



***DRAFT***

**MINUTES  
ORDINARY MEETING OF COUNCIL**

***held on***

**WEDNESDAY, 25 JUNE 2025**

**PRESENT**

Councillors Ewen Jones (Mayor and Chair), Stacey Bohm (Deputy Mayor), Craig Davies (via audio visual link), Les Lambert, Lachlan Roberts, Peter Howe, Brian Leak, Judy Smith, Adine Hoey and Mrs Jane Redden (General Manager), Mr Phil Johnston (Director Community & Economic Development), Ms Melanie Slimming (Director Infrastructure & Engineering Services), Mr Barry Bonthuys (Director Finance & Corporate Strategy), Mrs Marion Truscott (Director Governance) and Mrs Sally McDonnell (Minute Taker).

**WELCOME**

The Chair welcomed those present and declared the meeting open at 5.30pm.

**MEETING PROCEDURE**

The Chair requested that all mobile phones are placed on silent or turned off during the meeting and advised that the meeting is being recorded and will be uploaded to Council's website, and persons attending the meeting should refrain from making any defamatory statements. This meeting must not be recorded by others without prior written consent of Council. Any person who engages in disorderly conduct may be expelled from the meeting.

**PRAYER**

The Prayer was led by Pastor Dan from the Riverside Church and the Lord's Prayer was recited by those present.

**ACKNOWLEDGEMENT OF COUNTRY**

The Acknowledgement of Country was made by the Chair.

**STATEMENT OF ETHICAL OBLIGATIONS**

The Statement of Ethical Obligations was made by the Chair.

**APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO VISUAL LINK BY COUNCILLORS**

The Mayor advised the General Manager has received a written request from Cr Davies to attend the meeting via audio visual link as the meeting now scheduled for 25 June clashes with prearranged travel and prevents Cr Davies from attending the meeting in person.

The Mayor advised Councillors may attend a meeting by audio-visual link with the approval of the Council, and the Councillor may participate in a decision in relation to their request to attend the meeting.

**RESOLVED** Crs Jones/Lambert that Cr Davies be permitted to attend the meeting via audio visual link as the meeting clashes with prearranged travel and prevents Cr Davies from attending the meeting in person.

**2025/378**

**CONFIRMATION OF MINUTES**

**RESOLVED** Crs Lambert/Hoey that the Minutes of the Ordinary Meeting held on 14 May 2025 be adopted.

**2025/379**

**RESOLVED** Crs Lambert/Hoey that the Minutes of the Extraordinary Meeting held on 20 May 2025 be adopted.

**2025/380****DISCLOSURES OF INTEREST**

**Cr Stacey Bohm declared a pecuniary interest in item 3 – Reports to Council Community and Economic Development being Update – Residential and Large Lot Residential Supply and Rezoning, as her block is flagged for future purchase.**

**MAYORAL MINUTE****1. MAYORAL DIARY**

**RESOLVED** Crs Lambert/Bohm that the information be noted.

**2025/381****2. DEPUTY MAYORAL DIARY**

**RESOLVED** Crs Hoey/Roberts that the information be noted.

**2025/382****3. COUNTRY MAYORS ASSOCIATION MEETING**

**RESOLVED** Crs Hoey/Lambert that the information be noted.

**2025/383****REPORTS OF COMMITTEES****1. REPORTS OF THE LOCAL TRAFFIC COMMITTEE**

**RESOLVED** Crs Lambert/Bohm that the report of the Local Traffic Committee and the recommendations from the minutes of the Meeting held on 3 June 2025 be adopted.

**2025/384****REPORTS TO COUNCIL - GENERAL MANAGER****1. INTEGRATED PLANNING AND REPORTING DOCUMENTS**

**RESOLVED** Crs Lambert/Hoey;

1. That Council adopt the attached Integrated Planning and Reporting documents as outlined in the report;
2. That whereas Council has:
  - a. Prepared the draft Integrated Planning and Reporting Documents in accordance with Schedule 8 of the Local Government Act 1993 and has given public notice of the draft documents in accordance with Section 405 of that Act; and

**1. INTEGRATED PLANNING AND REPORTING DOCUMENTS (Cont'd)**

- b. Declared all rateable land in the area subject to the ordinary rate to be within one or the other of the categories specified in Section 514 of the Local Government Act 1993 and within sub-categories permitted within those categories and adopted by Council:

**IT IS HEREBY RESOLVED:**

1. That in accordance with Schedule 8 of the Local Government Act 1993, Council adopt the Integrated Planning and Reporting documents; including the 2025/2026 Fees and Charges and the Statement of Revenue Policy.
2. That the expenditure in the Operating Budget and the Capital Works Program, including the items within the Asset Management Plans for the year 2025/2026 be approved, and the necessary budget allocations to meet that expenditure be voted.
3. That the rate of interest on overdue rates and charges for the 2025/2026 financial year be set at 10.5% per annum for the period 1 July 2025 to 30 June 2026 (inclusive), being the maximum rate as set by the Office of Local Government.
4. That, in accordance with Section 535 of the Local Government Act 1993, Council make and levy an ordinary rate of the amounts specified in Table 1 below on the land value of all rateable land in the area in the categories and sub-categories described respectively in the Schedule, for the year 2025/2026 and that the minimum amounts of the ordinary rate be specified in Table 1 below, be levied in respect of each separate parcel.

**Table 1**

Category	No of Assess-ments	Rateable Land Value	Minimum	Ad Valorem	Estimated Income
Farmland	826	1,661,244,010	357.71	0.23606	3,928,354.62
Residential	376	81,893,260	357.71	0.37562	313,258.16
Residential - Narromine	1,466.89	102,056,685	563.78	1.25165	1,298,297.53
Residential – Trangie	377	9,988,010	459.52	2.71465	274,326.05
Residential - Tomingley	26	896,700	279.13	1.26731	11,814.84
Residential - Skypark	61	7,057,000	563.78	2.46381	173,871.07
Business – Narromine	135.11	10,143,415	1,277.33	3.34181	372,624.34
Business – Trangie	50	1,049,830	1,186.48	9.02445	108,012.72
Business	82	12,780,550	625.11	1.42170	197,421.96
Business – Industrial Estate	38	6,627,000	1,135.71	0.79942	58,919.55
Business – Aerodrome Business Park	22	1,094,150	642.45	1.31575	17,072.77
Business – Craigie Lea Industrial Hub	0	0	642.45	1.13719	0.00
Mining	2	17,316,950	481.90	2.46588	427,449.02
<b>TOTAL</b>	<b>3,462</b>	<b>1,912,147,560</b>			<b>7,181,422.62</b>

5. That Council's service charges for 2025/2026 be set as per the Statement of Revenue Policy.
6. That Council adopt the draft Macquarie Regional Library Operational Plan 2025/2026 and Delivery Program 2025 - 2029.

**2025/385**

**1. INTEGRATED PLANNING AND REPORTING DOCUMENTS (Cont'd)**

Cr Smith called for a division of the vote.

Those who voted for the motion were Cr Jones, Cr Davies, Cr Hoey, Cr Roberts, Cr Leak and Cr Lambert

Those who voted against the motion were Cr Bohm, Cr Howe and Cr Smith

**2. LOCAL GOVERNMENT REMUNERATION**

**It was moved** Crs Lambert/Hoey that Council adopt the maximum member annual fee for Councillors being \$13,930 per annum and the maximum Mayor/Chairperson additional fee being \$30,390 per annum to be applied from 1 July 2025.

**The motion was put to the vote and LOST**

**RESOLVED** Crs Smith/Bohm;

1. That the Councillors and Mayoral fee remain the same as 2024/2025 for the 2025/2026 year.
2. That the foregone amount (3%) be donated between the Narromine and Trangie Hospital Auxiliaries in equal measure.

**2025/386**

**Crs Lambert and Roberts recorded their vote against the motion.**

**3. LEASE FEE – SHED AT AERODROME**

**RESOLVED** Crs Lambert/Davies that a further 3-year lease agreement be entered into with the lessee for the lease of the shed on runway 04 at the Narromine Aerodrome at a rental of \$210.04 per month (GST Inclusive), with annual CPI increments applied thereafter.

**2025/387**

**REPORTS TO COUNCIL – FINANCE AND CORPORATE STRATEGY****1. INVESTMENT REPORT AS AT 31 MAY 2025**

**RESOLVED** Crs Lambert/Bohm;

1. That the report regarding Council's Investment Portfolio be received and noted;
2. That the certification of the Responsible Accounting Officer be noted and the report adopted.

**2025/388**

---

REPORTS TO COUNCIL – FINANCE AND CORPORATE STRATEGY**2. FINANCIAL REPORT – 31 MAY 2025**

**RESOLVED** Crs Hoey/Roberts that the financial report as at 31 May 2025 be received and noted.

**2025/389**

Cr Bohm asked for an explanation on why the User Charges & Fees in the Cash Flow Statement has a variance of 440.67%. The question was taken on notice.

**3. INVESTMENT POLICY**

**RESOLVED** Crs Bohm/Roberts that the Investment Policy attached to the report be endorsed.

**2025/390**

**It was noted** that 'the community of Narromine.' on page 2 of the Policy be amended to 'the community of Narromine Shire'.

---

REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT**1. DEVELOPMENT APPROVALS**

**RESOLVED** Crs Bohm/Hoey that the information be noted.

**2025/391**

Cr Bohm asked if dual occupancy has any limitations in relation to being used for an Airbnb. The question was taken on notice.

**2. LOCAL STRATEGIC PLANNING STATEMENT – REVIEW OF ACTIONS**

**RESOLVED** Crs Lambert/Hoey that Council note the progress towards actions within the Local Strategic Planning Statement.

**2025/392**

**The Chair called for a division on the planning matter. The vote was unanimous.**

**Cr Stacey Bohm declared a pecuniary interest in item 3 – Reports to Council Community and Economic Development being Update – Residential and Large Lot Residential Supply and Rezoning, as her block is flagged for future purchase.**

**Cr Bohm left the meeting room at 6.37pm**

## REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT (Cont'd)

## 3. UPDATE – RESIDENTIAL AND LARGE LOT RESIDENTIAL SUPPLY AND REZONINGS

**RESOLVED** Crs Hoey/Lambert that Council:

1. Note the information provided to update Council on the uptake of land for housing across the Shire.
2. Resolve to place the document "Residential and Large Lot Residential Update" (2025) on exhibition for a period of 14 days in accordance with the Community Engagement Strategy.
3. Proceed with the preparation of a Council led Planning Proposal to rezone Lot 1 DP 249020 and Part Lots 227 and 228 DP 755131 from RU1 to R5 and reduce the minimum lot size to 1.7ha and 4ha in accordance with this report.

**2025/393**

A division on the planning matter was called.

In favour of the motion was Cr Jones, Cr Davies, Cr Hoey, Cr Roberts and Cr Lambert  
Against the motion was Cr Howe, Cr Smith and Cr Leak

**Cr Bohm returned to the meeting at 6.41pm.**

4. DEVELOPMENT APPLICATION DA2025/19 PROPOSED DWELLING HOUSE  
4 KINGSFORD SMITH PLACE NARROMINE

**RESOLVED** Crs Lambert/Davies that Council:

1. Approve the proposed building materials for use with consideration of the terms of restriction on the use of the land (DP1271467) pursuant to s88B Conveyancing Act 1919, and
2. Grant development consent for the application subject to condition(s) detailed in Annexure 'A' attached.

**Annexure A****Terms and Reasons for Conditions**

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

**GENERAL CONDITIONS**

Condition	
1	<b>Approved plans and supporting documentation</b> Development of the <b>Dwelling house</b> is approved in conjunction with the existing hangar (DA2022/3), and must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Condition				
Plan No.	Ref No.	Plan Title.	Drawn By.	Dated.
Sheet 1/6 Issue D	Job 25039	Floor Plan Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25
Sheet 2/6 Issue D	Job 25039	Elevations ( <i>with hand drawn amendments</i> ) Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25
Sheet 3/6 Issue D	Job 25039	Site Plan Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25
Sheet 4/6 Issue D	Job 25039	Erosion & Sediment Control Plan Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25
Sheet 5/6 Issue D	Job 25039	BASIX Commitments Plan Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25
Sheet 6/6 Issue D	Job 25039	BASIX Commitments & Typical Section Lot 69 Kingsford Smith Place, Narromine Peter and Heather Ayson Prepared by Avalon Drafting	WP	07.04.25
Document Title.		Certificate No.	Prepared By.	Dated.
BASIX Certificate		1790637S	Avalon Drafting	Monday, 07 April 2025



Condition	
	<p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.</li> </ol>
	<p>Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>

## BUILDING WORK BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
<b>2</b>	<p><b>Design Commitments</b></p> <p>Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following: required BASIX commitments, and are in accordance with the approval conditions of other associated approvals:</p> <ol style="list-style-type: none"> <li>a. Plans are to demonstrate compliance with Australian Standard AS2021 Acoustics – Aircraft noise intrusion – Building Siting and construction) for dwellings erected on or near aerodromes.</li> <li>b. Plans are to clearly show BASIX commitments and double-glazed windows to relevant elevations in compliance with covenant.</li> <li>c. The landscaping plan is to be updated to demonstrate new fencing in compliance with flood policy.</li> <li>d. Separate applications are required to be submitted pursuant to s68 Local Government Act and s138 Roads Act, any design commitments should be detailed on plans prior to issue of construction certificate.</li> </ol> <p>Condition Reason: To require minor amendments to the approved plans and supporting documentation following assessment of the development &amp; to ensure the amenity for occupants has been addressed through appropriate design.</p>
<b>3</b>	<p><b>Payment of building and construction industry long service levy</b></p> <p>Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy to be calculated based on a cost estimate prepared by a suitably qualified person to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier. The cost estimate and proof of payment is required to be provided to the certifier prior to issue of construction certificate.</p> <p>From 1 January 2023 the levy rate will be 0.25% of the cost of building and construction works and will only be payable if the cost of works is \$250,000 and above (inclusive of GST). This payment can be made directly to the Long Service Levy Corporation. All benefits and requirements are determined by the <i>Building and Construction Industry Long Service Payments Act 1986</i>.</p>

Condition												
<p>Based on the supplied value (\$657,950) the current levy payable is <b>\$1644</b> (An updated Cost Estimate maybe required prior payment). This payment can be made directly to the Long Service Corporation. All benefits and requirements are determined by the Building and Construction Industry Long Service Payments Act 1986. Refer to the website for information on where to pay <a href="https://www.longservice.nsw.gov.au/bci/levy/paying-the-levy/where-to-pay-the-levy">https://www.longservice.nsw.gov.au/bci/levy/paying-the-levy/where-to-pay-the-levy</a></p>												
<p>Condition Reason: To ensure the long service levy is paid.</p>												
4	<b>Payment of section 7.12 contributions</b>											
<p>Pursuant to section 7.12 of the Environmental Planning and Assessment Act 1979, the monetary contribution set out in the following table is to be paid to Council prior to the issue of a Construction Certificate. The contribution is to be levied in accordance with the Narromine Shire Council Section 7.12 Contributions Plan 2019, adopted on 29 January 2020.</p> <p>Contribution amounts are to be calculated by Council upon the receipt of a cost estimate prepared by a suitably qualified person. The contribution payable will be calculated in accordance with the contributions plan current at the time of payment, and will be adjusted at the time of payment in accordance with the Consumer Price Index (CPI) (All Groups Index for Sydney) published by the Australian Bureau of Statistic (ABS).</p> <p><b>NOTE:</b> Contribution amounts will be adjusted by Council each quarter. The current amount payable based</p>												
<table><tr><td>Contribution Type</td><td>Proposed Cost of Development</td><td>Levy Payable (%)</td><td>Total Payable</td></tr><tr><td>Section 7.12 Contribution</td><td>\$657,950</td><td>1%</td><td><b>\$6579.50</b></td></tr></table>					Contribution Type	Proposed Cost of Development	Levy Payable (%)	Total Payable	Section 7.12 Contribution	\$657,950	1%	<b>\$6579.50</b>
Contribution Type	Proposed Cost of Development	Levy Payable (%)	Total Payable									
Section 7.12 Contribution	\$657,950	1%	<b>\$6579.50</b>									
<p>Condition Reason: To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development.</p>												
5	<b>Location of Switchboards/meters</b>											
<p>Switchboards for gas, electricity, etc must not be attached to the front or street facing elevations of the building.</p>												
<p>Condition Reason: Visual amenity has been addressed through appropriate design.</p>												
6	<b>Erosion and sediment control plan</b>											
<p>Before the issue of a construction certificate the applicant is to ensure that an erosion and sediment control plan is prepared in reference to the following documents:</p> <ul style="list-style-type: none"><li>• Council's development control plan, and</li><li>• The guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book).</li></ul> <p>The applicant must ensure the erosion and sediment control plan is kept on- site at all times during site works and construction.</p>												
<p>Condition Reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</p>												

Condition	
<b>7</b>	<p><b>Other approvals pursuant to LG Act</b></p> <p>Prior to the issue of a construction certificate, an approval pursuant to Section 68 of the Local Government Act 1993 is required to be issued by Council for all plumbing and drainage work, and stormwater discharge point to the street system.</p> <p>Condition Reason: To ensure all drainage, house sewer and plumbing work is carried out in accordance with the relevant requirements and the Local Government Act, 1993.</p>
<b>8</b>	<p><b>Flood Planning Level</b></p> <p>The dwellings are to be constructed so that the finished floor level of the habitable rooms is at the Flood Planning Level (FPL). This level should be determined in accordance with Council's Flood Policy and the Narromine Floodplain Risk Management Study &amp; Plan 2021. The structure is to have flood compatible building components below this level i.e. the 1% AEP flood level plus 500mm freeboard (FPL). At the time of this consent a FPL of <b>238.4 metres AHD</b> is applicable to the land. The FPL at the time of construction should be confirmed in writing by Council prior to any works starting to account for any updates to the Flood Study and apply updated data to determine the relevant FPL.</p> <p>Condition Reason: The land falls within a known flood affected area and design is to be compatible with the flood behaviour and hazard for the location.</p>
<b>9</b>	<p><b>Surrender of Previous Consent</b></p> <p>The landowner is required to provide a notice to Council, confirming the intent to surrender the previous DA2022/5 for Dwelling House and Separate Garage.</p> <p>Note: Written notice to Council is required. The notice must contain the following information— (a) the name and address of the person giving the notice, (b) the address and folio identifier of the land to which the consent or right relates, (c) a description of the consent or right to be modified or surrendered, (d) whether the consent or right will be modified, including details of the modification, or surrendered.</p> <p>Condition Reason: Requirement of the EP&amp;A Regulations.</p>

## BEFORE BUILDING WORKS COMMENCE

Condition	
<b>10</b>	<p><b>Water Meter</b></p> <p>Prior to the commencement of works the developer is to provide a water service and meter to the Lot. This can be achieved by lodgement of the Water Service Application form and payment to Council in accordance with Council's fees and charges.</p> <p>Condition Reason: To ensure a legal water supply is available for construction.</p>
<b>11</b>	<p><b>Erosion and sediment controls in place</b></p> <p>Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, are in place, and remain until the site is rectified (at least 70% ground cover achieved over any bare ground on site).</p> <p>Condition Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.</p>

Condition	
<b>12</b>	<p><b>Signs on site</b></p> <p>A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:</p> <ol style="list-style-type: none"> <li>showing the name, address and telephone number of the principal certifier for the work, and</li> <li>showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and</li> <li>stating that unauthorised entry to the work site is prohibited.</li> </ol> <p>Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p><b>NOTE:</b> This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.</p> <p>Condition Reason: Prescribed condition EP&amp;A Regulation, clause 70.</p>
<b>13</b>	<p><b>Compliance with Home Building Act</b></p> <p>In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</p> <p>Condition Reason: Prescribed condition EP&amp;A Regulation, clause 69.</p>
<b>14</b>	<p><b>Home Building Act requirements</b></p> <p>Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information –</p> <ol style="list-style-type: none"> <li>In the case of work for which a principal contractor is required to be appointed— <ol style="list-style-type: none"> <li>the name and licence number of the principal contractor, and</li> <li>the name of the insurer by which the work is insured under Part 6 of that Act,</li> </ol> </li> <li>In the case of work to be done by an owner-builder— <ol style="list-style-type: none"> <li>the name of the owner-builder, and</li> <li>if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.</li> </ol> </li> </ol> <p>If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.</p> <p>Condition Reason: Prescribed condition EP&amp;A Regulation, clause 71.</p>
<b>15</b>	<p><b>Damage to Public Assets</b></p> <p>The developer or his agent must undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like, prior to commencement of work and document evidence of any damage to existing assets. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense. Any damage to Council's infrastructure that occurs as a result of the development must be repaired immediately to Council's satisfaction and at no cost to Council.</p>

Condition	
	Condition Reason: To establish and document the conditions of property and public land for comparison as building work progresses and is completed.
<b>16</b>	<b>Existing Services</b> Costs associated with all development works including any necessary alteration, relocation of services, public utility mains or installations must be met by the developer. The developer is responsible to accurately locate all existing services before any development works commence to satisfy this condition. Condition Reason: To ensure relevant utility service providers requirements can be met.
<b>17</b>	<b>Avoid Services</b> Structures are to be located at least 1500mm away from the centre line of any sewer or stormwater pipe and such, that they do not encroach into any existing or required easement. Condition Reason: To protect Council infrastructure.

## DURING BUILDING WORK

Condition	
<b>18</b>	<b>Flood Policy – Survey Certificate Required</b> The developer is to submit to the principal certifier, a survey certificate signed by a Registered Surveyor certifying the floor level of the dwelling has been constructed to the Flood Planning Level (FPL). The survey certificate is to be submitted to the principal certifier at the following constructions stages: i. Prior to the pouring of any concrete slabs once form work is completed; ii. Prior to the placement of any timber type floor on bearers / joist type construction Condition reason: To ensure the Flood Planning Level as adopted will met by the finished floor level.
<b>19</b>	<b>Surveys by a registered surveyor</b> While building work is being carried out, a registered surveyor survey is required to measure and mark the positions of the following and provide them to the principal certifier — a) A Survey Certificate building set out survey must be submitted at the completion of the building work certifying the location of the building in relation to boundaries of the allotment. b) At other stages of construction – any marks that are required by the principal certifier (incl. for flood considerations). Condition reason: To ensure buildings are sited and positioned in the approved location.
<b>20</b>	<b>Hours of work</b> The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between: 7:00am to 6:00pm on Monday to Friday 8:00 am to 1pm on Saturday The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency. Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. <b>NOTE:</b> Any variation to the hours of work requires Council's approval.

Condition	
	Condition Reason: To protect the amenity of the surrounding area.
<b>21</b>	<b>Section 138 Roads Act</b> Under Section 138 of the Roads Act 1993, should any work on the verge, footpath, or public road reserve be required, a separate Section 138 Roads Act Approval will need to be obtained from Council. The conditions of a s138 approved by Council are to be complied with prior to works commencing in the road reserve. Condition Reason: To ensure compliance with the Roads Act and Council policy
<b>22</b>	<b>Driveway Locations</b> The location of the proposed driveways and crossovers are not to conflict with public utilities services such as water infrastructure, drainage pits and structures, services inspection pits, power or light poles, traffic medians and street trees. Condition Reason: To ensure new driveway works do not impede public utility services.
<b>23</b>	<b>Stormwater Disposal</b> The guttering, downpipes and stormwater system is to be installed and connected to a rainwater tank and/or the approved disposal point in consultation with Council, as soon as the roof sheeting is positioned to prevent erosion of the site from roof water. Proposed stormwater work is to be subject to an approval pursuant to s68 of the Local Government Act. Drainage works are to be designed and constructed in accordance with AS/NZS 3500.3.2 – Stormwater drainage and the Building Code of Australia. Condition reason: To assist in the prevention of erosion of the site from storm water.
<b>24</b>	<b>Compliance with the Building Code of Australia</b> Building work must be carried out in accordance with the requirements of the BCA. Condition reason: Prescribed condition - EP&A Regulation clause 69.
<b>25</b>	<b>Procedure for critical stage inspections</b> While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate Condition reason: To require approval to proceed with building work following each critical stage inspection.
<b>26</b>	<b>Implementation of the site management measures</b> While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by site management conditions and the erosion and sediment control plan are implemented at all times. The applicant must ensure a copy of this plan is kept on site at all times and made available to Council officers upon request. Condition reason: To ensure the required site management measures are implemented during construction.
<b>27</b>	<b>Implementation of BASIX commitments</b> While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 EP&A Regulation).

Condition	
<b>28</b>	<p><b>Construction noise</b></p> <p>While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.</p> <p>Condition reason: To protect the amenity of the neighbourhood.</p>
<b>29</b>	<p><b>Responsibility for changes to public infrastructure</b></p> <p>While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).</p> <p>Condition reason: To ensure payment of approved changes to public infrastructure.</p>
<b>30</b>	<p><b>Shoring and adequacy of adjoining property</b></p> <p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense —</p> <ol style="list-style-type: none"> <li>Protect and support the building, structure or work from possible damage from the excavation, and</li> <li>Where necessary, underpin the building, structure or work to prevent any such damage.</li> </ol> <p>This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.</p> <p>Condition reason: Prescribed condition - EP&amp;A Regulation clause 74.</p>
<b>31</b>	<p><b>Uncovering relics or Aboriginal objects</b></p> <p>While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.</p> <p>In this condition:</p> <ul style="list-style-type: none"> <li>“relic” means any deposit, artefact, object or material evidence that: <ol style="list-style-type: none"> <li>relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and</li> <li>is of State or local heritage significance; and</li> </ol> </li> <li>“Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains</li> </ul> <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>

Condition	
<b>32</b>	<p><b>Cut and fill</b></p> <p>While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier.</li> <li>b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the NSW EPA.</li> </ul> <p>Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.</p>
<b>33</b>	<p><b>Ground Levels</b></p> <p>Finished ground levels are to be graded away from the buildings and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the stormwater drainage system.</p> <p>Condition reason: To ensure runoff does not impact neighbouring properties and buildings.</p>

## BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Condition	
<b>34</b>	<p><b>Works-as-executed plans (drainage diagram)</b></p> <p>Before the issue of the relevant occupation certificate, the applicant must submit, to the satisfaction of the principal certifier, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works:</p> <ul style="list-style-type: none"> <li>a) All stormwater drainage systems and storage systems;</li> <li>b) The following matters that Council requires to be documented: <ul style="list-style-type: none"> <li>1. Work as executed plans as per s68 approval.</li> </ul> </li> </ul> <p>The principal certifier must provide a copy of the plans to Council with the occupation certificate.</p> <p>Condition reason: To confirm the location of works once constructed that will become council assets, and provide drainage diagram records.</p>
<b>35</b>	<p><b>Driveways and Car Parking</b></p> <p>Construction of access driveways and crossovers must be undertaken in accordance with the s138 Approval prior to issue of an Occupation Certificate for the proposed dwelling. Two (2) off street car spaces are to be provided for the dwelling.</p> <p>Condition reason: To ensure approved works are completed.</p>
<b>36</b>	<p><b>Fencing</b></p> <p>Fencing is to be provided between the residence and the adjacent taxiway to restrain children from exiting the boundary of any lot; such fence is to include self-closing gates to comply with the Australian Standard AS 1926.1-2012. Fencing should be of an open design to permit the flow of flood water.</p> <ul style="list-style-type: none"> <li>a. Any solid fencing panel designs should have provision to allow the passage of water in the event of a flood.</li> </ul>



Condition	
	<p>b. Colorbond or other solid fencing should be stepped down towards the driveway crossover with Kingsford Smith Place to avoid obstruction to drivers' views.</p> <p>Condition reason: New fences should provide for the movement of flood water and incorporate safety measures as a barrier between the aerodrome and residential area.</p>
<b>37</b>	<p><b>Completion of public utility services</b></p> <p>Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority.</p> <p>Before the issue of the occupation certificate, the certifier may request written confirmation from the relevant authority that the relevant services have been completed.</p> <p>Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p>
<b>38</b>	<p><b>Preservation of survey marks</b></p> <p>Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that:</p> <ul style="list-style-type: none"> <li>a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or</li> <li>b) the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.</li> </ul> <p>Condition reason: To protect the State's survey infrastructure.</p>
<b>39</b>	<p><b>Repair of infrastructure</b></p> <p>Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.</p> <p><b>NOTE:</b> If the Council is not satisfied, the whole or part of any bond submitted will be used to cover the rectification work.</p> <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p>
<b>40</b>	<p><b>Completion of landscape and tree works</b></p> <p>Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape works, have been completed in accordance with the approved plans and any relevant conditions of this consent.</p> <p>Condition reason: To ensure the approved landscaping works have been completed before occupation, in accordance with the approved BASIX commitments and any landscaping plan(s).</p>

2025/394

**The Chair called for a division on the planning matter. The vote was unanimous.**

---

REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT (Cont'd)**5. SALE OF 20 POWELL PLACE, NARROMINE HANGAR AND LAND****RESOLVED** Crs Lambert/Bohm;

- 1 That Council accept the offer to purchase lot 19 DP 1278134, Powell Place subject to a contract of sale being entered into prior to 22 August 2025.
- 2 That the Common Seal be affixed to any sale documentation as required.
- 3 That a further report be provided to Council following completion of the sale.

**2025/395****The Chair called for a division on the matter. The vote was unanimous.****REPORTS TO COUNCIL – INFRASTRUCTURE AND ENGINEERING SERVICES****1. WORKS REPORT****RESOLVED** Crs Lambert/Bohm that the information be noted.**2025/396****NOTICES OF MOTION****1. KURRAJONG TREES AT NARROMINE CEMETERY**

**It was moved** Crs Smith/Howe that Narromine Shire Council replace dead and diseased Kurrajong trees at the Narromine Cemetery with new Kurrajong trees as per the Heritage Report that Council commissioned in 2024.

Cr Leak enquired about the cost of the Heritage Report and why there were 2 reports. The questions were taken on Notice.

With the concurrence of the mover and the seconder, the motion was withdrawn.

**RESOLVED** Crs Smith/Howe that Council Staff prepare a report to the August Council Meeting on the Kurrajong Trees at the Narromine Cemetery.

**2025/397****2. TARGETED RESIDENTIAL WASTE COLLECTION**

**It was moved** Crs Leak/Smith that Narromine Shire Council trial a small and targeted residential waste collection for general waste that will not fit in bins.

With the concurrence of the mover and the seconder, the motion was withdrawn.

**RESOLVED** Crs Leak/Smith that a further report be presented to Council to trial a small and targeted residential waste collection for general waste that will not fit in bins.

**2025/398**

---

CONFIDENTIAL MATTERS REPORT

Item from the Director Community and Economic Development.

**1. TERMINATION OF LEASE-PART NARROMINE AERODROME**

**RESOLVED** Crs Bohm/Lambert that Council considers the full report on the termination of a lease at Narromine aerodrome in Closed Meeting in accordance with Section 10(2)(d)(i) of the Local Government Act as it considers commercial information of a confidential nature that would if disclosed prejudice the commercial position of the person who supplied it and may put Council at a legal disadvantage.

**2025/399**



**OPEN COUNCIL****Item from the Director Community and Economic Development.****1. TERMINATION OF LEASE-PART NARROMINE AERODROME****Resolution from Closed Meeting****RESOLVED** Crs Lambert/Davies;

1. That Council notes the report providing a desktop environmental assessment for the former Incitec Fertilisers Depot at the Narromine aerodrome.
2. That Council retains the two sheds, office administration building, tank, weighbridge and power on the site.

**2025/400**

There being no further business the meeting closed at 7.36pm.

The Minutes (pages 1 to 20) were confirmed at a meeting held on the day of \_\_\_\_\_ 2025 and are a full and accurate record of proceedings of the meeting held on 25 June 2025.

**Chair**