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Part B Strategic land use plans for the Shire

Chapter 2 Narrandera urban area strategic plan

The combined Housing Study and Industrial Lands Review, forming part of the background to the Narrandera Land Use Study and new LEP, provided a number of recommendations which have been shown spatially on a land use plan for the current Narrandera Township urban area. This plan is **Attachment 1** to this Chapter. The key provisions of the land use plan are explained below.

2.1 Land with potential for a second dwelling (dual occupancy)

The land use plan indicates potential dual occupancy sites within the Narrandera urban area, based on allotments that are at least 800m² in area, have rear lane or corner access and which appear on preliminary investigation to have sufficient room for a second dwelling and vehicle access.

The land use plan has been produced using a desktop analysis and individual properties have not been ground-truthed. The aim of the land use plan is to demonstrate the significant potential for infill development within the Township, to cater for smaller housing types to suit the changing population demographics and household structure.

A merit based site analysis and development application would be required to ascertain the actual development potential of individual lots. Some lots not indicated as such may have development potential, and vice versa.

The Council encourages land owners to arrange a development enquiry meeting to consider the development potential of a land parcel, prior to submitting final plans. The development enquiry meeting will consider matters such as site area, adjoining buildings, building height, site drainage, open space, solar access, parking and privacy.

Development controls for dual occupancy are found in Part D, Chapter 8 of this DCP.

2.2 Land with potential for multi dwelling housing (medium density sites)

The land use plan also indicates sites which may have potential, if combined, for multi dwelling housing, which is defined within the Narrandera LEP as “3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building”. Multi dwelling housing therefore includes single storey units/villas or two-storey townhouses which have ground level access. Residential flat buildings do not have ground level access to open space for each dwelling and are two storeys and greater in height.

The sites indicated are (ideally) within 400m to 500m walking distance of the East Street shopping area and have more vacant land area than other comparative sites in the locality.

The indicative multi dwelling housing sites plan has been produced using a desktop analysis and individual properties have not been ground-truthed. The aim of the land use plan is to demonstrate the significant potential for infill development within the Township.

A merit based site analysis and development application would be required to ascertain the actual development potential of individual lots. Some lots not indicated as such may have development potential, and vice versa.

Development controls for multi dwelling housing are found in Part D, Chapter 8 of this DCP, and the Council encourages land owners to arrange a development enquiry meeting to consider the development potential of a land parcel, prior to submitting final plans.

2.3 Isolated industrial land uses in residential and non-industrial localities

The Narrandera Township has a number of isolated industrial/commercial sites. These include the concrete batching plant (off Broad Street within the Crown Recreation Reserve and adjacent to the Caravan Park) and the Forestry Nursery and Depot on Elizabeth Street (above the Caravan Park).

These land uses exist based on historical gravel and water access factors, however the highest and best use of that land, based on its residential and reserve locality, is likely to be a less intensive land use which could include residential, or recreation, or both. The batching plant (located on freehold land) adjoins the former quarry in the Crown Reserve, which has not been fully rehabilitated and is in need of a longer term management/rehabilitation plan for land improvement.

In relation to the future zoning of these isolated non-residential sites, the Council opted not to zone the land for industrial uses, as this would lock in that land use or a similar land use for the future, and would not give the land owners any signal to relocate to a more suitable industrial based area.

Retaining the current Village zoning on these sites, which permits residential and recreation based development, allows the land uses to continue, whilst discussion can occur to explore options for relocation of the land uses to an appropriate area, site clean-up and disposal for a more suitable infill land use which would benefit the locality and the Township in that locality.

2.4 Redundant industrial sites

These are a number of disused and redundant industrial and automotive sites within the Narrandera Township, both within the main business area (mainly east of East Street) and along or adjacent to the Highway. The former fuel depot and tank farm in Whitton Street is one such example.

Pending issues relating to site remediation, the owners of such sites will be encouraged by the Council to remediate and dispose of the land for, in most cases, low to medium density residential living, or aged care living, depending on the site location and access to the business area, and merit based development assessment.

Chapter 3 Strategic land use planning for Barellan

3.1 Barellan Village strengths and opportunities

Barellan is an attractive Village with historic main street commercial buildings located on the Burley Griffin Way approximately 58km North of Narrandera and 52km east of Griffith. The Villages has a sporting heritage and strong community and has a number of strengths, including the following.

Strengths

The Central School and school community

The rural areas of the Shire have a significant population of school age young people who contribute to the Shire community and require suitable social and recreational outlets. The Barellan Central School is a significant part of the economic and social fabric of the Barellan locality and should be supported wherever possible, to maintain and enhance the student numbers.

The Progress Association

Barellan has a strong Progress Association which has been operating for 100 years and has assisted in maintaining the profile of the town. The Progress Association has held the Barellan Masters Games on a number of occasions, and this event has gained in status, benefitting the town through visitation for this annual event. In 2010 the Progress Association won a NSW Government Regional Achievement Award for their activities.

Support and growth of annual events

Barellan has four main annual events, which each contribute to the profile of the Village and inject money into the community. These events are the Barellan Masters Games (late February), Swap Meet (end of March), Show (end of August) and the Clydesdale weekend (mid-October). The events also raise significant funds which are put back into the local community.

It is vital that these events continue on and continue to grow incrementally. Together they assist to strengthen the Village to cope with change and maintain social networks. If the Village can work toward some of the initiatives referred to above, along with those initiatives already in the pipeline, the profile and reputation of the Village will grow positively, for the betterment of all residents.

Sporting heritage

Barellan has a strong sporting heritage. The Village has a tribute to Evonne Goolagong-Cawley – the ‘Big Racquet’, in the main street. Combined with the annual Masters Games the Village has the potential to build on the sporting theme and attract more visitors.

Opportunities

The location of the Village on the Burley Griffin Way and within commuting distance to Griffith and Leeton, along with the entrepreneurial spirit of the residents and local progress association, provides a number of opportunities for the Village, including the following.

Main street renewal - vacant shop use

Present owners of vacant shops in the main street have the opportunity, through dialogue and negotiation to make those shops available for potential new business. The Shire Council can assist through the local heritage fund for improvement to historic buildings and through other improvements to the Village amenities and services.

Main street renewal - heritage buildings

Many small towns take advantage of historic buildings in the main street, through upkeep and paint schemes to provide an attractive scene to visitors and travellers. There is good potential for this to occur in Barellan, which has a continuous row of shops with significant heritage features, beginning at the Commercial Hotel and leading west toward Myall Street.

Vacant land marketing

Barellan has a large number of vacant land allotments. The Village is within an acceptable distance to travel to neighbouring rural industrial and agricultural processing industries, and the available land is affordable.

With the support of the Progress Association, local agents, landowners and the Shire Council, a marketing program could be developed and a series of sale and promotion days could be organised to showcase the Village, its people, its facilities and its lifestyle advantages.

Men's Shed and Carriage/Machinery Museum

There are at present a number of Barellan locals who are proposing to develop a machinery and carriage museum on the land east of the Commercial Hotel. At the same time locals believe that a Men's Shed would pay dividends for the mental health of older and younger persons within the Village. There is potential that these two activities could be combined, particularly for funding purposes, and that a future building could also be used for the traditional trades concept mentioned earlier in this strategy.

3.2 Barellan growth and development – land use plan

Barellan presently has two main types of residential living opportunity – Village residential allotments and a separate area of large lot residential lots, which are mostly undeveloped and used for grazing and light cropping.

The main Village area, consisting of a grid pattern row of streets (seven blocks east/west by five blocks north/south) has predominantly separate single storey dwelling houses. This area is zoned for Village purposes.

Within the Village area, there are approximately 55-60 vacant allotments of land with dwelling potential. Approximately 20% of these lots are in the eastern end of the Village between Kooba and Box Street. Some of the allotments are associated with the neighbouring dwelling and are used as an extension of the dwelling curtilage. Such lots are not effectively available. However there are still a significant number of lots which have dwelling potential and which could be marketed. Each of the lots is typically around 2,000m² in area.

The second area, west of Old Narrandera Road, is around 50% larger than the Village but is not actively used for large lot residential purposes, despite its potential. There are several houses in this area, mostly fronting Old Narrandera Road, on allotments of around 1ha. The remaining land is used for cropping and grazing, with Findlays grain and transport occupying part of the north-eastern corner of the zoned area.

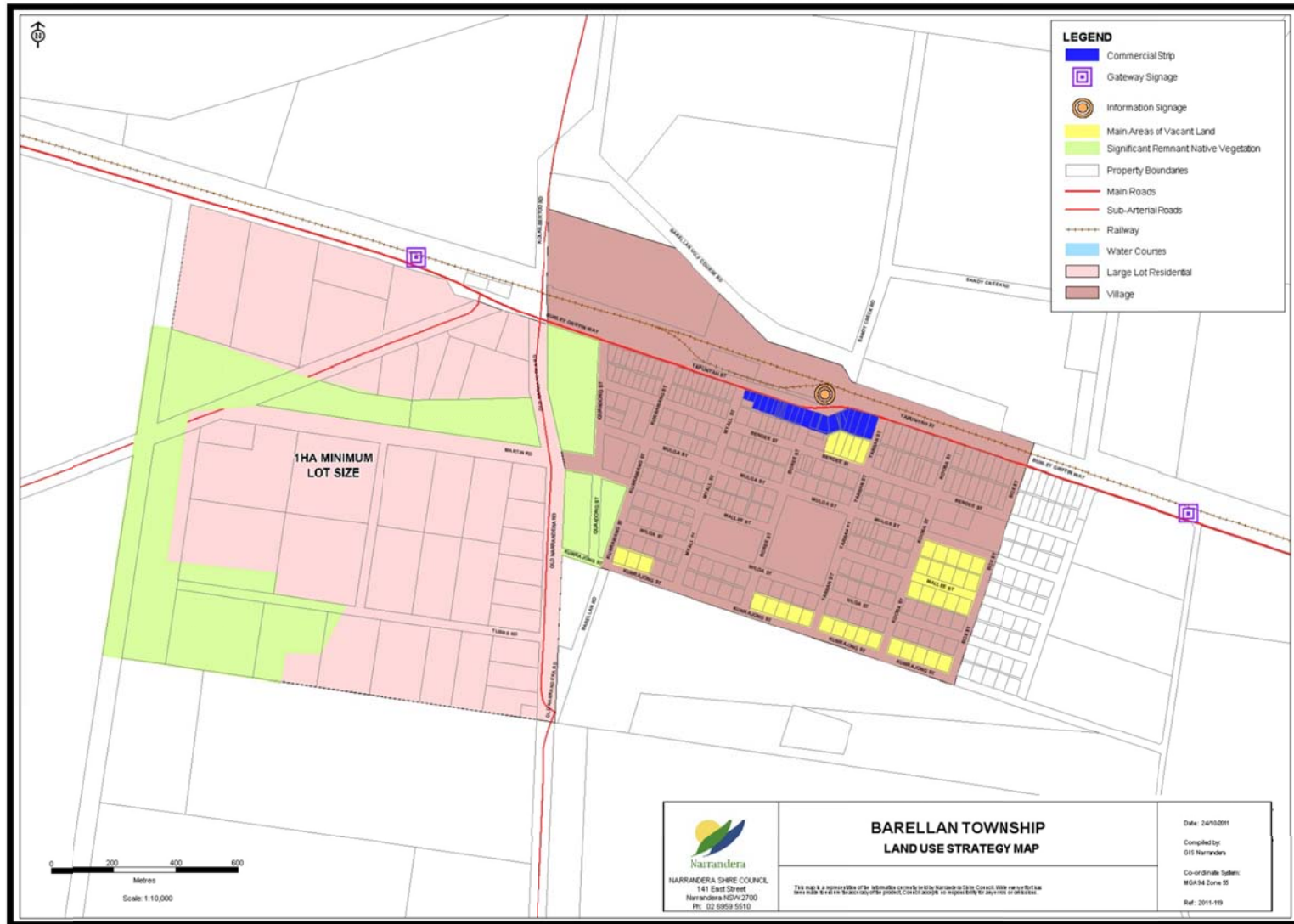
The new local environmental plan for the Shire zones this land 'R5' for large lot residential purposes, with a minimum subdivision lot size of 1 hectare for a dwelling.

Some of the large lot residential land includes remnant box gum woodland which has significant habitat value. This vegetation should be retained, and is shown on the Barellan land use plan map below. The vegetated area is also shown on the Natural Resources Sensitivity Maps – Land map in the Narrandera Local Environmental Plan.

The housing strategy for Barellan is to focus on marketing the advantages of existing vacant residential lots in the Village and to enable the development of large lot residential (lifestyle) lots west of the Village.

Figure 1 over is the Barellan land use plan.

Figure 1 Barellan land use plan



3.3 Barellan Main Street plan

In early 2011 the Council commissioned Matters More Consulting Pty Ltd to carry out a Business Centre's Study for the Narrandera Township and the Villages of Barellan and Grong Grong.¹

The study included a specific workshop for Barellan residents, a discussion of issues for Barellan and a table of recommendations relating to retail, arts and culture, tourism and streetscape. The recommendations focussed on enhancing the main commercial buildings along the Burley Griffin Way (Yapunyah Street) and the creation of gateway entrances into the Village.

The following recommendations form the basis of the business and tourism strategy for Barellan Village. Each of the recommendations in its own way would contribute to the profile of the Village and provide more opportunity for travellers to stop. Figure 2 is a diagram providing some of the main streetscape recommendations. The implementation of the recommendations would be shared between the Barellan Progress Association and the local community, and the Narrandera Shire Council.

Retail, tourism, arts/culture recommendations

- Work with local landlords to lease or sell vacant shops to provide opportunity for new businesses to establish.
- Consider the dual use of shops, for example General Store and Bakery, where a standalone business may be cost prohibitive to commence.
- Develop Barellan as a specialty destination for arts, crafts and trades, with associated markets or shops. Provide a niche for trades of yesteryear which are not common today.
- Prioritise weekend trading in conjunction with the establishment of new business.
- Hold workshops for traditional and specialty trades to promote the Village.
- Develop a Barellan website to assist with the marketing of the Village, its various special events and agreed retail and niche directions.
- Encourage reuse of the CWA rooms, for example a CWA tea or coffee and refreshment stop on the weekends.
- Continue to pursue the local concept of establishing a carriage/machinery museum on the vacant land next to the Commercial Hotel.
- Determine a highly marketable traveller identity/logo/caption for the Village.
- In conjunction with the marketing logo establish gateway signage and/or entry features and directional signage for the Village.

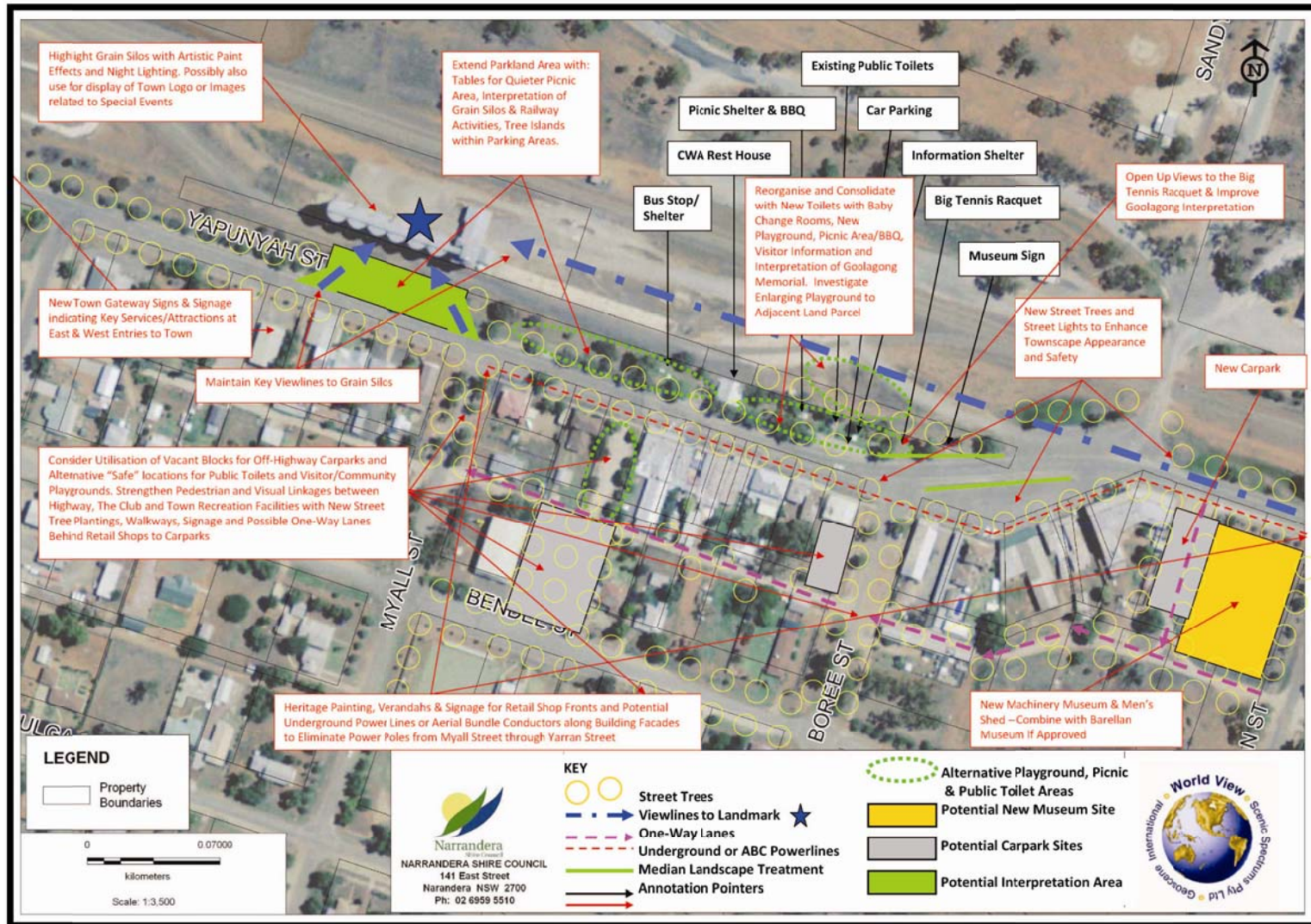
¹ Matters More Consulting Pty Ltd and Scenic Spectrums Pty Ltd July 2011 *Narrandera Business Centre's Study Fourth Draft*

- Highlight the silo towers with artistic paintwork or projected images associated with the Village annual events or Village marketing logo.
- Provide designated tour coach parking on both sides of the Highway.
- Provide daytime caravan/RV parking on the north side of the Highway in an area which preserves traveller visibility of the CWA rooms and public toilets.
- Construct new public toilets and parents room near to the 'Big Racquet'. This is where the majority of people stop along the Highway.

Streetscape recommendations

- Prepare a streetscape Masterplan for the core commercial area along Yapunyah Street. This plan will provide an indicative budget, an important basis for funding applications and guidance for improvement works.
- Establish a strong network of avenue trees along the Highway and entry to side streets. The presence of strong, shady trees is very inviting and will encourage travellers to stop in the Village.
- Approach Essential Energy to discuss bundling the power lines along the southern side of Yapunyah Street in the commercial area. This will enhance the appearance of the historic buildings, particularly with new paint schemes.
- Discuss with the Roads and Traffic Authority the repaving of the Highway in the commercial area to a smooth asphalt seal. Consider the construction of kerb and gutter and adequate drainage on the northern side of the Highway to better define the travel lanes. Ascertain the best/safest layout for parking along both sides of the Highway.
- Better define the available parking and travel lanes along the southern side of Yapunyah Street where the road reserve bend is located. Consider the placement of avenue trees to define this area for parking.
- Generally, provide an urban design and traffic layout for Yapunyah Street to emphasise the urban, pedestrian, traveller and visitor amenity and safety and minimise the perception of a being a through road only.

Figure 2 Tourism and streetscape recommendations for Barellan



Chapter 4 Strategic land use planning for Grong Grong

4.1 Grong Grong Village – strengths and opportunities

Grong Grong is an attractive Village located on the Newell Highway approximately 20km east of Narrandera. The Villages comprises a small but caring community (their motto) and has a number of strengths, including the following.

Strengths

Education

The Grong Grong Primary School is one of the Villages most important assets. The school presently has 11 students, and retention and possibly growth in student numbers is vital to the Village.

Industry – PIC Australia

A very important industry in the Village area and for the Shire is PIC Australia (PIC), which is located 3km southeast of the Village. PIC is a specialist pig breeding, growing and genetics company, with approximately 2000 breeding sows. PIC has over 25 on-farm employees and several in the Village office, making it one of the Shire's largest employers and vital to the Grong Grong Village for local employment.

Community spirit

One of the great strengths of Grong Grong is the community spirit exhibited by its residents and the Progress Association. The entry sign into the Village from the west states that Grong Grong is a "small caring community".

Sports and Clubs

There are a number of sports played by locals under the banner of the Grong Grong Sports Club limited. These include golf (nine-hole course), softball and tennis (two concrete courts). The Sports Club and tennis courts are located on the southern side of the rail line next to the Royal Hotel. Grong Grong is also a member of the Grong Grong Ganmain Matong Football Club. The Village also has an Anglers Club.

Annual special events

Grong Grong has two horse based events annually. These are the Team Penning and Gymkhana each August and the Rodeo "Flies, Pies and Bindi-eyes" and Camp Drafts each September. These events are held at the Recreation Ground.

Over the last two to three years the Village has also held a dog show, with good success.

Berembed Weir

The Berembed Weir on the Murrumbidgee River is a short distance to the south of the Village, and caters for swimming, picnics and fishing. Closer still is the Bundidgerry Creek which is popular with locals and visitors for camping, swimming and fishing.

Opportunities

The location of the Village on the Highway and close to Narrandera and the Murrumbidgee River, along with the entrepreneurial spirit of the residents and businesses provides a number of opportunities for the Village, including the following.

Location on the Newell Highway

The Village has the potential to capitalise on its position on the Newell Highway, through passing traffic, good visibility and location between larger destination centres, including Narrandera.

The 2011 Narrandera Business Centre's Study includes a suggestion to improve gateway signage into the Village, in conjunction with a Village identity caption which emphasises the positive attractions available.

The Pig Improvement Company (PIC) and similar rural industry

The PIC is vital to the longer term interests of the Village. PIC contributes significant employment income and assists trade at the General Store and Post Office. This type of rural industry can be promoted, using the available housing land at low prices and excellent transport access through the Newell Highway and Coolamon Road.

Availability of vacant lots and local marketing

The Narrandera Land Use Strategy has provided additional opportunity for village development, by rezoning residential size lots which were previously rural, to allow dwellings. These lots are located on the southern edge of the Village, but typically do not have broad acre rural uses. The Village is close enough to the Narrandera Township for a daily commute. A coordinated sale program between landowners, with Council and Progress Association promotion assistance, could generate interest in the Village for prospective residents from the area and/or metropolitan areas.

The sale program could focus on the lifestyle advantages in the area, the presentation of the land (tidy up of allotments) and a focus on available employment within the Narrandera area.

Special Events

The annual equine based events mentioned above have the potential to grow, particularly if visitors know there are good toilet and shower amenities for competitors and supporters. An upgrade of these facilities is required.

Caravan and RV industry

The last several years have seen a growing number of active retirees and families travelling Australia in caravans and RV's. Visitors are more likely to stop and stay in the Village if there are convenient, quality amenities available, such as toilets and a sewer dump point. The Progress Association has suggested that the Show Ground could be used for a caravan/RV stop. An upgraded amenities area would cater for visitors and events.

Recreation

The Progress Association believe that more comprehensive promotion and education of the (legal) fishing and camping opportunities at Berembled Weir, The Murrumbidgee River and the Bundidgerry Creek could bring more visitors to and through the town.

Highway or Coolamon Road coffee stop and crafts

It was suggested at the Village Business Centre workshop in mid - 2011 that a weekend coffee stop on the Highway, combined with display of local crafts, could help to promote the town and encourage travellers to stop and stay a while.

The concept involved purchase of a coffee machine, and conversion into a mobile unit (using volunteer skills) and setting up a stall. The stall would be accompanied by display and sale of local foods and manufactured items. A quick review at the workshop revealed that Grong Grong has a number of persons skilled at various crafts and trades, including:

- Metal sculpture;
- Woodwork;
- Boutique Soaps;
- Wine;
- Honey, and
- Lead-lighting.

The quality coffee and crafts idea received good support at the Business Centre workshop in the Village.

4.2 Grong Grong growth and development plan

The maintenance of the current population of Grong Grong, or preferably small but steady growth is vitally important to the continued operation of the school and the strengthening of social ties in the Village.

Expansion of the Village area

A key measure for the Village is the extension within the 2012 LEP of the current Village zone boundary to the south and south west to incorporate existing residential size allotments which previously did not have individual dwelling rights. The zoning of these allotments to Village will allow those landowners the opportunity to either develop or sell the lots. The intention is to stimulate some interest in the Village and free up previously encumbered land for disposal or development.

Within the 2012 LEP the western Village boundary has been extended to include Boree Street and adjacent allotments. The southern boundary of the Village has been extended to the border of Hulong Street. There are a total of around 80 allotments of an average size of 1,800m² - 2,000m² within the new Village area. If these lots are sold in groups of two – similar to the existing pattern of development in the Village, substantial opportunity for new housing will be produced.

Large lot residential land

The second key measure is the rezoning of existing rural zoned lots in the eastern part of the Village for large lot residential purposes, with a minimum lot size of 1 hectare. There are approximately 20 allotments ranging in size from 6,000m² to 5 hectares along the eastern Village edge.

To facilitate this new zoning the northern boundary of the Village has been moved to the crest of a hill running along Angle Street, and includes lots with existing dwellings and the potential to subdivide those lots along the existing road frontage. No new roads are required to service this area, and existing connections to the Newell Highway would remain – new intersections would not be required, and would not be favoured by the Roads and Traffic Authority due to the adjacent change of speed limit from urban to Highway.

The housing strategy for Grong Grong is to recognise and rezone existing Village sized allotments, to provide for new residential opportunity, and to rezone and a small amount of land on the western edge of the Village for large lot residential opportunity.

Woodland habitat

Some of the Village zoned land includes remnant box gum woodland which has significant habitat value. This vegetation should be retained, and is shown on the Grong Grong land use plan in Figure 3 below. The vegetated area is also shown on the Natural Resources Sensitivity Maps – Land map in the Narrandera Local Environmental Plan.

The growth and development land use plan for Grong Grong Village is provided as Figure 3 below.

Figure 3 Land use plan for Grong Grong

New plan to be inserted here

4.3 Grong Grong Main Street Plan

In early 2011 the Council commissioned Matters More Consulting Pty Ltd to carry out a Business Centre's Study for the Narrandera Township and the Villages of Barellan and Grong Grong.²

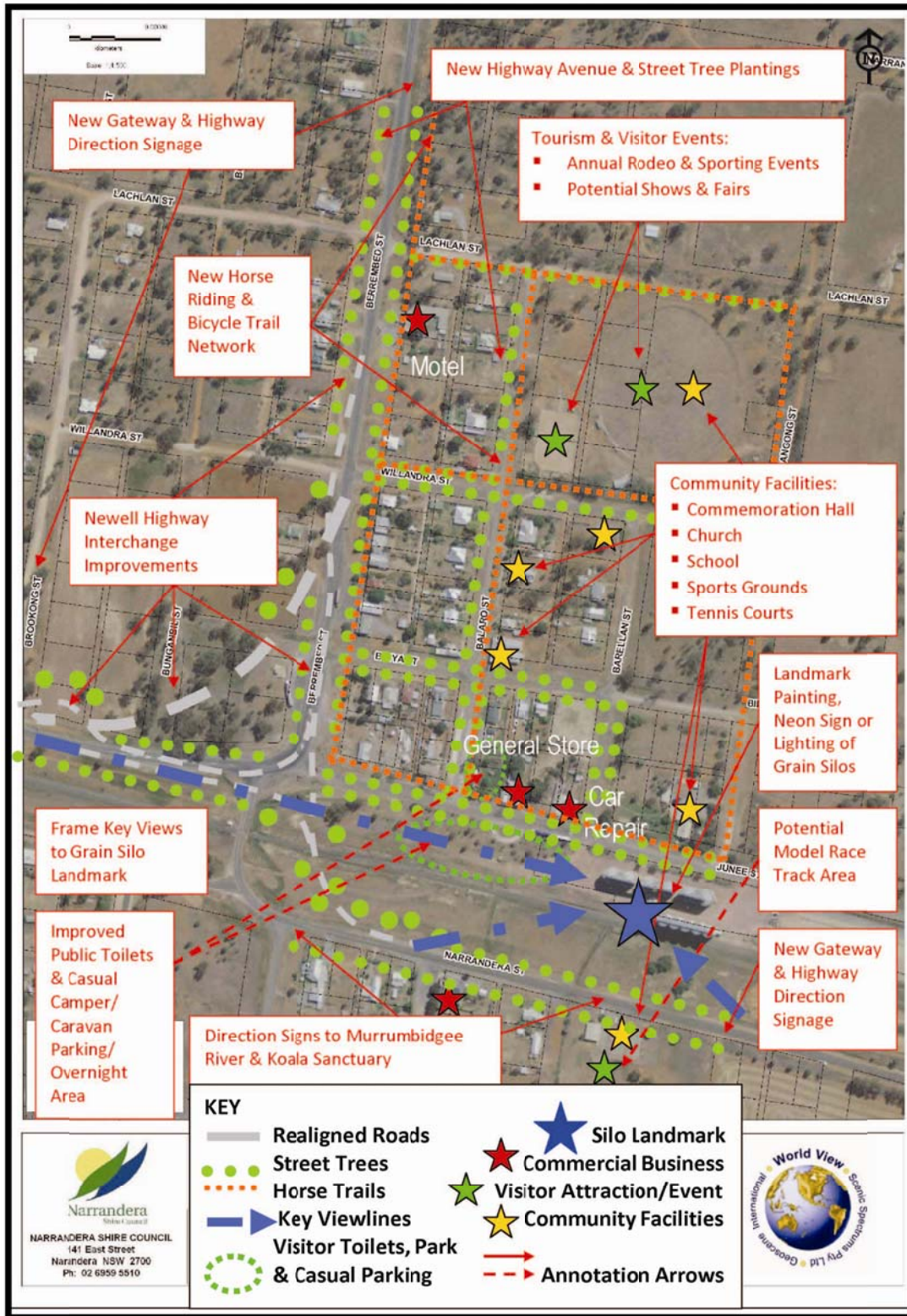
The study included a specific workshop for Grong Grong residents, a discussion of issues for Grong Grong and a table of recommendations relating to retail, arts and culture, tourism and streetscape. As the Village of Grong Grong does not have a true main street or extensive retail area the recommendations focussed on enhancing the Newell Highway and Coolamon Road corridors through the urban area.

The full list of recommendations can be found within the study document, however a summary is provided below. Each of the recommendations in its own way would contribute to the profile of the Village and provide more opportunity for travellers to stop. Figure 4 is a diagram providing some of the main streetscape and tourism recommendations arising from the study.

- Hold a monthly market near the General Store with examples of work from local artisans.
- Consider hosting a small town's conference where issues confronting small towns and businesses can be discussed and ideas and case studies shared.
- Provide an arts space within the town, perhaps within the community hall, for guest artists and publicised arts and crafts exhibitions, including Aboriginal arts.
- Use a local metal sculptor to create interesting pieces within the Village and along the gateway to the main road corridors.
- Determine a highly marketable traveller identity/logo/caption for the Village.
- In conjunction with the marketing logo establish gateway signage and/or entry features and directional signage for the Village.
- Provide designated parking for caravans and RV's opposite the General Store, along with a sewer dump point for waste disposal.
- Upgrade the Recreation ground toilets and provide shower facilities to support regular events.
- Highlight the silo towers with artistic paintwork or projected images associated with the Village annual events or Village marketing logo.
- Consider combining the annual rodeo with a Country Music event.
- Establish a strong network of avenue trees along the Highway and Coolamon Road, extending around to the sportsground/rodeo area. The presence of strong, shady trees is very inviting and will encourage travellers to stop in the Village.

² Matters More Consulting Pty Ltd and Scenic Spectrums Pty Ltd July 2011 *Narrandera Business Centre's Study Fourth Draft*



















Figure 4 Tourism, streetscape and community development actions for Grong Grong



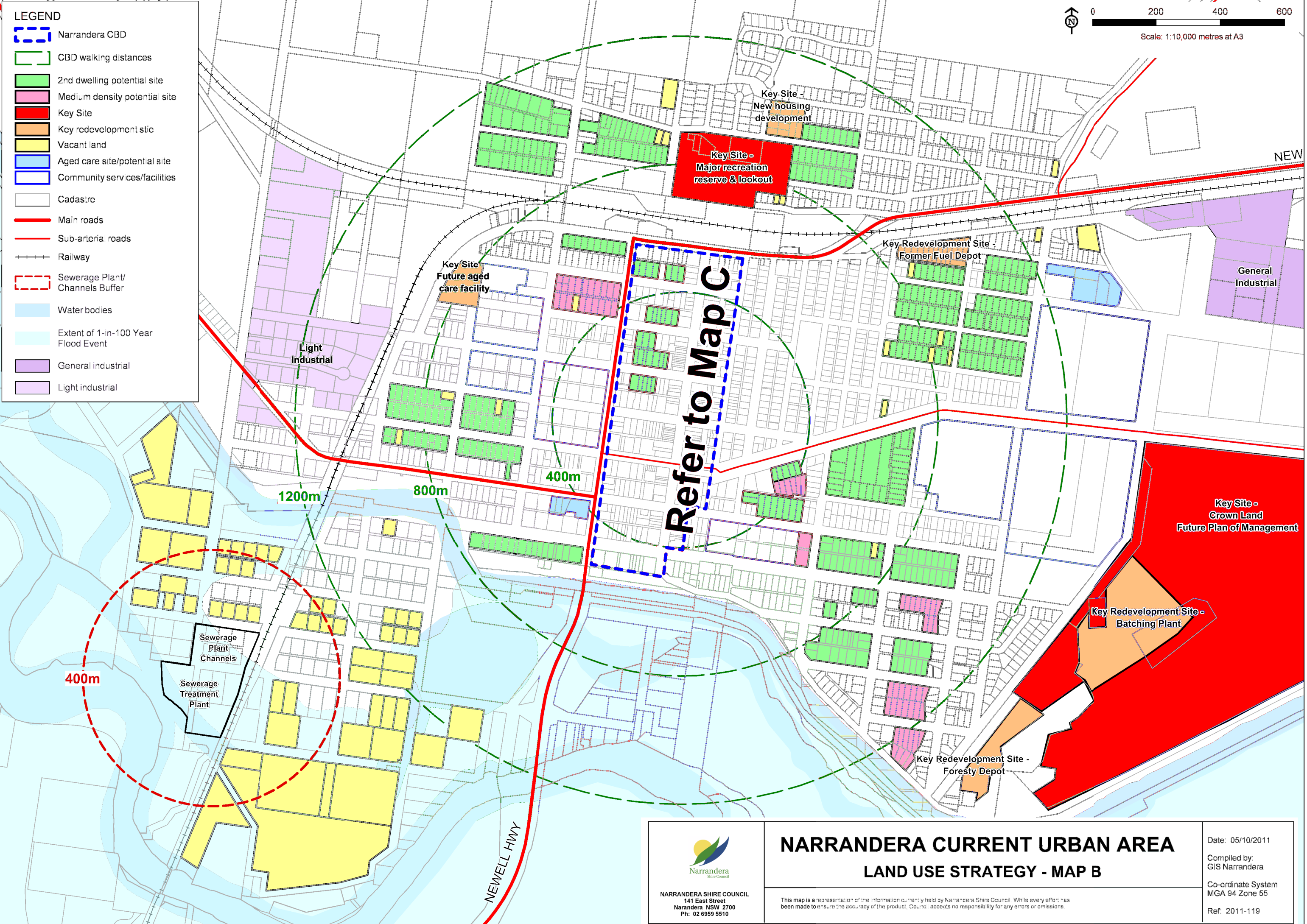
Attachments

Attachment 1 Land use plan - Narrandera Township current urban area


LEGEND

-  Narrandera CBD
-  CBD walking distances
-  2nd dwelling potential site
-  Medium density potential site
-  Key Site
-  Key redevelopment site
-  Vacant land
-  Aged care site/potential site
-  Community services/facilities
-  Cadastre
-  Main roads
-  Sub-arterial roads
-  Railway
-  Sewerage Plant/Channels Buffer
-  Water bodies
-  Extent of 1-in-100 Year Flood Event
-  General industrial
-  Light industrial

0 200 400 600
 Scale: 1:10,000 metres at A3



Refer to Map C

 NARRANDERA SHIRE COUNCIL 141 East Street Narrandera NSW 2700 Ph: 02 6959 5510	<h2 style="margin: 0;">NARRANDERA CURRENT URBAN AREA</h2> <h3 style="margin: 0;">LAND USE STRATEGY - MAP B</h3> <p style="font-size: small; margin: 5px 0;">This map is a representation of the information currently held by Narrandera Shire Council. While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions.</p>	Date: 05/10/2011 Compiled by: GIS Narrandera Co-ordinate System MGA 94 Zone 55 Ref: 2011-119
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