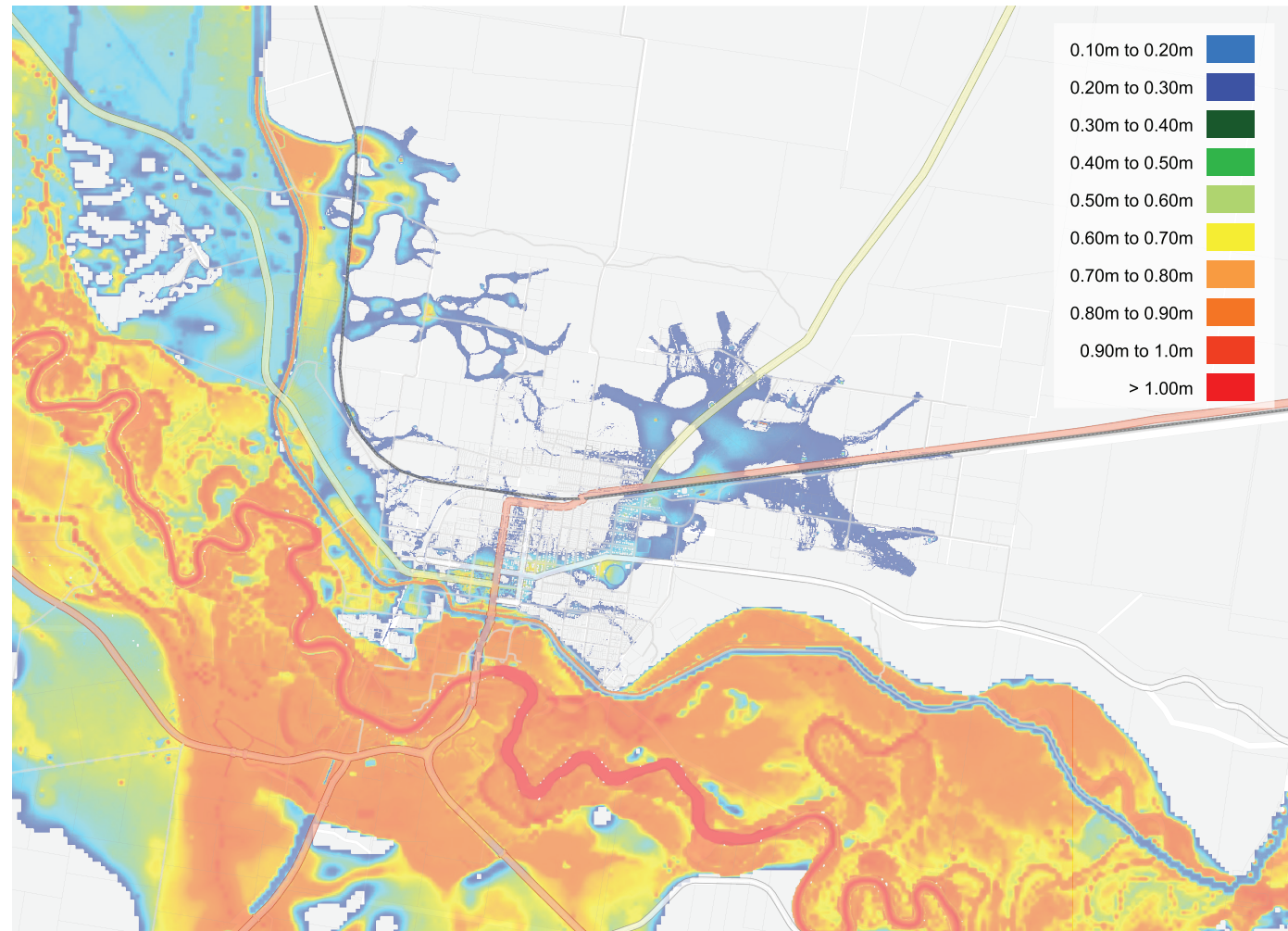
Parts of Narrandera have been subject to inundation from flooding and overland flow, identified in the 'Review of the Narrandera Floodplain Risk Management Strategy 2019'.

The NSW Government has recently undertaken a reform of flood planning controls to balance community protection and resilience and minimise the danger to life and property during floods.

The updated guidance:

- supports better management of flood risk beyond the 1% annual exceedance probability
- ensures best management practices in managing and mitigating severe to extreme flood events
- builds greater resilience into communities in floodplains and reduces potential property damage and loss of life in recognition of increasing extreme flood events throughout NSW.

Specifically, development of flood prone land shall be consistent with the requirements of the NSW Floodplain Development Manual, the NSW Guideline titled: Considering flooding in land use planning, as well as relevant Section 9.1 Ministerial Directions and Clause 5.21 of the LEP.



5.4 Bushfire

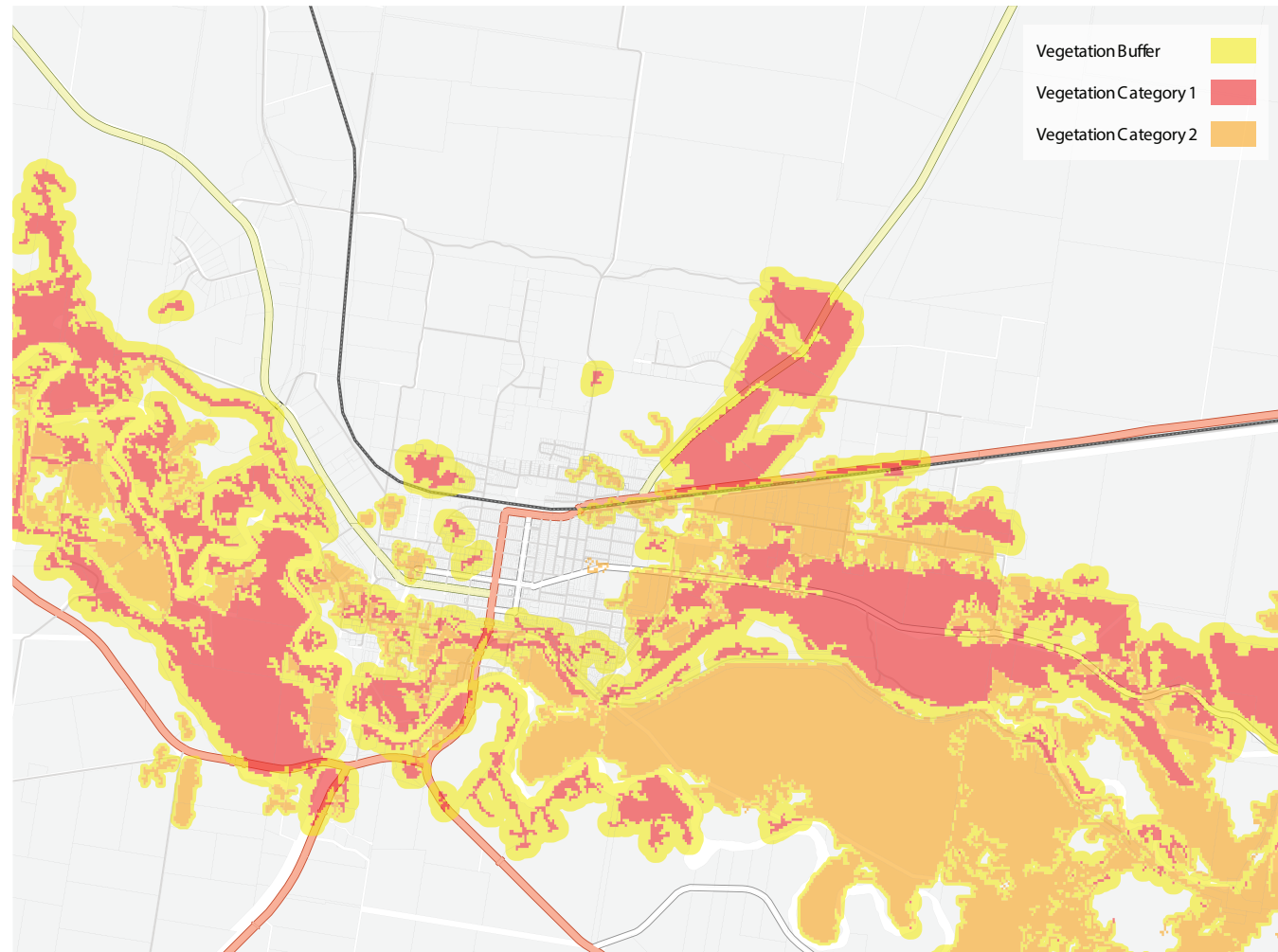
A bushfire prone area is any land that can support a bush fire or is likely to be subject to bush fire attack.

In general, a bush fire prone area is mapped and identifies the vegetation types and associated buffer zones. These are generally areas located close to bushfire hazards such as forests, woodlands or grasslands.

Bushfire mapping is classified into four different categories:

- **Vegetation Category 1 is considered to be highest risk for bushfire (red);**
- **Vegetation Category 2 is considered to be the lowest bushfire risk (light orange); and**
- **Vegetation Category 3 is considered to be a medium bushfire risk (dark orange).**
- **Vegetation Buffers, which apply around a bushfire hazard (yellow).**

Planning for Bushfire Protection 2019 (PBP) now provides a broader definition of grassland than previous versions with any undeveloped land now considered to be 'grassland vegetation'. Consequently, further development of land shall have regard to Council's bushfire prone land map, as well as the broader grassland bushfire hazard. Where necessary, any future subdivisions shall incorporate relevant bushfire provision measures such as Asset Protection Zones in accordance with the requirements of PBP.



5.5 Heritage

5.5.1 Aboriginal Heritage

The original inhabitants of the Narrandera Shire Council area are the Wiradjuri people.

Areas of significance to Aboriginal people can generally be expected to occur across the Council area. This includes both traditional and contemporary associations of Aboriginal people with the environment as well as physical sites (i.e. that contain archaeological evidence).

Aboriginal heritage exists as tangible and intangible evidence. The latter mainly comprises archaeological sites, whose locations can be broadly predicted by a combination of landform variables e.g. shell middens and earth mounds tend to occur along rivers, artefact scatters representing ancient campsites tend to occur on flat, well drained ground near permanent water sources, whilst burials and cemeteries tend to occur in sand hills near watercourses.

Any further development of land for residential purposes will need to ensure that an appropriate due diligence assessment has been undertaken to ensure that works will not adversely impacts upon areas of Aboriginal Cultural significance.

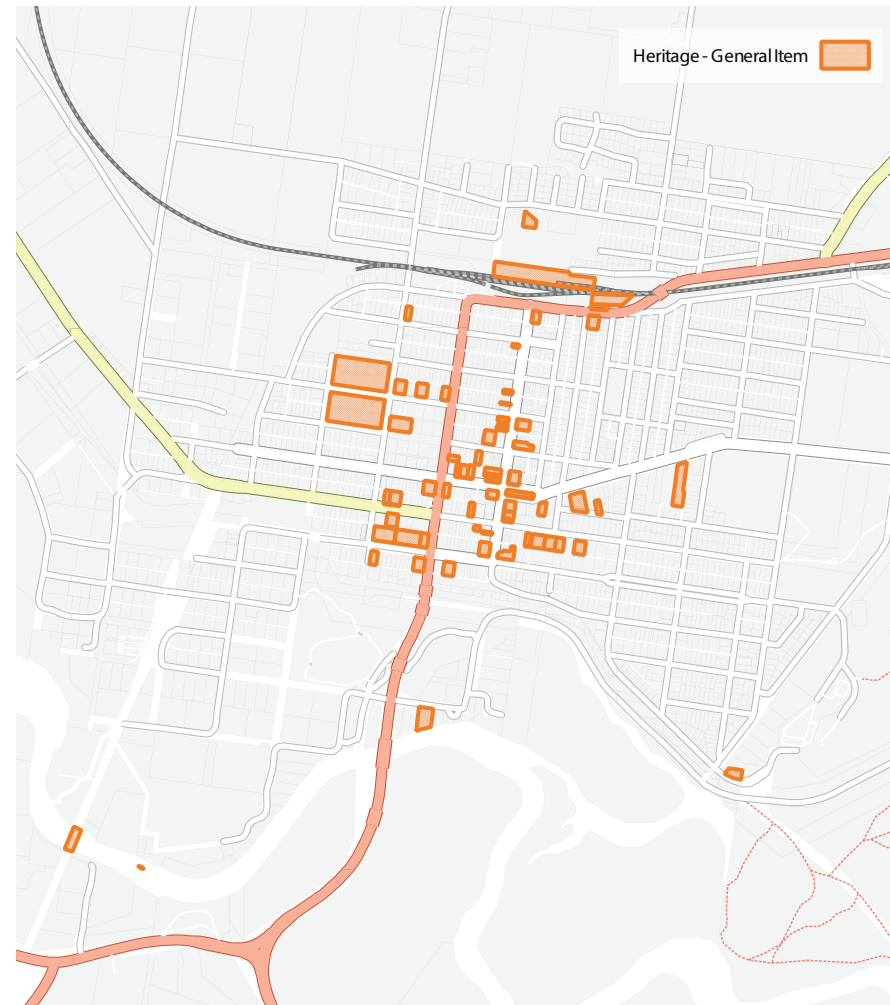
Matters regarding Native Title will also need to be considered if developing any Crown Lands.

5.5.2 European Heritage

The main township Narrandera contains a number of European heritage items of local significance as identified within Schedule 5 of the LEP.

Items of heritage significance include Australia Post, Royal Mail Hotel, Council Chambers, National Australia Bank, Bendigo Bank, churches and the Narrandera Railway Station along with other buildings which are generally located within the central portion of East Street.

There are no items of state significance nor any heritage conservation areas identified within the main townships of Narrandera.



5.6 Public Land

The township of Narrandera contains large tracts of Crown Land Reserves held in public ownership. Council is the manager of some of this land, whilst other portions of land have been devolved to Council.

Whilst some of this land has been developed and is used for public purposes such as sportsgrounds, racecourse or Council's waste management facility, there are other parcels of land that remain undeveloped or contain historic travelling stock reserves or environmentally sensitive features. Additionally, there are also crown land parcels which are currently located in areas where logical extension and urban growth would occur.

The general location and size of these land parcels is constraining some potential residential development. As a result of the sterilisation of land from development, there is a less efficient use of infrastructure and services.

Nonetheless, it is recommended that discussions be undertaken with the Crown Lands office to try and acquire some of these key sites for residential development purposes. This is likely a long-term outcome though the location of the land deems it important to pursue.



5.7 Services & Development Infrastructure

Providing the right infrastructure at the right time is key to supporting the development of land.

The importance of using existing and proposed infrastructure effectively needs to be understood so that infrastructure can be aligned with housing development and growth via, for example, development contributions, grants, budget allocations, user fees and charges, and public private partnerships.

The township of Narrandera has access to a range of infrastructure and services.

Key infrastructure within the townships include sewerage treatment works, waste management centre and airport. The majority of these facilities are zoned special use.

These facilities by their nature require separation from other sensitive land uses, due to noise, odour or other emissions. Careful consideration should be given to any development within proximity to these facilities to ensure they are not encroached upon by sensitive land uses.

5.7.1 Water

Water supply for the township of Narrandera is provided by the Council, which services the main township. Other surrounding villages are supplied by Goldenfields Water. Water for Narrandera is sourced from four bores located adjacent to the Murrumbidgee River.

Water supply within the township comprises a reticulated system consisting of a considerable underground water main network.

5.7.2 Sewer

Narrandera Shire Council is the responsible authority for waste water (sewerage) and provides reticulated sewerage to the Narrandera. The public sewer and stormwater systems are major assets. Similar to matters regarding water supply, Council charges an infrastructure contribution for new development under Section 64 of the Local Government Act.

Outside of the urban areas, properties are developed with on-site septic disposal systems in accordance with the Council's Onsite Wastewater Management Strategy. This policy requires Council approval for all new septic tanks or grey water effluent treatment plants and sets out the design, location, soil condition and monitoring requirements of new facilities.

Stormwater infrastructure within Narrandera consists of a combination of kerb and gutter, and traditional pits and pipes. This infrastructure conveys stormwater into the town's drainage catchment and ultimately the Murrumbidgee River.

Outside of the main urban area, stormwater runoff comprises rural table drains/drainage and overland flow to natural drainage lines.

5.7.3 Electricity

Essential Energy supplies electricity to the Narrandera Shire.

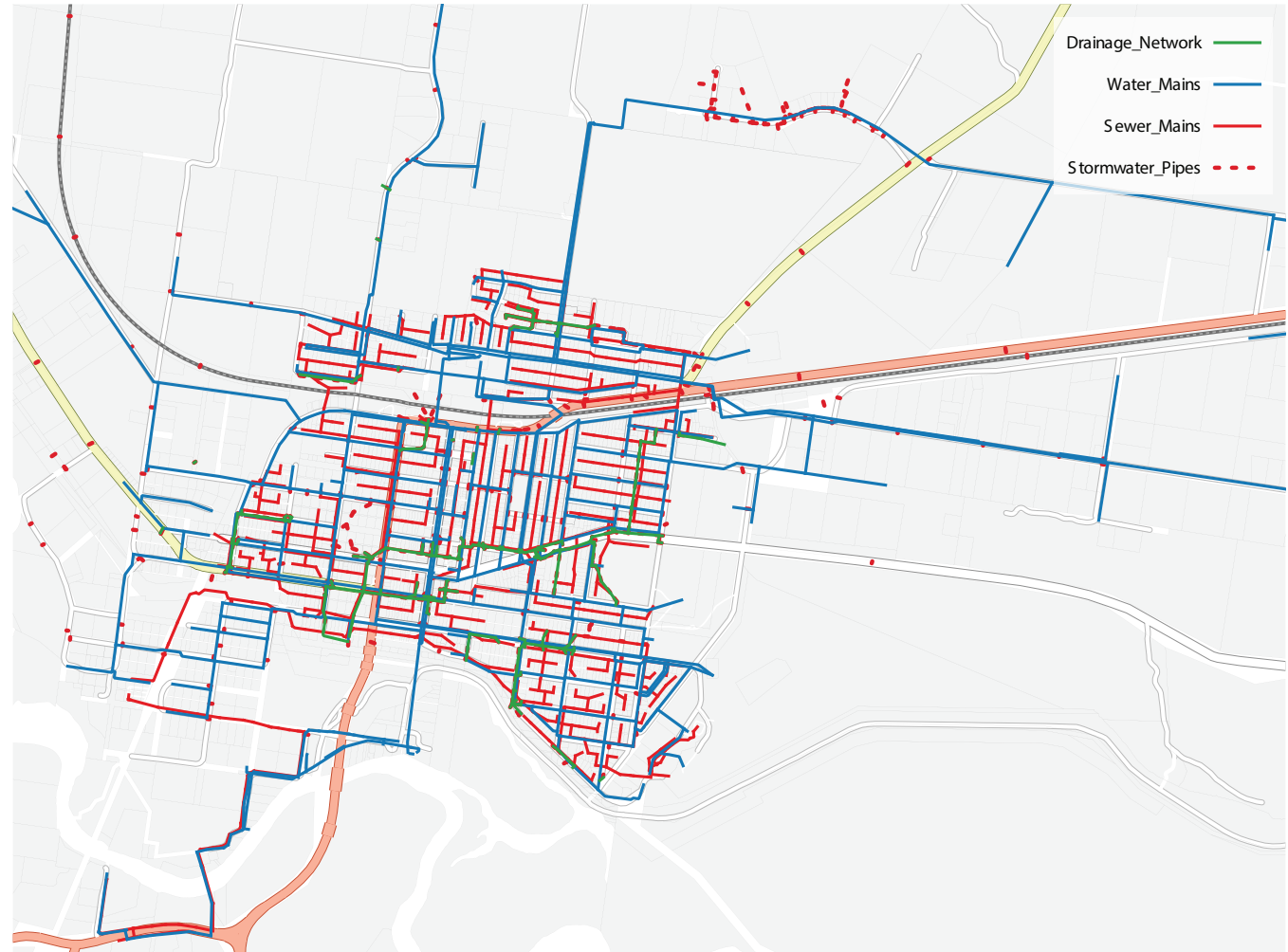
The township is surrounded by a grid of suitable high voltage feeders that are capable of supplying additional development. The current system has ample capacity of meeting any growth needs in Narrandera.

Additional costs would be demanded by any new developments to extend these lines and install suitably sized transformers.

5.7.4 Gas

The Junee-Griffith natural gas pipeline is a pipeline which traverses through the northern end of the Red Hill industrial estate. The pipeline has a diameter of 164mm and forms part of the Moomba to Sydney pipeline, joining at an off take near Junee. Local reticulation of natural gas is carried out by Jemena.

5.7 Services & Development Infrastructure



5.8 Land Use Conflicts

Land use conflicts may arise when incompatible land uses are located in close proximity to each other, impacting the amenity of sensitive land uses, the efficient use of productive land or industries, or environmental and landscape values.

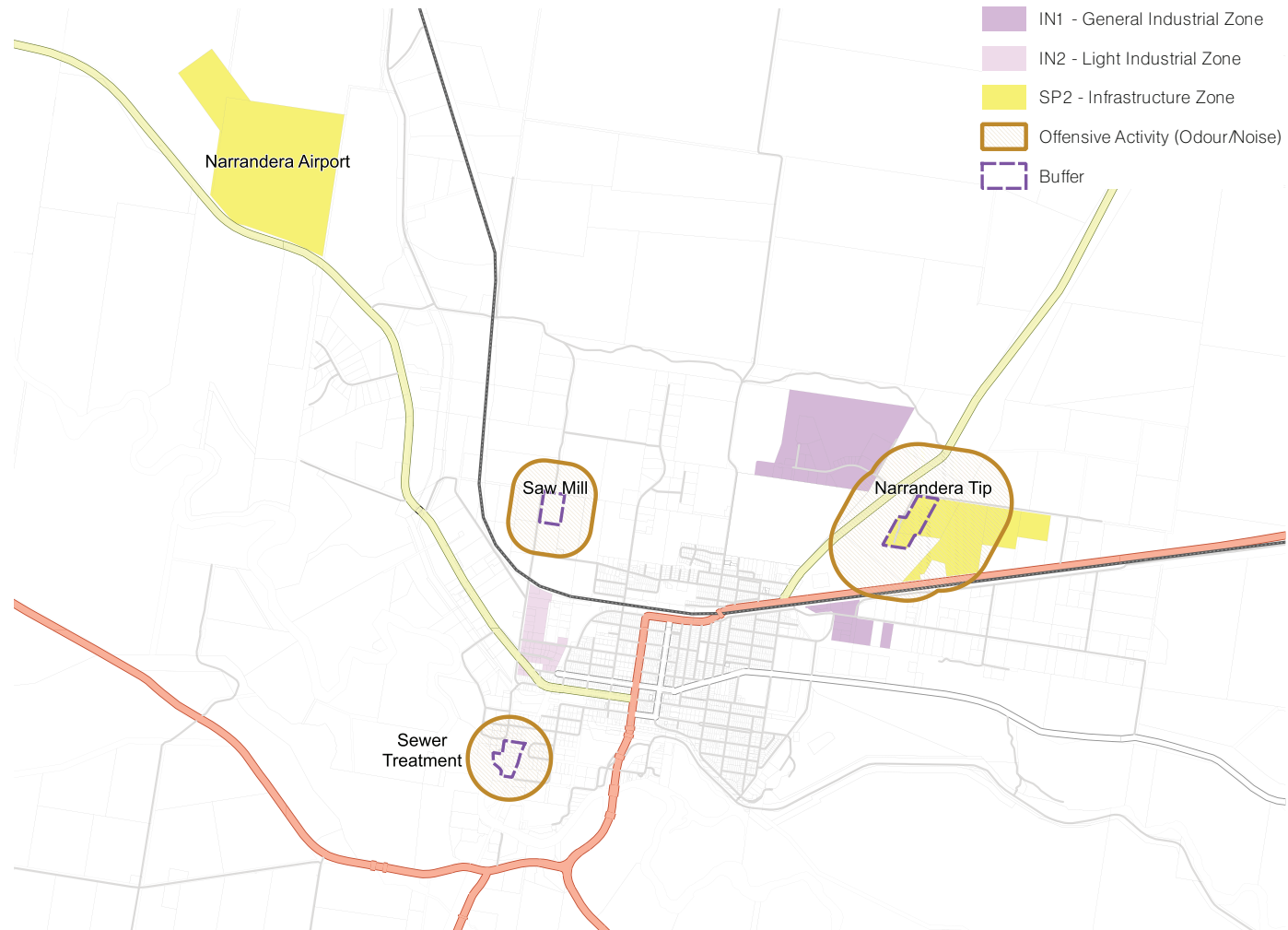
Specifically, the Council area includes areas of productive agricultural land that could be threatened by unplanned expansion of residential and rural living development. Narrandera contains a number of established industrial businesses and key infrastructure facilities that have the potential to generate traffic, odour and noise.

An assessment of land use conflicts has been undertaken consistent with the NSW Department of Primary Industry's Land Use Conflict Risk Assessment (LUCRA) guidelines.

Key potential land use conflicts contained within the study area include:

- Waste Management Centre
- Industrial land activities (Saw Mill)
- Narrandera Airport
- Sewerage treatment works

Consideration will need to be given to the location of future residential and rural residential zoned land adjacent to productive agricultural activities.



06. Analysis

6.1 Overview

This section analyses evidence and data in relation to housing and employment lands which has been identified in previous sections. The

In relation to housing, this analysis focuses on housing need, and where the current and future gaps are. It will identify and consider housing supply gaps for Narrandera and identify those areas with development capacity.

This section will identify any gaps between expected population growth and housing supply trends, and identify types of housing required to address those particular needs

In relation to employment lands, the analysis considers the need for employment land and the inhibitors and opportunities for attracting investment and business in the Shire.

6.2 Housing

6.2.1 Population changes

NSW DPE prepare population projections for each LGA using 'low', 'medium' (common) or 'high' growth scenarios. For the period between 2021 and 2041, using common (medium) planning assumptions, the total population of Narrandera is predicted to further reduce from 5,789 persons to 5,373 persons over the period between 2021 and 2041. This represents a reduction of approximately 400 persons over the next 20 year period, and an average annual reduction of 21 persons.

Over the next 20 year period, the DPE data projects an annual population decline of 0.37%. It is worth noting however that the actual population as of the 2021 census was 5,698 persons, which was a reduction of 155 persons from the 2016 census. This represents a population decline of 0.27% between the two census periods.

6.2.2 Seniors Housing and Aged Care

Narrandera has an ageing population and this is expected to continue into the future, consistent with recent population forecasts. The average of persons in the Shire has increased to be 44 in the most recent census and the number of persons aged over 65 is projected to increase to 25% of the total population of the Shire. As a result, it will be necessary to ensure that housing and accommodation services are provided to match the projected age structures and needs of the population.

The need for a diverse range of seniors housing accommodation must also be considered, noting that the range of services should consider 'ageing in place' principles. This means that a range of dwelling types, including independent living, adaptable units and higher care facilities should be provided.

Council will need to ensure that the range of dwelling stock is in sufficient supply and adaptable to the varying needs of the community.

There are currently gaps in the dwelling market for smaller housing, or downsizing options, for seniors in Narrandera, which is discussed separately.

There is current supply of aged care within the Shire, however the continued change in the population profile will place pressure on the housing market if further accommodation options are not provided. Provision of diversity will be critical to ensuring appropriate supply, including options for private housing and through various housing providers.

6.2.3 Smaller and Diverse Housing

As identified above, the continuing trend of an ageing population means that the nature of current housing stock in Narrandera represents a mismatch with the household structures.

At present, Narrandera is dominated by larger dwelling sizes with the majority of dwellings have more than 3 bedrooms. 1 and 2 bedrooms only account for approximately 19% of the total dwelling stock within the Shire.

By comparison and as a result of the ageing population profile, 1 and 2 person households represent the majority of dwelling size in Narrandera Shore, accounting for 68.4% of the total households.

The mismatch between dwelling size and household structure typically represents an outcome where persons may be paying for greater housing costs than needed. However, based on ownership structure and tenure of the Shire, it is not considered that there is any considerable housing stress being incurred.

Despite this, the evidence shows there is an under supply of smaller dwellings that would better cater for the ageing population and smaller household units. In turn, this could open up opportunities for larger dwellings to be occupied by family groups. It is recommended that options be considered to encourage smaller and diverse housing options to cater for this demographic.

6.2 Housing

6.2.4 Social Housing

There is presently a longer wait for public housing options in Narrandera, with people expected to wait at least two years for new properties and sometimes up to five years.

As of 2022, there were 22 people on the waitlist for the Narrandera allocation zone. This timeframe is not dissimilar to wait times for other LGAs, however the smaller number of persons waiting in comparison to other larger centres means that there is a likelihood that this may limit the opportunities for Narrandera.

Anecdotally, it has been indicated existing public housing stock within Narrandera is ageing and that some dwellings have been purchased from NSW Land and Housing Corporation by long terms tenants. However, replacement dwellings are generally not being constructed in the Shire.

There is opportunity for Community Housing Providers to increase and improve housing stock. Recent changes to public housing opportunities through the Housing SEPP, including opportunities for delivery of housing by private developers, represents further opportunity to improve and increase the public housing stock in Narrandera.

6.2.5 Key Worker Housing

Narrandera is predicted to have a steadily declining overall population growth into the future based on the ageing population and reduced workforce participation. However, there is opportunity to provide for new housing to attract workers in growth industry sectors of the Shire.

While agriculture is declining in total labour force for the Shire, service based industries such as health care and construction are emerging as growth industries. Continuing growth of employment in health and aged care is expected and will require attraction of suitably qualified staff. Housing in various forms will need to be available to attract and retain these workers in the community.

6.2.6 Greenfield Development

Narrandera is well serviced by zoned residential land for new development. However, realising the release of this zoned land is constrained by the land ownership arrangements, servicing costs and landowner interest.

The main constraint on the release of new vacant residential lots is land servicing costs and sale rate not covering costs. The rate of vacant land take up is also slow, based on population trends, which has not encouraged further release of new lots.

6.2.7 Servicing costs

Land development for subdivision is a significant investment requiring up to four years to deliver, which requires multi-faceted interdisciplinary input to deliver and complete the project successfully.

Due to the timeframe and complexity involved, subdivisions are considered, particularly by financiers, as high risk developments. This is mainly due to unexpected changes in markets (demand mainly impacting on price and rate of sale) affecting viability and returns.

Habitat have carried out assessments at a high level of land values in regional NSW and found that many properties were below replacement costs due to supply meeting demand and in some instances supply exceeding demand which resulted in little capital growth.

Research carried out by Habitat has also found that on average, costs to develop a typical regional subdivision with all services will be approximately \$98,000 per lot.

Recognising that subdivisions are complex developments often with a long time frame and consisting of a large number of inputs with associated risks dictates that a substantial margin over traditional investments is required to reflect the inputs and time frame and ultimately the required sale rate and price.

6.3 Employment Lands

6.3.1 Proximity to key transport routes

Narrandera benefits from the locational advantage of being located on a number of major transport corridors. Specifically, Narrandera is located at the intersection of the Newell Highway and Sturt Highway which are important road freight networks for central NSW. This highway network is supplemented by major regional roads Irrigation Way, Canola Way and Burley Griffin Way which provide road connection with Leeton, Griffith, Junee, Temora, Wagga Wagga and to the wider national highway network.

There is potential for greater promotion of the locational opportunities for employment land within the Shire. The northern industrial areas at Red Hill provide good access to the Newell Highway and railway corridors and can take advantage of heavier industry as well as those seeking to align with key freight routes.

6.3.2 Diversity of Industry and Employment

Recent statistics have demonstrated that Narrandera is diversifying the economic base with Agriculture focused development reducing in overall employment numbers and other sectors of health care and construction increasing in total employment numbers.

While it is expected that Agriculture will continue to account for the majority of overall economic output from the Shire, it is not expected that it will be the major employer. There are instead a number of emerging industries in the Shire that present potential for greater employment opportunities, such as health and aged care to support an ageing population as well as construction to support new large scale infrastructure projects in the Shire and surrounding area.

There is also growth in the education and training industries which will offer potential to attract new workers to the region.

6.3.3 Major Projects

Narrandera Shire and surrounding areas are subject to a number of major infrastructure, renewable energy and development projects that highlight interest in the region. It also presents important employment opportunities and potential to leverage housing growth.

The key projects for the Shire include:

- **Yarrabee Solar Farm**
- **Avonlie Solar Farm**
- **Australian Airline Pilot Academy Training Centre, Narrandera Airport**
- **Narrandera Airport Taxiway Upgrade**

6.3.4 Retail Activities

Retail activities in Narrandera are in decline, which is generally consistent with trends across regional NSW. The impact of COVID-19 pandemic was a significant disruptor to traditional retail uses, however trends already indicated that Narrandera's retail sector was declining.

The number of persons employed within the retail sector has declined from 258 to 185 people over the period of 2006 to 2016. Despite this decline, it remains the fourth largest industry in Narrandera and contributes nearly \$10 million in wages for the Shire.

Encouraging new employment opportunities and housing within the Shire will rely upon appropriate supporting retail and service activity. It is understood from previous strategic planning work and anecdotal evidence that there is adequate supply of retail floorspace in Narrandera and concentrating these activities into a well defined commercial centre should continue to be a focus for the future.

07. Recommendations

7.1 Priorities

This section of the Strategy identifies the priorities and actions for housing and employment in the Narrandera Shire over the next 20 years. The various priorities are those which have been identified through the consideration of the background analysis of the Shire in terms of housing availability, supply and demand.

7.1.1 Housing Priorities

The key priorities for housing in Narrandera Shire are:

1. Identify short term opportunities for infill development of existing zoned urban land which makes efficient use of services and can deliver variety in housing for the projected population
2. Plan for longer term opportunities for future greenfield housing expansion, appropriate to environmental and infrastructure constraints, which can support any growth in the housing demand
3. Provide opportunity and encourage alternative housing types that increase variety in response to the ageing demographic trends of the Shire.
4. Encourage additional supply of key worker accommodation to support growth of emerging industries in the Shire.
5. Ensure that infrastructure planning and funding supports proposed development and is financially viable to deliver new housing in identified key locations.

7.1.2 Employment Priorities

The key priorities for employment land in Narrandera Shire are:

1. Identify and maintain an adequate supply of employment land suitable to encourage new employment investment to the Shire
2. Provide multiple development fronts for employment lands which will cater for different segments of the market.
3. Provide supply of 'development-ready' land which offer capacity for higher employment generating businesses to establish
4. Take advantage of the strategic location and advantage of the Shire to attract additional investment
5. Provide for a range of land sizes in new employment zoned land to allow local businesses to both 'start-up' and 'scale-up' over time

7.2 Land Use Planning Recommendations

7.2.1 Key Housing Opportunities

Narrandera already has a significant area of zoned urban land for both 'village lots' (RU5 zone) and 'low density lots' (R5 zone). It is recommended that future housing, as much as is practicable, be accommodated within the existing urban areas of Narrandera.

Population projections for the Shire show a decline in population although the actual rate of decline between the most recent census periods (2016 to 2021) was lower than expected. While still being in decline, the population projections are based on 'common' growth scenarios which relies on a growth rate between a low or high growth scenario. It is therefore possible that under a high growth scenario, the population of Narrandera could remain stable or even increase. This will take additional investment to encourage new residents, promotion of employment and the ability for industry to create jobs.

The Strategy recommends Key Housing Opportunity Sites which are those areas identified as having the ability to accommodate future growth of the Narrandera township which could accommodate any anticipated growth over the next 20 years. These are grouped in terms of greenfield development opportunities and 'infill' higher density options for the village area, the latter is discussed in further detail below.

The Key Housing Opportunity Map considers parcels of land as either unconstrained, constrained, or owned by Crown Lands.

Unconstrained represents those parcels which have do not have identified development

constraints and theoretically could be developed in the short term, subject to servicing considerations, approvals and landowner interest. These represent the shortest term opportunities.

Constrained sites are those which are assessed as possible development parcels however are subject to one or more hard constraints, such as flooding or biodiversity, which could prevent or delay development of that land. These represent medium to longer term opportunities.

Crown Land identifies the land parcels which are public owned parcels. There are a number of land areas which are identified as Crown Land owned parcels but are zoned for residential purposes and could be developed, if not for the current land ownership status. The Strategy also recommends Council consider pursuing opportunities to acquire these Crown Land parcels where possible. These represent longer term possible opportunities.

7.2.2 Infill Residential Opportunity Sites

Existing zoned urban areas of the RU5 zone are recommended to have an increased dwelling density to accommodate a range of smaller dwelling types. This will ensure maximum flexibility and encourage infill development that will not only increase the range and type of housing, but also results in a more efficient and sustainable use of infrastructure. This may also have the added benefit of reducing house and land prices, which are influenced by development construction costs.

Addressing the gaps in the provision of smaller and more diverse housing types which cater to an ageing population can also help to accommodate new 'key workers' and others who may relocate to the Shire for additional employment opportunities.

These outcomes can be delivered through development of additional dwelling in dual occupancies, multi dwelling housing and in more affordable options such as granny flats or secondary dwellings.

Such options could include 'knock down rebuilds', the construction of additional dwellings on-site and the further subdivision of land (torrens, strata or community title).

7.2.3 Environmental Land Opportunity Sites

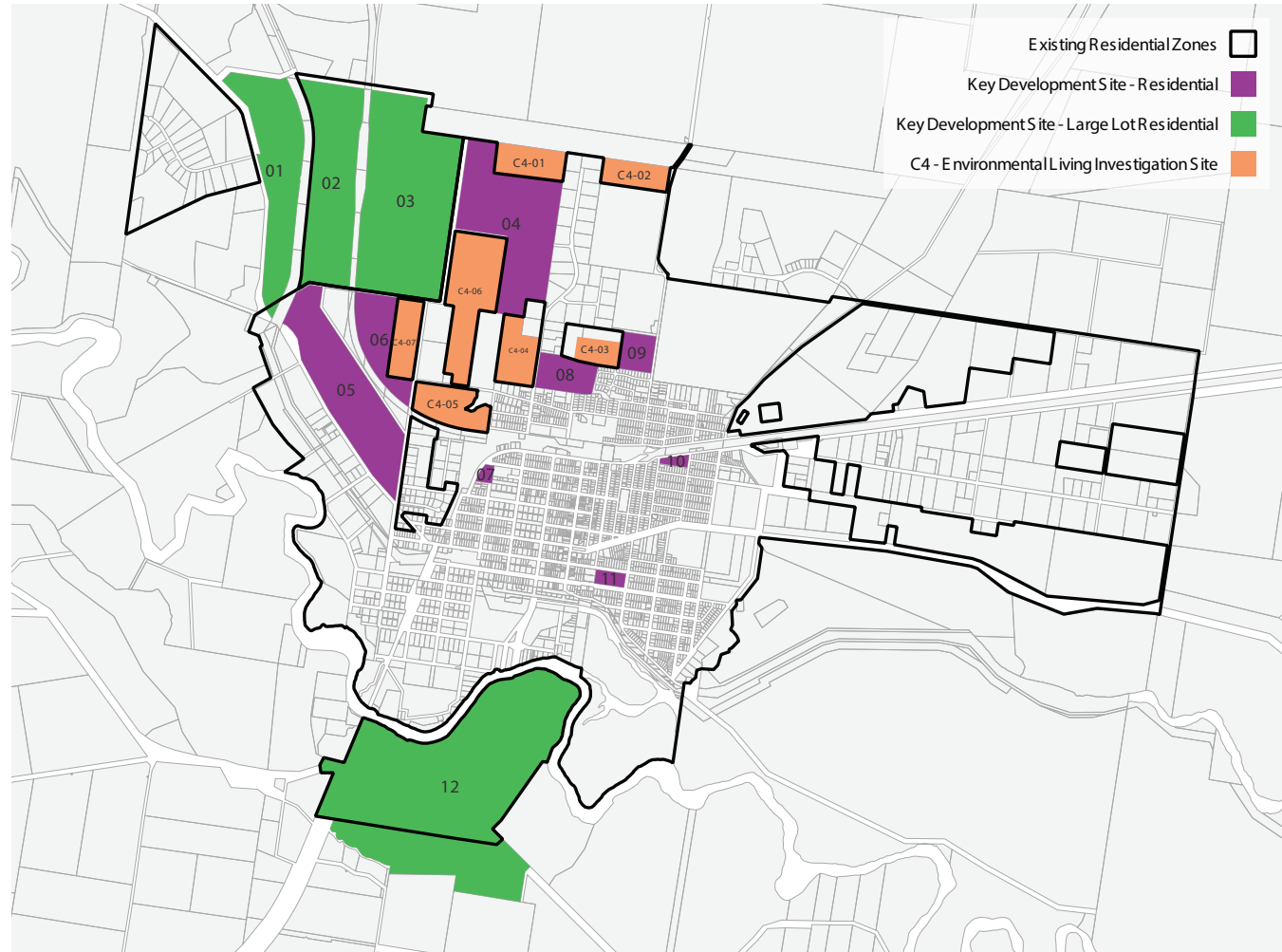
Environmentally zoned lots within the study area have been identified as preferred locations by the community due to their proximity to the town and commercial centres.

Narrandera LEP 2013 - Amendment 1 identified these lands as hosting Endangered Ecological Communities (Office of Environment and Heritage) and were zoned as E4 (Now C4) Environmental Living with suitable lot size minimums to avoid fragmentation, overdevelopment and clearing.

While the classification of the EECs may or may not have changed, and more readily available land within the study area is yet to be exhausted, Council may wish to further investigate these options.

It is beyond the scope of this strategy to undertake the necessary environmental assessments to recommend any substantive change to those zones.

7.2 Land Use Planning Recommendations



7.2 Land Use Planning Recommendations

Common Growth Scenario

Assumptions:

- 6 additional dwellings per year
- 800m² Residential Lots
- 5000m² Large Residential Lots

Site No.	Zone	Timeframe	Constraints	Area (ha)	Potential Yield	Years' Supply
1	R5 – Large Lot Residential	Medium Term	Rezone from RU1 Subject to assessment of environmental and flood risk	52.1	8 Lots	1.5
2	R5 – Large Lot Residential	Medium term	Environmental/Flood risk	59.6	9 Lots	1.5
3	R5 – Large Lot Residential	Short term		101.8	16 Lots	2.7
4	R1 – General Residential	Short term		62.4	583 Lots	97.2
5	R1 – General Residential	Medium term	Environmental/Flood risk	55.8	514 Lots	85.7
6	R1 – General Residential	Medium term	Environmental/Flood risk	19.2	180 Lots	30.0
7	RU5 – Village	Short term		1.4	13 Lots	2.2
8	RU5 – Village	Long term	Crown Land	11.7	109 Lots	18.2
9	RU5 – Village	Long term	Crown Land	7.5	70 Lots	11.7
10	RU5 – Village	Short term		1.5	14 Lots	2.3
11	RU5 - Village	Short term		2.5	22 Lots	3.7
12	R5 - Large Lot Residential or RU4 - Primary Production Small Lot	Medium term	Rezone from RU5 Subject to analysis of land capability, environmental and flood risk	200.56	40 Lots (R5) 8 Lots (RU4)	
Total				323.4 ha	1538 Lots	255

Site No.	Zone	Timeframe	Constraints	Area (ha)
C4-01	C4 - Environmental Living	Long Term	<i>Narrandera LEP 2013 - Amendment 1</i> identified these lands as hosting Endangered Ecological Communities (Office of Environment and Heritage) and were zoned as E4 (Now C4) Environmental Living with suitable lot size minimums to avoid fragmentation, overdevelopment and clearing. While the classification of the EECs may or may not have changed, and more readily available land within the study area is yet to be exhausted, Council may wish to further investigate these options in the long term.	12.71
C4-02	C4 - Environmental Living	Long Term		10.23
C4-03	C4 - Environmental Living	Long Term		6.82
C4-04	C4 - Environmental Living	Long Term		13.86
C4-05	C4 - Environmental Living	Long Term		15.92
C4-06	C4 - Environmental Living	Long Term		35.25
C4-07	C4 - Environmental Living	Long Term		12.53

7.2 Land Use Planning Recommendations

High Growth Scenario

Assumptions:

- 15 additional dwellings per year
- 800m² Residential Lots
- 5000m² Large Residential Lots

Site No.	Zone	Timeframe	Constraints	Area (ha)	Potential Yield	Years' Supply
1	R5 – Large Lot Residential	Medium Term	Rezone from RU1 Subject to assessment of environmental and flood risk	52.1	8 Lots	0.6
2	R5 – Large Lot Residential	Medium term	Environmental/Flood risk	59.6	9 Lots	0.6
3	R5 – Large Lot Residential	Short term		101.8	16 Lots	1.1
4	R1 – General Residential	Short term		62.4	583 Lots	38.9
5	R1 – General Residential	Medium term	Environmental/Flood risk	55.8	514 Lots	34.3
6	R1 – General Residential	Medium term	Environmental/Flood risk	19.2	180 Lots	12.0
7	RU5 – Village	Short term		1.4	13 Lots	0.9
8	RU5 – Village	Long term	Crown Land	11.7	109 Lots	7.3
9	RU5 – Village	Long term	Crown Land	7.5	70 Lots	4.7
10	RU5 – Village	Short term		1.5	14 Lots	0.9
11	RU5 - Village	Short term		2.5	22 Lots	1.5
12	R5 - Large Lot Residential or RU4 - Primary Production Small Lot	Medium term	Rezone from RU5 Subject to analysis of land capability, environmental and flood risk	200.56	40 Lots (R5) 8 Lots (RU4)	
	Total			323.4 ha	1538 lots	102

7.2 Land Use Planning Recommendations

8.2.3 Employment Land Opportunity Sites

Narrandera is considered to have a limited supply of industrial zoned land to take advantage of possible new employment activities. To assist with providing opportunity to reverse current population decline trends, it is essential for Council to encourage new employment generating development in the Shire.

It is noted that the proposed translation of the industrial and business zones to employment zones will result in both the IN1 and IN2 zones being translated to E4 General Industrial. As a result, there will likely be no differentiation between the various industrial areas of the Shire.

The Strategy recommends two primary industrial expansion areas which will provide opportunities for new employment activities at a large and smaller scale. The intention is to cater for variety of demand within the local market as well as offer attracting to larger employment activities considering relocating and establishing at Narrandera.

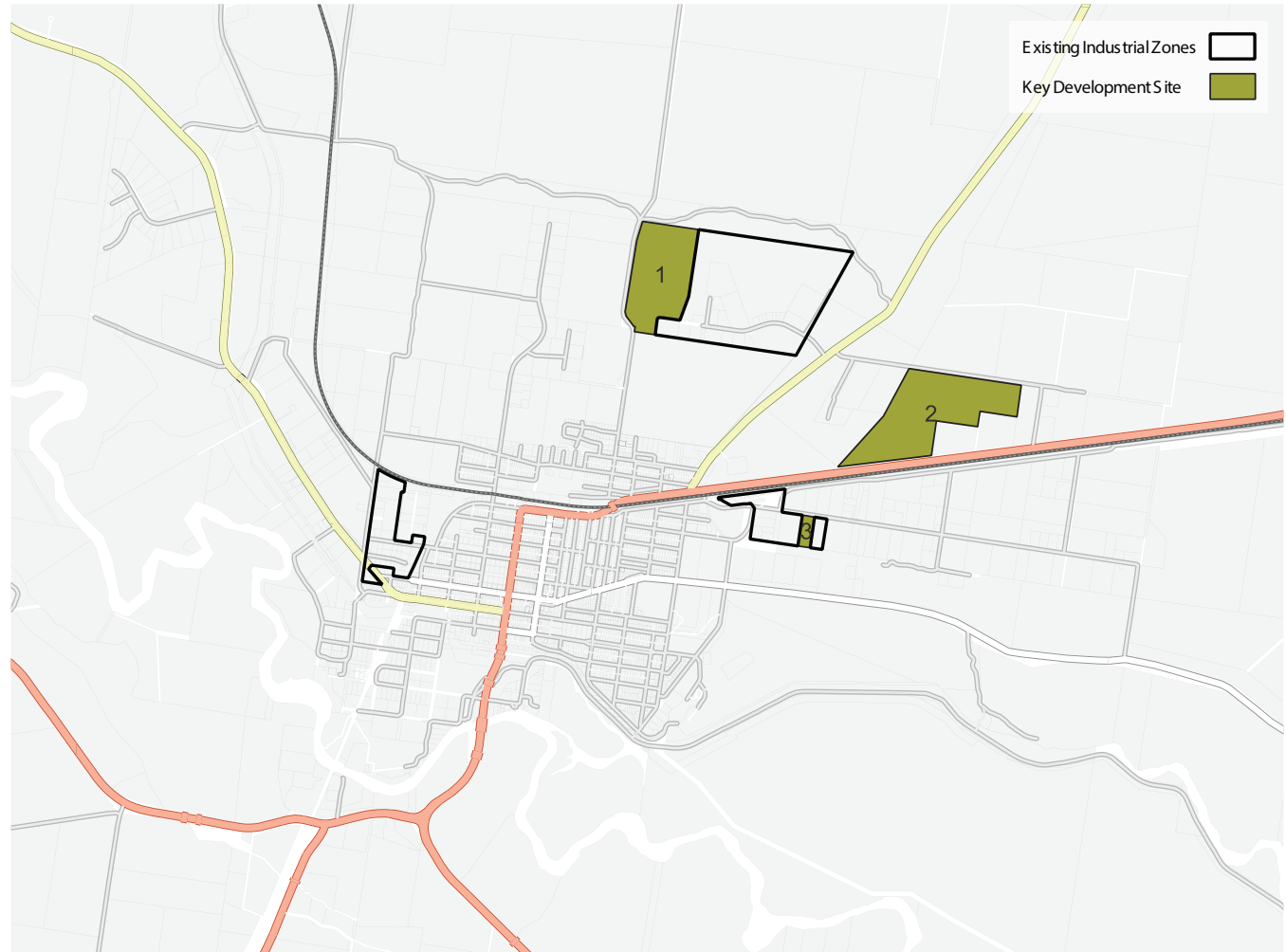
An expansion of the existing Red Hill industrial precinct is recommended to provide an additional 30 hectares of zoned land and would result in an expansion to the west of the existing zoned area. This expansion is adequately buffered to existing and future residential land uses by the Golf Course. It is intended that the Red Hill development accommodate a range of lot sizes, as has been the case for earlier stages of development, and that staged release of the land be considered accordingly. The likely

arrangement of land in this location also provides ability to create a mix of lot sizes.

The Strategy also recommends establishment of a new employment zone to the east of Barellan Road and north of the Newell Highway, adjacent to Council's Waste Management Centre. This land is presently zoned SP2 Infrastructure zone and represents an opportunity to utilise larger land parcels for new industrial opportunities. This precinct also offers potential to establish new links with the Newell Highway and offer an attractive location for operations requiring integration with key transport routes.

Based on high level analysis of industrial land, there is some capacity for redevelopment or intensification of existing sites in Narrandera West and Pine Hill industrial areas, incorporating light industry or smaller operations, appealing to a different market than for the Red Hill precincts. These areas are not currently fully serviced and therefore full potential may not be realised in these areas.

7.2 Land Use Planning Recommendations



7.2 Land Use Planning Recommendations

Common Growth Scenario

Assumptions:

- 8 additional commercial/industrial developments approved per year
- 1ha Lots

Site No.	Current Zone	Proposed Zone	Timeframe	Constraints	Area (ha)	Potential Yield	Years' Supply
1	C2 – Environmental Conservation	IN1 - General Industry	Medium term	Rezoning C2 to IN1	51	81 Lots	10
2	RU5 – Village / SP2 - Infrastructure	IN1 - General Industry	Short term		36	58 Lots	7
3	RU5 - Village	IN2 - Light Industry	Short term	Current Use	2	4 Lots	1
Totals					89	143 Lots	18

High Growth Scenario

Assumptions:

- 8 additional commercial/industrial developments approved per year
- 1ha Lots

Site No.	Current Zone	Proposed Zone	Timeframe	Constraints	Area (ha)	Potential Yield	Years' Supply
1	C2 – Environmental Conservation	IN1 - General Industry	Medium term	Rezoning C2 to IN1	51	81 Lots	6.8
2	RU5 – Village / SP2 – Infrastructure	IN1 - General Industry	Short term		36	58 Lots	4.8
3	RU5 - Village	IN2 - Light Industry	Short term	Current Use	2	4 Lots	0.3
Totals					89	143 Lots	11.9

7.2 Land Use Planning Recommendations

7.2.4 Social Housing

There is currently a significant wait time for social housing in Narrandera indicating a shortfall of this type of housing.

It is recommended that consultation be undertaken with social housing providers to investigate opportunities to redevelop this housing stock. This is particularly important, given the age of social housing stock, their colocation and lot sizes (often 1,000m²+), which presents opportunities for infill development at higher residential densities.

7.2.5 Flood Planning Area

Following the completion of recent flood analysis of the Shire, it is recommended that the Flood Planning Area be reviewed to ensure currency against best practice guidelines. Section 733 of the Local Government Act 1993 provides councils with a limited protection from liability if they have followed the principles of the Floodplain Development Manual.

The Flood Planning Area represents the trigger for Council to consider flood risks when making planning decisions on development. The particular area defined in the FPA is based on selection of a flood level based on an appropriate flood risk management consideration. The 1% AEP (or 1 in 100 year event) is typically identified as the highest flood event for land use planning purposes.

Council's most recent flood analysis has considered more severe flood events, including the 1 in 200 year and 1 in 500 year event, which place more of the urban area at risk. In response to increasing frequency of larger events, Council may therefore seek to apply a greater level of risk across the urban area for planning decisions.

The application of the FPA is not a prohibition, but rather triggers consideration of development proposals on a case-by-case basis, utilising appropriate risk assessment of potential flooding.

7.2.6 Special Purposes Zones

A number of Council's existing community facilities and assets are contained within the RU5 village zoning. It is recommended that Council carry out an audit of existing infrastructure and applicable zoning, and consider potential amendments to implement Special Purpose Infrastructure zoning to these areas.

The benefit of applying Special Purpose Infrastructure zoning to these assets is to provide more specific zoning that protects the land from inappropriate development. Likewise, it also provides Council with certainty as to particular development by allowing development for the specific purpose or any development related to that particular purpose, to be carried out.

7.3 Non Planning Recommendations

The priorities above will also be supported by a range of 'non-planning' mechanisms. These comprise matters which are not directly influenced by zoning or development control, but may involve further discussion and consideration of Council strategy or directions.

7.3.1 Servicing Costs

Habitat have undertaken high level analysis of development servicing costs in regional village areas to determine the financial costs associated with land development. For regional Shires in the region, residential subdivision developments will cost about \$90,000 per lot to develop before a return on investment is achieved.

Having regard to the analysis of servicing costs provided and the anecdotal evidence of land sale values in the Shire, servicing costs are considered to be a potential barrier to land development. In response, Council may consider incentives or deferral of costs on land development projects to assist with stimulating and delivering projects.

7.3.2 Crown Land Ownership

There are a number of Crown Land parcels identified within the zoned urban area of Narrandera. Where this public ownership is potentially preventing the development of land for new housing or employment outcomes, Council should pursue, or assist developers/providers in pursuing options to acquire these parcels.

7.3.3 Public Housing and Partnerships

It is recommended that Council undertake further consultation with public housing providers to consider potential redevelopment or replacement of public housing stock within Narrandera. Future opportunities should consider potential higher density housing opportunities within close proximity of retail and community services.

Council should also consider investigation of private public partnerships with key housing providers to increase housing supply, in particular aged care. Opportunities to increase worker housing opportunities should also be pursued alongside attraction for new industry.

7.3.4 Direct Development Investment

Council may consider potential options to acquire and develop residential or employment land for release to the market and to stimulate development. This may be of greater benefit in the industrial areas as it allows Council to develop and market the land to potential purchasers as part of attraction strategies. There is opportunity for Council to develop a demonstration high density residential project within the existing urban area.

This approach has the benefit of only needing to remain cost neutral to Council with the wider benefit being the positive impacts of an additional rate base.

8. Actions & Implementation

8.1 Actions

This section identifies actions required to deliver upon housing and employment lands over the period of the next 20 years.

These actions are developed from the priorities and key recommendations identified in the previous section and will be delivered by multiple stakeholders over varied timeframe. This plan is intended to provide the framework and roadmap for how these actions are to be carried out

For the purposes of this Strategy, the following short, medium and long term timeframes have been established:

- **Ongoing: As required and as opportunities arise**
- **Short-term: 0-5 years**
- **Medium term: 6-10 years**

Actions	Responsibility	Timeframe
Develop key housing opportunity sites with short to medium term potential (outlined in Section 7)	Private landowners with assistance from Council	Short
Develop key employment land opportunity sites (outlined in Section 7)	Private landowners with assistance from Council	Short
Review and update the Development Control Plan to identify preferred locations for key housing development opportunities and to additional support and consideration of higher density infill housing.	Private landowners with assistance from Council	Short
Review Flood Planning Area of Narrandera with regard to updated flooding information available. Consider the appropriate risk level that should be adopted	Council	Short
Consider rezoning of the Narrandera Golf Course to a Recreation zone to provide a buffer to the expanded Red Hill industrial area and direct development of residential land to other areas.	Council	Short
Review Infrastructure Contributions Plan to consider potential future infrastructure funding requirements for new key development sites	Council	Short
Review Infrastructure Contributions Plan to ensure that delivery of infrastructure can be accommodated in a logical and cost effective manner. Consider opportunities to allow for incentives and/or other agreements with private developers	Council	Short
Investigate opportunities for Council to undertake land development for employment and residential land options to accelerate and/or encourage new development.	Council	Short/Ongoing

8.1 Actions

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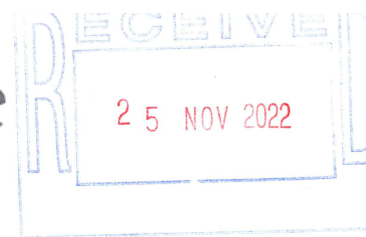
- **Ongoing: As required and as opportunities arise**
- **Short-term: 0-5 years**
- **Medium term: 6-10 years**

Actions	Responsibility	Timeframe
Conduct an audit of Council infrastructure and determine current zoning and potential to implement infrastructure zoning to these areas.	Council	Medium
Review urban zoned Crown Land parcels with development potential and undertake engagement with relevant authorities to determine potential acquisition	Council with NSW Government	Medium
Promote and support infill housing within established residential areas through planning controls.	Private landowners with assistance from Council	Ongoing
Investigate C4 Environmental Living zoned land within the study area, assess capability of land to sustain residential use, and potential threats to Endangers Ecological Communities.W	Council with NSW Government	Medium
Encourage a higher proportion of new housing to be adaptable and able to better support and ageing population and smaller household size.	Council	Ongoing
Undertake further engagement and consultation with NSW Land and Housing Corporation around possible redevelopment/revitalisation of public housing stock and other forms of housing.	NSW Land and Housing Corporation	Ongoing
Undertake engagement and consultation with private developers and community housing providers in relation to possible partnerships to deliver key housing outcomes, including aged care and key worker housing.	Council with Private Developers/ Community Housing Providers	Ongoing
Continue to promote the availability of serviced employment land within the Narrandera Shire to prospective private industrial developments, with preference for larger employment generators.	Council	Ongoing

8.2 Monitoring and Review

Council will undertake regular monitoring and reporting of this Strategy as follows:

- Annual reviews of housing delivery and supply against the implementation and delivery plan to ensure that the Strategy and the LEP are delivering the Strategy's objectives in a timely manner;
- Five-yearly reviews of the evidence base and housing stock against the broader aims of the Riverina Murray Regional Plan to ensure that the Strategy is aligned with the housing needs; and
- Ten-year review of the Strategy to ensure the 20-year vision statement, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of the Riverina Murray Regional Plan and the Strategy implementation and delivery plan.



Your Ref: [redacted]
 Our Ref: JAG:JL: [redacted]
 Contact: Jason Goode
 Reply To: Narrandera Office

22 November 2022

Mr George Cowan
 General Manager
 Narrandera Shire Council
 141 East Street
 NARRANDERA NSW 2700

Dear Mr Cowan

RE: DRAFT NARRANDERA LOCAL HOUSING AND EMPLOYMENT ZONE LAND STRATEGY ('NLHEZLS')

I advise I act on behalf of both [redacted] and [redacted]. [redacted] is the proprietor of [redacted] Narrandera being [redacted]. [redacted] is the proprietor of [redacted] Narrandera being Folio Identifier [redacted]. By way of context, both [redacted] properties fall under Site Number [redacted] as listed in section 7.2 of the NLHEZLS.

I have been instructed by [redacted] to object to the NLHEZLS on the following grounds.

The current lot size of both [redacted] properties, and the two neighbouring lots comprising [redacted] in section 7.2 of the NLHEZLS are all less than 5ha in size. I have annexed Crown Plan [redacted] for your information which provides the size of lots [redacted] and [redacted].

Under Council's Lot Size Map LSZ_002A (annexed), current land zoned as R5 has the minimum lot size of either 2ha or 5ha.

Should Council's minimum lot sizes for R5 be set at 5ha, and the lots listed under Site Number [redacted] be re-zoned to R5, lots comprising in Site Number [redacted] will not be able to be subdivided for the creation of additional residential living. I note however that the lots can currently be subdivided for additional residential living due to being currently zoned as RU5 Village.

Furthermore, if Council adopts the minimum lot size of 2ha for R5 zoned areas, the creation of additional lots for housing will remain minimal.

It is therefore submitted that the land zoning currently being RU5 Village allows maximum development and creation for additional residential lots. If the zoning of Site Number [redacted] as proposed is changed to R5 Large Lot Residential, the future development of the land

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 Solicitors and Conveyancers Since 1896

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110 Main Street
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 Fax: 02 6977 1133

72 Ariah Street
 Ardlethan NSW 2665
 Phone: 02 6978 2191
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will be significantly capped compared to the current development opportunities under the current zoning.

When taking into consideration the NLHEZLS, it is clear large lot residential land is in demand as shown in section 1.5. The change in zoning is impractical on the basis that large lots for residential living can be currently created from the area in Site Number ■ under the current RU5 Village zoning.

The objectives of the zone RU5 Village pursuant to the *Narrandera Local Environmental Plan 2013* ('LEP') remain best suited to the area comprising Site ■ in the NLHEZLS. The objective of the zone to provide a range of land uses, services and facilities that are associated with Narrandera as a rural village provide the greatest flexibility to the land for future development.

The objectives of the zone R5 Large Lot Residential under the LEP are not well suited to Site Number ■ for future development for the reasons as follows:-

1. The land is not environmentally sensitive nor in the vicinity of environmentally sensitive land;
2. Should the purpose of the NLHEZLS be to increase the availability of future land development, changing the zoning to R5 Large Lot Residential will not allow future land development as well as the current RU5 Village zoning, and would in fact reduce the availability of future land development.
3. R5 Zoning includes the objective to prevent a hinderance on orderly development of urban areas in the future. The land as currently zoned allows the area to be developed as an urban area which would result in significantly greater land use than under the proposed R5 zoning.
4. Site Number ■ under the NLHEZLS is located within the Narrandera township and surrounded by both RU5 Village and bushland zoned as RE1 Public Recreation. The R5 zoning objective to make an allowance for conflicting land uses and to allow for extensive agriculture is not applicable when the land comprising Site Number ■ is not located near land currently used for agricultural practises nor can be in the future due to current zoning and topography considerations.

It is for the above reasons that our clients object to the NLHEZLS especially the recommendation of modifying the current land zoning for Site Number ■ to R5 Large Lot Residential.

Should you wish to discuss the above in greater depth, please do not hesitate to contact our office or the landowners directly.

Yours faithfully
Farrell Goode Pty Ltd

Jason Goode
 Solicitor
 Phone - 02 6959 2288
 E-mail - jack@farrellgoode.com.au

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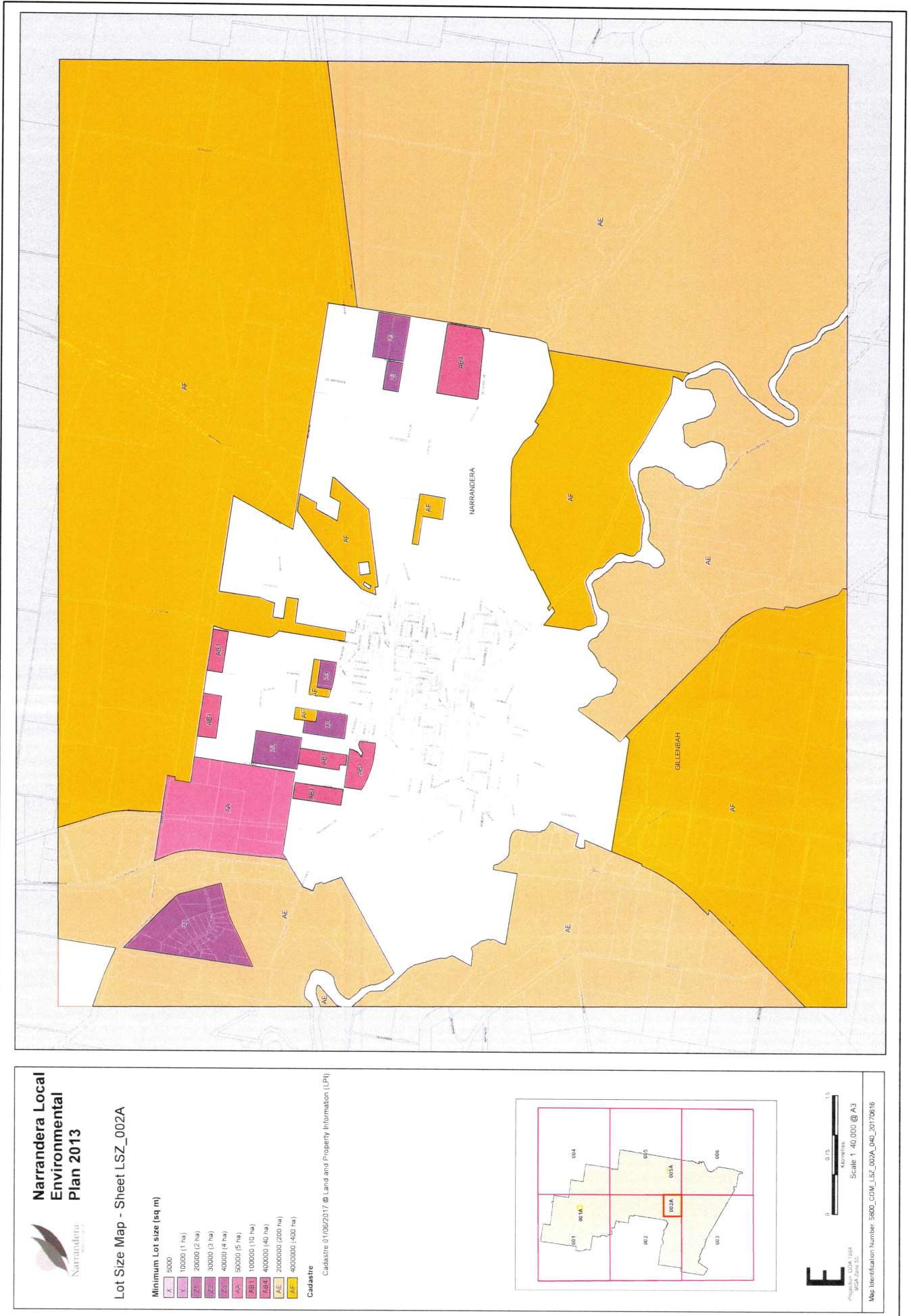
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From: [REDACTED]
To: [Council Web Enquiries](#)
Subject: Land for consideration
Date: Sunday, 30 October 2022 7:27:49 PM

We wish to have our land on [REDACTED] considered for future rural/residential or industrial subdivision ie. Lot [REDACTED] DP [REDACTED] and Lot [REDACTED] DP [REDACTED] Lot [REDACTED] DP [REDACTED]
Please let us know steps we need to take to enable consideration
Kind Regards,
[REDACTED]

From: [REDACTED]
To: [Council Web Enquiries](#)
Subject: Land development
Date: Wednesday, 16 November 2022 7:01:56 PM

Hi. Just a suggestion to do with the local housing development.
Narrandera golf club own approximately 30 acres of land behind the 5th hole that is mostly unused. I believe if the council buy the land from the golf club and developed it for residential block they would get sold extremely quick. Also the money paid for the land could go into improving the facilities at the golf club.
Thanks [REDACTED]

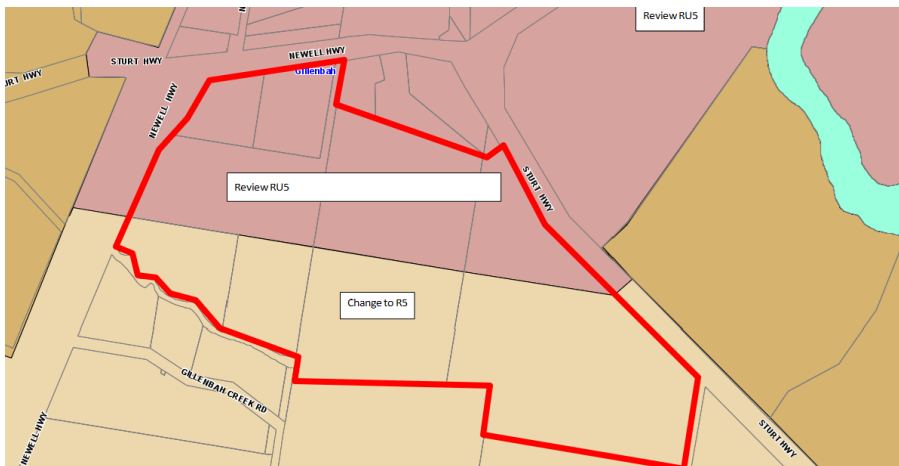
Staff submission on Local Housing and Employment Zone Land Strategy

Morning David

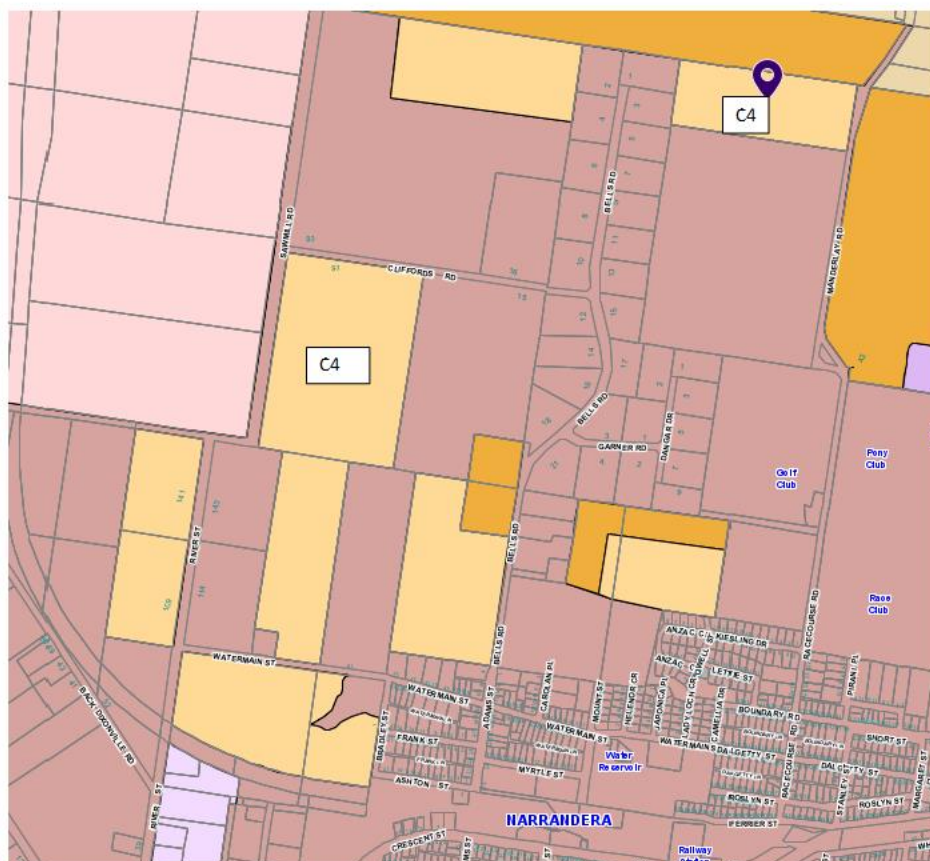
Further to our meeting yesterday, I raise the following for consideration in the plan.

1 – Gillenbah

- Review the suitability of the RU5 zoning on the lots South of the Newell Hwy and consider a more suitable less intensive zone such as R5 large lot residential. (as shown in text box below)
- Amend the area in red to be a single R5 large lot residential zone.



2 – Review the need and suitability of the C4 Environmental Living zones, to determine a more suitable and flexible zone for development.



Narrandera Shire Council acknowledges the traditional owners of the lands of Narrandera Shire, the Wiradjuri people.

COMMUNITY ENGAGEMENT

ES310



NARRANDERA SHIRE COUNCIL POLICY

Narrandera Shire Council
141 East Street
NARRANDERA NSW 2700
Tel: 02 6959 5510 Fax: 02 6959 1884
Email: council@narrandera.nsw.gov.au

COMMUNITY ENGAGEMENT



Policy No:	ES310
Policy Title:	Community Engagement
Section Responsible:	Executive Services
Minute No:	14/363
MagiQ No:	8392
Next Review Date:	2018 or As Required

Objective

Narrandera Shire Council is committed to informing the community about Council decisions, and engaging with residents during the development of plans, policies and projects that have the potential to affect the Narrandera Shire community. Community engagement will be undertaken in a planned manner.

The purpose of community engagement is to work with identified groups of people or individuals that may be affected by a particular decision or activity. The engagement process works collaboratively to identify and consider issues affecting the individuals or groups before decisions are made.

Community engagement ranges from informing the public (e.g. sending letters to residents affected by road works in their street) through to involving people in establishing local priorities (e.g. *the Community Strategic Plan*).

Scope

The Community Engagement Policy is to be read in conjunction with the Community Engagement Procedure.

Directors and Managers are to ensure all strategic planning and major projects, programs and new initiatives are assessed using the Community Engagement Procedure to determine the level of community engagement required.

This process is to be used when planning the year's works program, service programs and exhibition scheduling. This is to be undertaken for less significant projects where risks are identified and/or where there is a requirement to assess and understand community needs.

Definitions

IAP2 International Association of Public Participation

'Public participation' means to involve those who are affected by a decision in the decision-making process. It promotes sustainable decisions by providing participants with the information they need to be involved in a meaningful way, and it communicates to participants how their input affects the decision (source: IAP2 - Australasia).

Content

The Community Engagement Policy establishes the importance of community consultation and identifies relevant reference documentation.

Community engagement is also referred to as 'public participation'.

Roles and Responsibilities

Executive Services Executive Officer

Related Legislation/Guidelines/Narrandera Policies and Associated Procedures

- The Community Engagement Policy is to be read in conjunction with the Community Engagement Procedure, and is based on IAP2 guidelines.
- The Media and Communications Policy

Policy History

New Policy prepared in 2014.

Community Engagement Procedure is attached to this Policy.

Endorsed by ELT 30 June 2014

Adopted by Council 10 December 2014

Reviewed type full date

Amended tba



Signed: Chief Executive Officer

Date: 12 December 2014

PROCEDURE NAME	Community Engagement
DIRECTORATE	Executive Services

PURPOSE

The Community Engagement Procedure is to support the Community Engagement Policy and provides step by step direction to determine the level and type of community engagement to be undertaken by Narrandera Shire staff.

SCOPE

The Procedure applies to all Council staff.

Directors and Managers are to ensure all strategic planning and major projects, programs and new initiatives are assessed using the procedure to determine whether community engagement is required.

The Community Engagement Procedure should be used for:

- planning the year’s works program,
- one-off projects,
- service programs or service reviews,
- reviews of policies, procedures and strategies,
- exhibition scheduling,
- or less significant projects where risks are identified and community needs must be understood.

Community engagement may also be referred to as public participation.

DEFINITIONS

IAP2 International Association of Public Participation

‘Public participation’ means to involve those who are affected by a decision in the decision-making process. It promotes sustainable decisions by providing participants with the information they need to be involved in a meaningful way, and it communicates to participants how their input affects the decision (*source: IAP2 - Australasia*).

REFERENCES

The Community Engagement Procedure is to be read in conjunction with the Community Engagement Policy, and is based on IAP2 guidelines.

ACTIVITY

Step 1

Please list all of the individuals and groups potentially affected by this project / program (i.e. the stakeholders). Consider each of these stakeholders as you answer the questions in Step 2.

Step 2

Please answer the following questions and add up the total score.

TITLE OF PROJECT:

Please indicate either 1 – 5 from the scale below:

←	2	3	4	5 →
Not applicable to my project	No	I don't know	Maybe	Yes

Question		Response from scale	Comment
1	Do you need to understand the community's needs and / or ideas?		
2	Does the project / program have the potential to impact on Council's reputation, positively or negatively?		If yes, how?
3	Is there a potential for community interest?		
4	Has this issue / project been controversial in the past?		If yes, how?
5	Does this issue or physical location have a history or sensitivity?		If yes, what history?
6	Is there a likelihood of a particular group being interested in the matter?		If yes, name group(s)
7	Is there a potential impact on vulnerable or minority groups?		If yes, what is this impact?
8	Is there a regulatory requirement for community engagement on this matter?		If yes, which legislation and sections?
9	Does the project / program have potential financial implications that may impact on stakeholders ?		If yes, estimate the \$\$\$ impact.
10	Does the project / program have potential financial implications that may impact on Council ?		If yes, estimate the \$\$\$ impact.
11	Is there potential disruption for		

	stakeholders?		
12	Is there potential for stakeholders to perceive that they will be disadvantaged by this project/initiative?		
13	Will stakeholders have additional obligations /responsibilities as a result of this project/initiative?		
14	Is there political interest at local, state or federal level?		
15	Has there been media interest so far?		
16	Is there a key motivational driver for this project?		If yes, please name
17	Has there already been interest in this project so far?		If yes, please comment
TOTAL			
Note: Does the project meet the criteria for a Division of Local Government (DLG) Capital Expenditure review? (cost is > 10% of annual rates revenue)		If yes, the DLG requires evidence of community engagement, regardless of score above.	

Step 3

Discuss your responses with your colleagues and Director to determine whether community engagement may be required, and if so, the level of engagement necessary (as identified through the IAP2 Spectrum of Public Participation).

SCORE	ACTION
<40	Consider any questions that scored a '5', and assess level of engagement required, (consult IAP2 Spectrum of Public Participation). Present your responses to Step 1, 2 and 3 to your Manager and Director for sign off, action and / or filing in TRIM.
40-50	Community / stakeholder engagement may be required. Consider any questions that scored a '5', and assess level of engagement required, (consult IAP2 Spectrum of Public Participation in the Procedure). Discuss with Director to determine engagement type.
50+	Community / stakeholder engagement is required. Discuss with colleagues to determine engagement type. (consult IAP2 Spectrum of Public Participation in the Procedure). Provide this recommendation to your Manager for approval, and advise the Director.

Use the Community / Stakeholder Engagement template to develop your plan.

RELEVANT LEGISLATION, GUIDELINES and POLICIES

- Community Engagement Policy
- Community / Stakeholder Engagement Plan Template

AUTHORISATION

Status	Committee	Include date approved or not required
	ELT	Date approved
	Council	14 October 2014
Owner	Executive Services Executive Officer	
History	New Policy	
Register	This procedure is included in the Internal Policy and Procedure Register	
Last issued	N/A	Review 2018 or As Required
TRIM REFERENCE ED/45-		

Name of Community / Stakeholder Engagement Plan

Prepared by:
General Manager

Prepared: Judy Charlton
Approved by ELT: 30 June 2014
Adopted by Council:***** 2014

**Narrandera Shire Council
COMMUNITY / STAKEHOLDER ENGAGEMENT PLAN**

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**Narrandera Shire Council
COMMUNITY / STAKEHOLDER ENGAGEMENT PLAN**

BASELINE DATA

Community / Stakeholder Engagement Outcome
(What do you need to achieve? - identify specific goals)

Project Overview
Insert Text

Scope and Timeline
Insert Text

Summary of stakeholders and issues

Stakeholder groups	Issues they will be concerned about

Process

Process Steps	Comments
1. Brief outline of the engagement	Insert Text
2. Gather information – how?	Insert Text
3. Establish decision criteria (if appropriate)	Insert Text
4. Develop and evaluate options (if appropriate)	Insert Text
5. Make recommendation (if appropriate)	Insert Text
6. Inform stakeholders of outcome following Management and/or Council decision	Insert Text

Community Engagement Process – Level of engagement

The level of community engagement may vary at each step. The level of engagement is identified and the process summarised below:

Decision Process Steps					
Step 1 Outline of engagement	Step 2 Gather Information	Step 3 Establish Decision Criteria (if appropriate)	Step 4 Develop and evaluate options (if appropriate)	Step 5 Make recommendation (if appropriate)	Step 6 Inform stakeholders of outcome
Insert text relative to spectrum	Insert text relative to spectrum	Insert text relative to spectrum	Insert text relative to spectrum	Insert text relative to spectrum	Insert text relative to spectrum

Level of Engagement as per the IAP2 Spectrum



INFORM

- Sharing information between council, community members, community groups and agencies to come to a mutual understanding on an issue. Everyone is informed and able to take responsibility for their own decisions and actions.

CONSULT

- Sharing information, questions or positions to obtain ideas, feedback and knowledge or to assist stakeholders to have an understanding of objectives and expectations.

INVOLVE

- Building connected networks and relationships, ownership and trust through active involvement

COLLABORATE

- Partnering with community groups to support action, including developing alternatives and identifying a preferred solution.

EMPOWER

- Individuals and communities have capacity to understand risk, accept responsibility and implement initiatives.

Information required by the community

Based on the engagement process, it is anticipated that the following information will be required by the community:

-

Input needed from the community

For community engagement to work effectively, Narrandera Shire Council requires input from the community, which can be provided in the following ways:

-

TECHNIQUES FOR THE LEVEL OF ENGAGEMENT CHOSEN AT EACH STEP

Detailed description of the techniques that may be used

As the information sought and the level of engagement desired will vary at different steps throughout the community engagement process, a range of techniques can be used.

Determine the most appropriate techniques for your engagement

Engagement name	Techniques that may be used	Communication Methods to be used at each stage
Gather information	Insert Text	
Establish decision criteria (if appropriate)	Insert Text	
Develop and evaluate options (if appropriate)	Insert Text	
Make recommendation (if appropriate)	Insert Text	
Inform stakeholders of outcome	Insert Text	

SUPPORT ELEMENTS

Project Schedule

Insert Text

Budget

Insert Text

Personnel Roles and Responsibilities

Insert Text

Operational Details

Insert Text

Communication Plan

A communications plan will need to accompany this engagement plan. This describes how information will be disseminated about the plan and for the various techniques.

EVALUATION PLAN FOR COMMUNITY ENGAGEMENT PROCESS

A review will be undertaken at the conclusion of the community engagement process and should answer the following:

1. The process - Did we identify the correct stakeholders, were their needs met, were the correct techniques selected and were they implemented correctly?
2. The outcome – What was the result, were the public satisfied, what was their impact on the decision-making process, what was the program's overall value and what did we learn?



Community Engagement Strategy 202X



NARRANDERA SHIRE COUNCIL

Chambers: 141 East Street Narrandera NSW 2700
Email: council@narrandera.nsw.gov.au

Phone: 02 6959 5510
Fax: 02 6959 1884



Strategy Title: **Community Engagement Strategy**

Section Responsible: **Communications**

Minute No/Ref: **XXX**

Doc ID: **8342**

The *Local Government Act* 1993 requires Council to have a Community Engagement Strategy to support the development of all plans, policies, programs and key activities such as the Community Strategic Plan.

This Community Engagement Strategy is a formal expression of Council's commitment to undertake meaningful engagement with the Narrandera Shire community through the use of appropriate, effective and inclusive practices in the development, adoption and review of its strategic documents.

SCOPE

Narrandera Shire Council is committed to a process of meaningful communication, including full and transparent consideration of input and response to community members engaged in the process using the following social justice principles:

1. Equity
2. Access
3. Participation
4. Rights.

Community engagement does not replace the decision-making functions of Council. Rather this is designed to assist in the decision-making process ensuring that Council has access to a broad range of information, feedback, opinions before decisions are made.

Examples of community engagement include informing the community through face-to-face interaction, using the website of Council, social media, digital communication such as email public or traditional media such as printed material or television or radio.

OBJECTIVE

Within the Community Strategic Plan titled 'Our Narrandera Shire 2034', Theme 5 contains two aspirations for 'Our Civic Leadership' being:

1. Have a Council that provides leadership through actions and effective communications
2. Promote a community spirit that encourages volunteerism and values effective partnerships.

Narrandera Shire Council supports the spectrum of engagement activities as advocated by the International Association for Public Participation (IAP2), which includes five levels of engagement being:

1. Inform
2. Consult
3. Involve
4. Collaborate
5. Empower

IAP2's Public Participation Spectrum is designed to assist with the selection of the level of participation that defines the public's role in any community engagement program. The Spectrum shows that differing levels of participation are legitimate depending on the goals, time frames, resources and levels of concern in the decision to be made.

STATEMENT

Narrandera Shire Council will inform the community about Council decisions, and engage with residents during the development of plans, policies and projects that have the potential to affect the Narrandera Shire community by ensuring that both identified stakeholders and general stakeholders:

1. are informed on issues and decisions that could significantly impact them
2. are given opportunities to have their say on Council issues, in a way and at a time that suits them, and
3. can be certain their views and advice have been genuinely considered before decisions are made.

Council is committed to ensuring that its decision-making process is open, trustworthy and accountable.

Council business papers, minutes and live streamed recordings of meetings will be available both online through Council's website.

COMMUNITY ENGAGEMENT

Council is committed to providing the community with accurate and timely information about Council activities, opportunities and initiatives that may impact or interest them.

The IAP2 Public Participation Spectrum will be used for this purpose and a number of sample toolkits can be used and adapted for use by Council, these toolkits can be viewed from the following link: [IAP2 Knowledge Base – Toolkits](#).

Below is an infographic to assist in understanding the IAP2 process:

IAP2 Spectrum of Public Participation



IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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1.1 Inform

Council initiatives to inform its community during the development, implementation and review of strategic documents will include:

1. Use of Council's website at www.narrandera.nsw.gov.au
2. The use of traditional print media such as notices in the Narrandera Argus (or other relevant newspaper), newsletters, signage or other material relative to the consultation
3. Social media including the Facebook page of Council and other social media platforms such as Instagram
4. Media releases
5. Direct mail-outs.

1.2 Consult

Council will actively seek the views of its community and facilitate the exchange of ideas and information.

Council provides a number of opportunities for the community to directly participate in community consultation – an example of this was the recent development of the new Community Strategic Plan adopted in June 2022 titled ‘Our Narrandera Shire 2034’ and the Disability Inclusion Action Plan 2022-2026.

Consultation initiatives may include but not limited to:

1. Face-to-face discussions
2. Surveys
3. General feedback sought
4. Draft documents placed on public exhibition for a minimum of 28 days unless there is a legislative provision to vary this period of time
5. The receipt of either written submissions or digital submissions on public exhibition documents
6. The Narrandera Shire Community Survey – usually held early in the year of an ordinary Council election
7. The opportunity for members of the public to address the public forum at the beginning of each monthly Council meeting

1.3 Involve

When dealing with an issue or matter that has significant impact on identified groups, Council has the opportunity to work directly with the community by bringing stakeholders into the decision-making process.

Council may seek direct input from Council committees, working groups, community committees or other groups and seek recommendations.

Groups may include but not limited to:

1. Community Forums
2. Community Reference Group
3. Section 355 Committees or Advisory Groups.

1.4 Collaborate

Similarly, when dealing with difficult issues Council will partner with the community during each aspect of the decision-making process including the development of alternatives where possible and guidance to the best solution and outcomes.

1.5 Empower

Examples of empowerment in engagement include:

1. Council elections.
2. Referendums
3. Deliberative processes to understand community attitudes and issues to a broad scale issue or project and may consider trade off scenarios.

A Project Assessment Tool should be used – a template is provided below:

ACTIVITY

Step 1

List all the individuals and groups potentially affected by this project/program/ initiative (known as the stakeholders). Consider each of these stakeholders as you answer the questions in Step 2.

Step 2

Answer the following questions and add up the total score.

TITLE OF PROJECT/PROGRAM/INITIATIVE:

Indicate either 1 – 5 from the scale below:

← 1	2	3	4	5 →
Not applicable to my project	No	I don't know	Maybe	Yes

Question		Response from scale	Comment
1	Do you need to understand the community's needs and/or ideas?		
2	Does the project/program/initiative have the potential to impact on the reputation of Council positively or negatively?		If yes, how?
3	Is there a potential for community interest?		
4	Has this project/program/initiative been controversial in the past?		If yes, how?
5	Does this project/program/initiative or physical location have a history or sensitivity?		If yes, what history?
6	Is there a likelihood of a particular group being interested in this matter?		If yes, name group(s)

7	Is there a potential impact on vulnerable or minority groups?		If yes, what is this impact?
8	Is there a regulatory requirement for community engagement on this matter?		If yes, which legislation and sections?
9	Does the project/program/initiative have potential financial implications that may impact on stakeholders ?		If yes, estimate the \$\$\$ impact.
10	Does the project/program/initiative have potential financial implications that may impact on Council ?		If yes, estimate the \$\$\$ impact.
11	Is there potential disruption for stakeholders?		
12	Is there potential for stakeholders to perceive that they will be disadvantaged by this project/program/initiative?		
13	Will stakeholders have additional obligations/responsibilities as a result of this project/program/initiative?		
14	Is there political interest at Federal, State, Regional or local level?		
15	Has there been media interest so far?		
16	Is there a key motivational driver for this project/program/initiative?		If yes, please name
17	Has there already been interest in this project/program/initiative so far?		If yes, please comment
TOTAL			
<p>Note: Does the project/program/initiative meet the criteria for an Office of Local Government (DLG) Capital Expenditure review? (Cost is > 10% of annual rates revenue)</p>		<p>If yes, the OLG requires evidence of community engagement, regardless of score above.</p>	

Step 3

Discuss your responses with your colleagues and Deputy General Manager to determine whether community engagement may be required, and if so, the level of engagement necessary (as identified through the IAP2 Spectrum of Public Participation).

Score	Action
<40	Consider any questions that scored a '5', and assess the level of engagement required, (consult IAP2 Spectrum of Public Participation). Present your responses to Step 1, 2 and 3 to your Manager or Deputy General Manager for sign off, action and placement into ERDMS.
40-50	Community/stakeholder engagement may be required. Consider any questions that scored a '5', and assess the level of engagement required, (consult IAP2 Spectrum of Public Participation in the Procedure). Discuss with your Manager or Deputy General Manager to determine the most appropriate engagement type.
50+	Community/stakeholder engagement is required. Discuss with colleagues to determine the most appropriate engagement type (consult IAP2 Spectrum of Public Participation in the Procedure). Provide this recommendation to your Manager or Deputy General Manager and if appropriate, refer the engagement type to Council through the Executive Leadership Team.

LEVEL OF IMPACT

All strategic planning and major projects, programs and new initiatives are assessed using the IAP2 Spectrum of Public Participation to determine the level of community engagement required.

This process is to be used when planning the year's works program, service programs and exhibition scheduling but can also be very useful for lesser significant projects where risks are identified and or where there is a requirement to assess and understand community needs.

DEFINITIONS

- **Community engagement:** also referred to as 'public participation'.
- **IAP2:** International Association of Public Participation.
- **NSC:** Narrandera Shire Council.
- **Public participation:** involving those who are affected by a decision in the decision-making process. It promotes sustainable decisions by providing participants with the information they need to be involved in a meaningful way, and it communicates to participants how their input affects the decision (source: IAP2 - Australasia).

ROLES AND RESPONSIBILITIES

General Manager / Deputy General Manager / Managers

The General Manager, Deputy General Managers and Managers are to ensure all strategic planning and major projects, programs and new initiatives are assessed using the Community Engagement Procedure.

Governance & Engagement Manager

To update this strategy in accordance with Section 402A of the *Local Government Act* 1993 and the Integrated Planning & Reporting documents issued by the Office of Local Government in September 2021.

Communications Officer

Oversee the community engagement framework to build organisation capacity and practice through provision of advice, resources, and tools, and build and maintain place-based relationships with community. Ensure community engagement planning and delivery is consistent with this policy.

RELATED LEGISLATION

- *Local Government Act* 1993
- *Local Government (General) Regulation* 2021

RELATED POLICIES AND DOCUMENTS

- Community Strategic Plan ‘Our Narrandera Shire 2034’ – adopted 21 June 2022
- POL047 Media and Public Relations Policy – adopted June 2021
- POL056 Social Media Policy – adopted 21 June 2021
- Community Participation Plan – Planning - adopted November 2019
- IAP2 International Association for Public Participation guidelines www.iap2.org.au

VARIATION

Council reserves the right to review, vary or revoke this strategy in accordance with legislation, regulation and award changes, where applicable. Council may also make changes to this policy and the relevant procedures from time-to-time to improve the effectiveness of its operation.

PREVIOUS VERSIONS

This strategy was adapted from Council’s ES310 Community Engagement Policy (2014).

DOCUMENT HISTORY

Responsible Officer	Communications Officer		
Approved by	General Manager		
Approval Date	DD Month 202Y		
GM Signature <i>(Authorised staff to insert signature)</i>			
Next Review	By 31 December 2024 (year following an ordinary election)		
Version Number	Endorsed by ELT	Endorsed by Council	Date signed by GM
1 Adopted	30/06/2014	10/12/2014	12/12/2014
2 Reviewed	DD/MM/YYYY	DD/MM/YYYY	DD/MM/YYYY
3 Reviewed	DD/MM/YYYY	DD/MM/YYYY	DD/MM/YYYY

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