

NARRABRI SHIRE COUNCIL



**PLANNING &
DEVELOPMENT
COMMITTEE**

PLANNING & DEVELOPMENT COMMITTEE
MEETING OF COUNCIL HELD ON TUESDAY
5TH FEBRUARY, 2008.

DELEGATIONS OF AUTHORITY TO COMMITTEES TO MAKE DECISIONS

Council delegate to its Standing Committees the authority to determine the following matters:

General (For all Standing Committees)

1. Receiving and noting reports.
2. Referring matters for further investigations and report back to the Committee.
3. Determining requests for assistance from outside organisations.

Planning & Development

1. Determining development applications.
2. Resolving to prepare and exhibit draft Local Environment Plans which amends the principle instrument.
3. Resolving to prepare and exhibit amendments to development control plans.

PLANNING & DEVELOPMENT COMMITTEE

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NARRABRI SHIRE COUNCIL



**ITEMS FOR
COMMITTEE TO
RESOLVE**

PLANNING & DEVELOPMENT COMMITTEE
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5TH FEBRUARY, 2008.

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**1. DEVELOPMENT APPLICATIONS & LOCAL APPROVALS
(KAB:KAB) [CORP]**

H10/32001 ; H10/08005

The Development Applications outlined in Addendum “A” and the Local Approval Applications outlined in Addendum “B” attached to this report have been approved under delegated authority (please see [Attachment 1](#)).

RECOMMENDATION: That the Planning & Development Committee note the information relating to the Development Applications and Local Approval Applications.

2. CAPITAL EXPENDITURE REPORT (KS:KS) [CORP]

C20/32006

Purpose

The purpose of this report is to provide the Planning & Development Committee with an updated Capital Expenditure Report.

Current Position

The status of capital works within the Environmental Services and Economic Development areas is shown in [Attachment 2](#).

<p>RECOMMENDATION 1: That the Planning & Development Committee receive and note the information in relation the Capital Expenditure Report.</p>

3. CAMPERVAN AND MOTORHOME CLUB OF AUSTRALIA (PAP:PAP) [GM]O10/78003

Purpose

The purpose of this report is to advise Council that the Campervan and Motorhome Club of Australia meeting held in Narrabri on 6th November 2007, and that Mr David Frickle from the Campervan and Motorhome Association will be in attendance at the February 2008 Planning & Development Committee meeting on Tuesday 5th February 2008, in relation to Narrabri Shire becoming a Recreational Vehicle (RV) friendly destination/town.

Background

A new domestic tourism market has emerged over the past five years. This market is the self contained traveller. This market is progressively getting bigger as the baby boomers start to retire and move into the Australian tourism scene. The number of self contained travellers on the road is currently 100,000 vehicles and these travellers are set to dominate tourism activity in regional and rural Australia.

Current Position

Self contained travellers are between the ages of 55 to 70 years, are retired and are either partly or fully self funded and spend on average 157 days per year travelling Australia. During the 1970's to 80's the majority of holiday makers towed caravans and moved from caravan park to caravan park with very few choosing to rough it for a night. A dramatic increase of self-contained vehicles, whether towed or self propelled have now entered the touring market. The self contained vehicles have their own toilets, showers, laundries, phones, GPS', airconditioning, fridge, computers, generators and water tanks. These self contained travellers are now part of a subculture that follows the warm weather, revelling in the freedom their vehicles provide.

Most self contained travellers usually stay in one location for 24 to 48 hours depending on how welcome they feel and the tourism attractions available to them. When visiting towns travellers spend money in the town they are visiting, of this the approximate spend is \$386 per vehicle from groceries, pharmacy, and hardware to fuel.

These travellers are a very social group and congregate at locations they have identified as desirable. They know all the best spots and tell other travellers of places to avoid who are not Motorhome friendly.

The average RV traveller requires basic facilities such as a dump point, rubbish bin, water, and a place to park these large vehicles. The travellers are more likely to stay a region if they feel welcome, are able to park and stay somewhere that is both safe and quiet and slightly away from the main population.

The Narrabri Shire Visitor Information Centre has noted a dramatic increase of requests for dump points and rest areas within the Shire over the past twelve months.

The Campervan & Motorhome association have created a self containment code of conduct scheme, *Leave No Trace* promoting environmentally responsible camping and overnighing demonstrating to Council's that these vehicles need not have a negative impact on the environment even if the campsite has no facilities. Members who participate in *Leave No Trace* must meet the

requirements for the holding capacity for fresh, grey and black water, as well as storage capacity for garbage waste. Vehicles that qualify for the scheme display a sticker on the front windscreen.

The Shire has an opportunity to join the *RV Friendly Town Scheme*. The *RV Friendly Town Scheme* is aimed at assisting mobile travellers with basic facilities and a safe place to stay for 24 to 48 hours.

For Narrabri Shire to qualify it must meet stringent criteria. The criteria is as follows:

- Provision of short term parking (24 to 48 hours)
- Access to a general shopping area
- Access to a dump point
- Access to potable water
- Parking close to town centre
- Access to medical and pharmacies
- Access to the Visitor Information Centre
- Access to a motor vehicle service centre

Currently throughout Australia, the Northern Territory, Queensland and Western Australia have a 24 hour rest area policy, Victoria offers a 12 hour policy.

Forbes Shire Council has recently become an *RV Friendly Town*, hosting the RV Campervan and Motorhome Rally with over 950 vehicle for seven days. The rally injected between \$2.5 to \$3 million into Forbes over the seven days. One local business served over 300 meals per day.

Towns such as Narrandera, Lake Cargelligo, Nabic, Burruga, Cobar and Hay are currently applying for RV Friendly town status.

Policy Implications

Narrabri Shire Council designates a Rest Area with basic facilities' within each Shire town for the RV traveller to stop for 24 to 48 hours.

Legal Implications

Designating rest areas for public Overnight use 24 to 48 hour.

Commentary

Concerns by Caravan parks of loss of revenue is certainly an issue, but the majority of the Campervan and Motorhome choose not stay in caravan parks, staying in places such as Cameron Park, behind the Visitor's Centre, Little Mountain and Tarriaro.

A representative of The Campervan and Motorhome Association would be happy to address Council in relation to the Shire becoming an RV Friendly town.

Conclusion

Narrabri Shire needs to encourage this new form of traveller into our region by offering Rest Areas (Stop, Revive, Survive) rather than loosing them to other local Shires such as Moree, Coonabarabran or Gunnedah.

RECOMMENDATION 1: That the Planning & Development Committee receive and note the report in relation to the Campervan and Motorhome Club of Australia.

RECOMMENDATION 2: That the Planning & Development Committee note that Mr David Frickle from the Campervan and Motorhome Association will be in attendance at the February 2008 Planning & Development Committee meeting on Tuesday 5th February 2008, in relation to Narrabri Shire becoming a RV friendly destination/town.

4. NARRABRI SHIRE ECONOMIC PROFILE (WRB:WRB) [GM]

E40/02001

Purpose

The purpose of this report is to inform Council of the production of the Narrabri Shire Economic Profile information. This information has been produced based on the Census data released in June and October 2007 and January 2008.

Background

The Australian Census is administered by the Australian Bureau of Statistics every five years. The last Census was conducted on 8 August 2006 with analysed statistical information progressively released from June 2007.

Current Position

Council engaged a consultant that specialises in the production of economic profiles and has produced the attached document. (See [Attachment 3](#)). Specific information of note is that there are approximately 1,857 registered business entities within Narrabri Shire and of this figure 49.8% is in the agriculture, forestry and fishing industries.

Of concern, is the forecast that Narrabri Shire's population will decrease from the current 13,680 to 11,901 at 2031. This is an average annual decrease of approximately 0.5%. From a regional perspective, the population of the Northern Statistical Division is expected to remain virtually static over the next three decades. Projections are that the population will increase from 179,775 to 180,726. Of the 22 Statistical Local Areas that make up the Northern Statistical Division, 8 are projected to increase while the remaining 14 areas will remain either static or decline.

The estimated total turnover of all industries is \$868 million within Narrabri Shire with the Gross Regional Product for Narrabri Shire trading at approximately \$581.5 million.

The Participation Rate (being the proportion of individuals 15 years and over in the workforce) for Narrabri Shire is tracking at just under 75% which is nearly a full 10% higher than Gunnedah Shire and 12.3% greater than New South Wales.

Policy Implications

There are no Policy Implications due to this report.

Financial Implications

The cost of undertaking the Narrabri Shire Economic Profile is \$5,060 inclusive of GST. The Economic Development Section applied to the Department of State and Regional Development to jointly fund the cost of the production. The Department of State and Regional Development agreed to the proposal so therefore the cost to Council is \$2,530.

Legal Implications

There are no Legal Implications due to this report.

Commentary

The Narrabri Shire Economic Profile will be a part of an information package that will be utilised for distribution to companies and individuals looking to relocate to the Shire and will compliment a business and residents pack currently being researched and formulated. The Profile will be utilised at trade and employment expositions and any promotional exhibition Council attends.

Conclusion

Nil

<p><u>RECOMMENDATION:</u> That Council receive and note the report in relation to the Narrabri Shire Economic Profile.</p>

5. MINING & GAS POSITION PAPER (WRB:WRB) [GM]

E40/03002

Purpose

The purpose of this report is to update Council on the actions undertaken as highlighted in the Coal Mining and Gas Extraction position paper.

Background

Council engaged a consultant to prepare and deliver a Coal Mining and Gas Extraction position paper. This report was adopted by Council in June 2007.

Current Position

(See [Attachment 4](#)) for an update of the actions contained in the Coal Mining and Gas Extraction position paper.

Policy Implications

Nil

Financial Implications

Nil

Legal Implications

Nil

Commentary

Nil

Conclusion

Further updates to this action plan will be provided on a quarterly basis.

<p><u>RECOMMENDATION:</u> That the Planning & Development Committee receive and note the report in relation to the Coal Mining and Gas Extraction position paper.</p>

NARRABRI SHIRE COUNCIL



**ITEMS FOR
COMMITTEE TO
RECOMMEND TO
COUNCIL**

PLANNING & DEVELOPMENT COMMITTEE
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6. VOLUNTARY HOUSE RAISING UPDATE (RBM:RBM) [CORP] H10/323005

Purpose

The purpose of this report is to update Council on the progress of the voluntary house raising (VHR) scheme which has been underway for several years.

Background

The VHR Scheme has been available to residents of the Narrabri township for some years now. The purpose of the scheme is to provide 2/3 funding from State and Federal Governmental sources so that houses that have been identified as being below the 1 in 100 year flood level may be raised above that level. The remaining 1/3 is to be funded by the individual resident.

Current Position

Council has called for expressions of interest from suitable house raisers to lift up to 8 houses in the town of Narrabri. A total of 12 companies expressed interest in the project, with only 2 returning the documentation with quotes. Of those, only one could be considered to be a reasonable quote. A meeting was held with the participants of the local VHR Scheme on 19 December 2007, to inform them of progress so far, future directions and to give them the actual quotes received.

Three options were put forward:-

1. Accept the one reasonable quote and proceed with the scheme as planned.
2. Carry out the work as an owner builder and provide complete quotes for the work to Council so that they may be given to the Dept of Planning for payment.
3. Withdraw from the scheme and apply through Council for a partial or full refund of their deposit.

All participants agreed to think about their options over the Christmas break and then make a decision as to whether they wanted to continue with the scheme or pull out. All of the participants were given the telephone numbers of the others so that they could discuss the options open to them with others involved.

To date, none of the participants have contacted Council regarding their decision. A letter has been sent to them to ascertain what they will be likely to do in the future.

Policy Implications

Nil

Financial Implications

Council may decide to provide some assistance from the House Raising Flood Mitigation funds to limit a participant's liability to a maximum amount of \$20,000. This would incur a cost to Council of \$100,000.00 or \$60,000 if the house raisers amended structural details are allowed. Such a direction would also set a clear precedent for future homes raised under the VHR scheme.

PLANNING & DEVELOPMENT COMMITTEE MEETING OF COUNCIL THAT WAS HELD IN THE NARRABRI SHIRE COUNCIL CHAMBERS, 46-48 MAITLAND STREET, NARRABRI, ON TUESDAY 5TH FEBRUARY, 2008.

Legal Implications

Nil

Commentary

The general response from house raising contractors has been poor. Some of them have contacted Council and voiced their opinion in regard to the amount of work that would be done for each house. They have intimated to Council that if the works were only lifting the houses and not to carry out plumbing and electrical works they would be more inclined to carry out the work. If that was the case then all of the participants would need to become owner builders. When this was mentioned to the group there were some that did not want to go down that path.

The main problem with the quotes supplied was the amount that the house owners would have to pay as their share. Most felt that if their cost was \$20,000 or less they would be able to afford to have their house lifted. If Council wants this scheme to go ahead it may have to provide some funding out of the House Raising Flood Mitigation funds so that each participants liability was a maximum of \$20,000.00. If this option was taken then Council would need to pay \$100,000.00 to cover costs. As previously mentioned, this could be reduced by \$40,000 if the house raisers amended structural plan was accepted.

If Council decided that it no longer wanted to participate in the scheme then perhaps a refund of the deposit that the participants paid for plans and specifications to be drawn up would be a positive public relations exercise.

Conclusion

Council has 3 options. Firstly, it could decide to continue with the scheme and allow participants to do the work as owner builders or provide some funds to cap the owner's third to \$20,000. Secondly, Council could cease the Voluntary House Raising Scheme and proceed with Voluntary House Purchase on a priority basis. The last option is that Council may want to set up a committee in conjunction with the Dept of Planning to investigate possibilities of achieving some success with this scheme.

The 3 possible recommendations for Council to consider would be:-

RECOMMENDATION 1: That Council proceed with the Voluntary House Raising Scheme and allow participant's to complete the work as owner builders.

RECOMMENDATION 2: That Council establish a sunset committee along with a representative of the Dept of Planning to investigate ways of achieving a successful outcome for Council and the local participants

RECOMMENDATION 3: That Council cease the Voluntary House Raising Scheme and proceed with the Voluntary House Purchase Scheme and purchase the houses in a priority order.

NARRABRI SHIRE COUNCIL



ATTACHMENTS

**PLANNING & DEVELOPMENT COMMITTEE
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ATTACHMENTS

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