



DRAFT

**MINUTES
ORDINARY MEETING OF COUNCIL**

held on

WEDNESDAY, 12 NOVEMBER 2025

PRESENT

Councillors Ewen Jones (Mayor and Chair), Stacey Bohm (Deputy Mayor), Craig Davies, Les Lambert (via Teams), Peter Howe, Brian Leak, Judy Smith, Adine Hoey, Lachlan Roberts 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 Lord's Prayer was taken 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 Chair advised a request from Cr Lambert has been received to attend the meeting via audio-visual link as he is away representing Council at the Macquarie Regional Library Conference.

RESOLVED Crs Bohm/Davies that approval be granted for Cr Lambert to attend the Ordinary Council Meeting of 12 November 2025 via audio-visual link.

2025/550

CONFIRMATION OF MINUTES

RESOLVED Crs Davies/Hoey that the Minutes of the Ordinary Meeting held on 8 October 2025 be adopted.

2025/551

Crs Smith and Howe called for a division of the vote.

Those who voted for the motion were Crs Bohm, Roberts, Leak, Hoey, Davies, Lambert and Jones.

Those who voted against the motion were Crs Smith and Howe.

DISCLOSURES OF INTEREST

Jane Redden (General Manager) declared a pecuniary interest in item 1 – Notices of Motion Report being Section 7.11 Contributions, as she is a potential quarry operator.

RESOLVED Crs Bohm/Hoey that the disclosure of interest be accepted.

2025/552**MAYORAL MINUTE****1. MAYORAL DIARY**

RESOLVED Crs Bohm/Roberts that the information be noted.

2025/553**2. DEPUTY MAYORAL DIARY**

RESOLVED Crs Bohm/Roberts that the information be noted.

2025/554**COUNCILLOR REPRESENTATIVE REPORT****1. MURRAY DARLING ASSOCIATION ANNUAL GENERAL MEETING AND CONFERENCE**

RESOLVED Crs Roberts/Hoey that the information be noted.

2025/555**2. ALLIANCE OF WESTERN COUNCILS CRITICAL HUMAN NEEDS WATER**

RESOLVED Crs Leak/Davies that the information be noted.

2025/556**REPORT OF COMMITTEES****1. REPORT OF THE NARROMINE AERODROME COMMITTEE**

RESOLVED Crs Bohm/Davies that the report of the Narromine Aerodrome Committee and the recommendations from the minutes of the Meeting held on 28 October 2025 be adopted.

2025/557

REPORT OF COMMITTEES**2. REPORT OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE**

RESOLVED Crs Davies/Bohm that the recommendations from the minutes of the Audit Risk and Improvement Committee Meeting held on 21 October 2025 be adopted.

2025/558**REPORTS TO COUNCIL - GENERAL MANAGER****1. LOCAL GOVERNMENT REMUNERATION TRIBUNAL – 2026 ANNUAL DETERMINATION REVIEW**

RESOLVED Crs Bohm/Davies that the report be noted.

2025/559**2. 2024/2025 ANNUAL REPORT**

RESOLVED Crs Bohm/Hoey that the Annual Report for the 2024/2025 financial year including the Audited Financial Statements be endorsed by Council.

2025/560**3. CODE OF CONDUCT COMPLAINTS STATISTICS REPORT**

RESOLVED Crs Bohm/Davies that the Code of Conduct Complaints Statistics Report for the period 1 September 2024 to 31 August 2025 be noted.

2025/561**4. DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS RETURNS**

RESOLVED Crs Hoey/Davies that the information be noted.

2025/562**REPORTS TO COUNCIL – FINANCE AND CORPORATE STRATEGY****1. INVESTMENT REPORT AS AT 31 OCTOBER 2025**

RESOLVED Crs Bohm/Hoey;

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.

2025/563

REPORTS TO COUNCIL – FINANCE AND CORPORATE STRATEGY (Cont'd)**2. FINANCIAL REPORT – 31 OCTOBER 2025**

RESOLVED Crs Hoey/Leak that the financial report as at 31 October 2025 be received and noted.

2025/564**3. QUARTERLY BUDGET REVIEW STATEMENT – 30 SEPTEMBER 2025**

RESOLVED Crs Hoey/Roberts;

1. That the report regarding the budget review for the July to September 2025 quarter be noted.
2. That the variations of income, operating expenditure, capital expenditure and reserves as identified in the report and the "Quarterly Budget Review Statement – 30 September 2025" be approved and voted.

2025/565**4. 2025-2026 REQUESTS FOR FINANCIAL ASSISTANCE**

It was moved by Crs Lambert/Davies;

1. That Council allocate funding from the Community Donations Fund as follows: -

Trangie CWA	\$3,149.23
Narromine Sporting Clays Association Inc	\$2,000.00
Narromine Community Women's Shed	\$ 427.50
Narromine Soccer Club	\$5,000.00
Orana Beekeepers Inc	\$ 400.00
Trangie Netball Club	\$2,900.00
Macquarie Yabbies Swim Club	\$1,000.00
Narromine Wetlands Parkrun	\$4,500.00
Narromine Tennis Club	\$4,500.00
Trangie Team Penning Inc	<u>\$ 580.00</u>
	\$24,456.73

2. That Council confirm the following annual contributions:

Tomingley Advancement Association/Australia Day Committee	\$ 500.00
Narromine Australia Day	\$ 500.00
Trangie Australia Day	\$ 500.00
Narromine District Cricket Association	\$ 1,000.00
Mungery Hall Trust	\$ 1,500.00
Western Regional Academy of Sport	\$ 400.00
NSRAC	\$10,000.00
TSRAC	\$10,000.00
School Donations	<u>\$ 700.00</u>
	\$25,100.00

3. That any donations for an event not be paid until Council receives formal confirmation the event will proceed.

REPORTS TO COUNCIL – FINANCE AND CORPORATE STRATEGY (Cont'd)

4. 2025-2026 REQUESTS FOR FINANCIAL ASSISTANCE (Cont'd)

Cr Hoey declared a non-pecuniary but significant interest in this item as she is Club President of the Trangie Netball Club.

Cr Hoey left the meeting room at 6.26pm

The motion was put to the vote and CARRIED

2025/566

Cr Hoey returned to the meeting room at 6.27pm.

REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS

RESOLVED Crs Bohm/Roberts that the information be noted.

2025/567

2. DOLLY PARTON FESTIVAL NARROMINE

RESOLVED Crs Bohm/Hoey that Narromine Shire Council continues to host the Narromine Dolly Parton Festival in 2026 and that Council allocates expenses up to \$150,000 for the event while continuing to increase income.

2025/568

3. GIFTING OF SABRE AIRCRAFT

RESOLVED Crs Lambert/Davies that Council advises the RAAF Museum that it agrees to the transfer of ownership of the Sabre Jet Aircraft to the Narromine Aviation Museum.

2025/569

4. SECURING OF LOANS FOR RESIDENTIAL LANDS PURCHASES

It was moved Crs Lambert/Davies;

1. That an amount of \$965,000 be borrowed from TCORP at an indicative rate of 4.97% over a ten year period for the purpose of purchasing land and undertaking initial planning work at Fifth Avenue, Narromine, Part lot 223 DP 1091087.
2. That an amount of \$938,000 be borrowed from TCORP at an indicative rate of 4.97% over a ten year period for the purpose of purchasing land and undertaking initial planning work at 1 Nicholas Street, Trangie, Lot 2 DP 329094.
3. That Narromine Shire Council's Long Term Financial Plan is updated to reflect the land purchases.
4. That upon purchasing Fifth Avenue, Narromine, Part lot 223 DP 1091087, the land be classified as operational land for the purposes of the Local Government Act 1993.
5. That upon purchasing 1 Nicholas Street, Trangie, Lot 2 DP 329094, the land be classified as operational land for the purposes of the Local Government Act 1993.

REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT (Cont'd)**4. SECURING OF LOANS FOR RESIDENTIAL LANDS PURCHASES (Cont'd)**

An amendment was moved by Crs Smith/Howe that each point of the motion be considered individually.

With the concurrence of the mover of the motion, each point was considered separately:

RESOLVED Crs Lambert/Bohm that an amount of \$965,000 be borrowed from TCORP at an indicative rate of 4.97% over a ten year period for the purpose of purchasing land and undertaking initial planning work at Fifth Avenue, Narromine, Part lot 223 DP 1091087.

2025/570

Cr Smith called for a division of the vote.

Those who voted for the motion were Crs Smith, Howe, Bohm, Roberts, Hoey, Davies, Jones and Lambert.

Cr Leak voted against the motion.

RESOLVED Crs Lambert/Davies that an amount of \$938,000 be borrowed from TCORP at an indicative rate of 4.97% over a ten year period for the purpose of purchasing land and undertaking initial planning work at 1 Nicholas Street, Trangie, Lot 2 DP 329094.

2025/571

Cr Smith called for a division of the vote.

Those who voted for the motion were Crs Lambert, Davies, Hoey, Leak, Roberts, Bohm and Jones.

Those who voted against the motion were Crs Smith and Howe.

RESOLVED Crs Lambert/Bohm That Narromine Shire Council's Long Term Financial Plan is updated to reflect the land purchases.

2025/572

The Chair called for a division of the vote. The vote was unanimous.

RESOLVED Crs Lambert/Bohm That upon purchasing Fifth Avenue, Narromine, Part lot 223 DP 1091087, the land be classified as operational land for the purposes of the Local Government Act 1993.

2025/573

The Chair called for a division of the vote. The vote was unanimous.

RESOLVED Crs Lambert/Davies that upon purchasing 1 Nicholas Street, Trangie, Lot 2 DP 329094, the land be classified as operational land for the purposes of the Local Government Act 1993.

2025/574

The Chair called for a division of the vote.

Those who voted for the motion were Crs Lambert, Davies, Hoey, Leak, Roberts, Bohm and Jones.

Those who voted against the motion were Crs Smith and Howe.

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

1. DEVELOPMENT APPLICATION DA2024/72 ALTERATIONS AND ADDITIONS TO RURAL INDUSTRY WITH BOUNDARY ADJUSTMENT

RESOLVED Crs Bohm/Davies that Council:

1. 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	Approved plans and supporting documentation			
	Development of the Alterations and Additions to Seed Processing Facility with boundary adjustment is approved, 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.			
	Plan No.	Ref No.	Plan Title.	Drawn By. Dated.
	ARCHITECTURAL PLANS			
	Gentech Narromine, 323 The McGrane Way, Narromine NSW, Prepared by Taylor Ellis			
	(Job Number 1377)			
	DA-00-00	Iss O	Cover Sheet	DS 25.09.2025
	DA-01-00	Iss Q	Overall Site Plan	DS 26.08.2025
	DA-01-01	Iss A	Boundary Realignment Plan	DS 22.09.2025
	DA-02-00	Iss P	Overall Floor Plan – Shed 3	DS 24.09.2025
	DA-02-10	Iss D	Upper Level Floor Plans	DS 11.07.2025
	DA-02-11	Iss E	Overall Floor Plan – Shed 5	DS 24.09.2025
	DA-02-12	Iss C	Ground Floor Plan – Shed 1 Sheet 1	DS 24.09.2025
	DA-02-13	Iss C	Ground Floor Plan – Shed 1 Sheet 2	DS 24.09.2025

Condition					
DA-02-14	Iss A	Ground Floor Plan – Existing Admin	DS	01.09.2025	
DA-05-00	Iss O	Elevations Sheet 01	DS	24.09.2025	
DA-05-01	Iss M	Elevations Sheet 02	DS	24.09.2025	
DA-05-02	Iss D	Elevations Sheet 03	DS	24.09.2025	
DA-05-10	Iss D	Site Elevations	DS	01.09.2025	
DA-06-00	Iss K	Building Sections – Sheet 1	DS	11.07.2025	
DA-06-01	Iss M	Building Sections – Sheet 2	DS	24.09.2025	
DA-09-00	Iss M	Building Perspectives	DS	01.09.2025	
PLAN OF SUBDIVISION					
DP DRAFT	Sheet 1 of 1	Plan of Subdivision of Lots 1 & 3 in DP868195 Prepared by Surveyor Matthew G Thorne of Premise			
CIVIL ENGINEERING PLANS					
Gentech Seeds – Shed 5, 323 The McGrane Way, Narromine, NSW 2821 prepared by BG&E (Project number B23183)					
UC-5000	Rev A	Locality Plan and Drawing Index	KH	12.09.25	
UC-5001	Rev A	General Notes and Legend	KH	12.09.25	
UC-5010	Rev B	General Arrangement Plan	KH	22.09.25	
UC-5100	Rev A	Erosion and Sediment Control Notes and Legend	KH	12.09.25	
UC-5110	Rev B	Erosion and Sediment Control Plan	KH	22.09.25	
UC-5130	Rev A	Erosion and Sediment Control Details	KH	12.09.25	
UC-5210	Rev B	Bulk Earthworks Plan	KH	22.09.25	
UC-5220	Rev A	Bulk Earthworks Sections	KH	12.09.25	
UC-5400	Rev A	Stormwater and Site Grading Notes and Legend	KH	12.09.25	
UC-5410	Rev B	Stormwater and Site Grading Plan	KH	22.09.25	
UC-5910	Rev A	Vehicle Movement Plan	KH	12.03.25	

Condition			
	Document Title	Prepared By.	Dated.
	Letter SEE – Amendment to DA2024/72, 323 The McGrane Way, Narromine	Vijay Prabhu of Urbis	16 October 2025
	BCA Audit Report, Ref 2023/2904 R1.0	Steve Watson and Partners	3 May 2025
	BCA Compliance Statement for DA Submission Ref 2023/2904	Steve Watson and Partners	25 September 2025
	Performance-based Design Brief Consultation submitted to Fire & Rescue NSW, Ref FSE240011	Jensen Hughes	25 September 2025
	Acoustic Assessment (Project No: 24017)	Acoustic Logic	23 September
	Waste Management Plan (Rev D)	Elephants Foot Consulting	9 September 2025
	Flood Constraints Technical Memorandum	Stephens Consulting Engineers	16 September 2025
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. NOTES: 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. 2. The proposed pool and hangar shown on the site plan are not approved and separate development application is required for these structures. Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.			

BUILDING WORK BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Condition	
2	Provision of detailed plans for construction certificate application Before the issue of a construction certificate, detailed plans must be prepared by a suitably qualified person and provided to the Certifier for approval as part of the construction certificate that are consistent with the plans and documentation approved under this consent.

Condition	
	The detailed plans must also show the following: a) How the fire safety of the existing and proposed building is to be brought into compliance with the performance requirements of the Building Code of Australia (BCA) for the purposes of addressing fire safety of the existing and proposed building under the required consideration of Section 64 of the EP&A Regulation 2021 and as detailed in the following documents: i. BCA Audit Report prepared by Steve Watson & Partners, Ref 2023/2904 R1.0, ii. BCA Compliance Statement for DA Submission prepared by Steve Watson & Partners, Ref 2023/2904 Dated 25 September 2025, and iii. Performance-based Design Brief Consultation submitted to Fire & Rescue NSW, Ref FSE240011 as modified by any comments from NSW Fire & Rescue. b) Compliance with the BCA for all new building works.
	Condition Reason: To ensure that detailed construction certificate plans are consistent with the approved plans and supporting documentation.
3	Design Commitments Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following and are in accordance with the approval conditions of other associated approvals: a. Separate application/s are required to be submitted pursuant to s68 Local Government Act. - Part B Water supply, sewerage and stormwater drainage work 1 Carry out water supply work 5 Carry out stormwater drainage work - Part C Management of waste 6 Operate a system of sewage management (within the meaning of section 68A)
	Condition Reason: To ensure work is carried out in accordance with the relevant requirements and the Local Government Act, 1993.
4	Payment of building and construction industry long service levy 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. 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>. Based on the supplied value (\$18,741,932.3) the current levy payable is \$46,854. (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 https://www.longservice.nsw.gov.au/bci/levy/paying-the-levy/where-to-pay-the-levy Condition Reason: To ensure the long service levy is paid.

Condition			
5	Payment of section 7.12 contributions		
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. 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). NOTE: Contribution amounts will be adjusted by Council each quarter. The current amount payable based			
Contribution Type		Proposed Cost of Development	Levy Payable (%)
Section 7.12 Contribution		\$18,741,932.33	1%
			\$187,419.32.
Condition Reason: To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development.			

BEFORE BUILDING WORKS COMMENCE

Condition	
6	Construction Certificate
	Prior to commencement of any building works for the proposed development a Construction Certificate must be obtained from a Registered Building Surveyor.
	Condition Reason: To ensure building works are approved prior to being undertaken in accordance with NSW Legislation.
7	Section 68 Approval
	Prior to commencement of any plumbing or drainage works including stormwater drainage an application is to be submitted to and approved by Council under Section 68 of the Local Government Act 1993 for these works.
	Condition Reason: To ensure works associated with plumbing and drainage are approved and inspected by Council as required by the Local Government Act 1993.
8	Appointment of Principal Certifier
	At least two (2) days prior to the commencement of building works a Principal Certifier is to be appointed in relation to the proposed building works and notice of that appointment is to be provided to Council.
	Condition Reason: Compliance with NSW Government legislation.
9	Construction Signage
	Prior to works commencing, the applicant shall ensure that a sign is erected on the work site in a prominent position at the front of the property showing:
	(a) The name, address and telephone number of the Principal Certifier (PC) for the work;
	(b) The name of the principal contractor for the building/demolition work and a telephone number on which that person may be contacted outside of working hours; and
	(c) That unauthorised entry to the work site is prohibited.

Condition	
	Such sign must be maintained on the site during the course of the building work and not be removed until the work has been completed.
	Condition Reason: Statutory condition imposed by EP&A Regulation, 2021.
10	Erosion and sediment controls in place
	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).
	Condition Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.
11	Damage to Public Assets
	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.
	Condition Reason: To establish and document the conditions of property and public land for comparison as building work progresses and is completed.
12	Existing Services
	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. - Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure; - Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of <i>Part 5E (Protection of Underground Electricity Power Lines)</i> of the <i>Electricity Supply Act 1995</i> (NSW); and - It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.
	Condition Reason: To ensure relevant utility service providers requirements can be met.
13	Avoid Services
	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.

1. DEVELOPMENT APPLICATION DA2024/72 ALTERATIONS AND ADDITIONS TO RURAL INDUSTRY WITH BOUNDARY ADJUSTMENT (Cont'd)

DURING BUILDING WORK

Condition	
14	Demolition Demolition shall be carried out in accordance with the applicable provisions of AS 2601 – 2001: The Demolition of Structures. Condition Reason: To ensure the demolition works are undertaken in an appropriate manner
15	Handling of Waste Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during demolition & construction works, the applicant and contractor shall ensure the appropriate regulatory authority (e.g. Environment Protection Authority, SafeWork NSW, Council, Fire & Rescue NSW etc) is notified and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority. NOTE: Such materials cannot be disposed of to landfill unless the particular facilities are licensed to receive that type and class of waste. Condition Reason: To ensure contamination of the environment is prevented.
16	Disposal of Waste All solid waste from demolition, construction and operation of the proposed development shall be assessed, classified and disposed of in accordance with the Department of Environment and Climate Change - Waste Classification Guidelines. Whilst recycling and reuse are preferable to landfill disposal, all disposal options must be undertaken as required under the Protection of the Environment Operations Regulation 2014. Condition Reason: To ensure waste is disposed of in an appropriate manner
17	Disposal of Waste Waste materials including soil arising from the development must be disposed of at an appropriately licensed waste facility. Condition Reason: To prevent possible environmental pollution.
18	Hours of work 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. NOTE: Any variation to the hours of work requires Council's approval. Condition Reason: To protect the amenity of the surrounding area.

Condition	
19	Section 138 Roads Act 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
20	Storage of materials & equipment No materials or equipment shall be stored upon Council property (ie footpath or carriageway). Condition reason: To prevent the obstruction of the public road.
21	Sanitary facilities Construction works shall be provided with adequate access to sanitary facilities onsite for the duration of building work on the development. Condition reason: To preserve public hygiene.
22	Site Rubbish A site rubbish container shall be provided on the site for the period of the construction works prior to commencement of any such work. Condition reason: Council requirement to prevent pollution of the environment by wind-blown litter.
23	Compliance with the Building Code of Australia Building work must be carried out in accordance with the requirements of the BCA. Condition reason: Prescribed condition - EP&A Regulation clause 69.
24	Procedure for critical stage inspections 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.
25	Implementation of the site management measures 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.
26	Responsibility for changes to public infrastructure 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). Condition reason: To ensure payment of approved changes to public infrastructure.

Condition	
27	Shoring and adequacy of adjoining property 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 — - Protect and support the building, structure or work from possible damage from the excavation, and - Where necessary, underpin the building, structure or work to prevent any such damage. 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. Condition reason: Prescribed condition - EP&A Regulation clause 74.
28	Uncovering relics or Aboriginal objects 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. In this condition: “relic” means any deposit, artefact, object or material evidence that: - relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and - is of State or local heritage significance; and 1. “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 Condition reason: To ensure the protection of objects of potential significance during works.
29	Cut and fill 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: - 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. - 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. Condition reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

Condition	
30	Ground Levels 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. Condition reason: To ensure runoff does not impact neighbouring properties and buildings.
31	Essential Energy All works must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. NOTE: If any design is altered, or works amended or where potential safety risks are encountered, it is recommended the work cease and Essential Energy be consulted for further comment. Condition reason: To ensure safe work practices near electricity.

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

Condition	
32	Subdivision Certificate An application for a Subdivision Certificate must be made via the NSW Planning Portal. The Subdivision Certificate fees, in accordance with Council's adopted schedule of fees and charges, must accompany such application. Council is to be requested to undertake a final inspection. NOTE: The application must address ALL those conditions of consent required to be complied with "Before the issue of a Subdivision Certificate" with a clear explanation of how that condition has been complied with, together with supplying ALL the relevant information/documents/certificate and/or plans that is required by that condition. Condition reason: Requirement of the Environmental Planning and Assessment Act.
33	Works-as-executed plans Before the issue of the relevant Subdivision 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: a) Electricity installation in location of proposed easement b) Any council assets. The developer of the land shall submit a report and works-as-executed (WAE) drawing/s of the works. The WAE drawings shall be prepared by a registered surveyor or chartered/registered professional Engineer. The WAE plan and report shall be submitted to and approved by Council prior to issue of a Subdivision Certificate. Any changes or deviation from the original design shall be pre-approved by Council and shall be accompanied by design certification indicating that the works/assets will meet the required performance standards for public infrastructure. NOTE: Subdivision Work as Executed Plans should locate all services installed, including council assets and other services installed. Condition reason:

	Condition
	To confirm the location of works once constructed that will require easements.
34	Preservation of survey marks Before the issue of a subdivision certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that: a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or 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. Condition reason: To protect the State's survey infrastructure.
35	Registration of Easements and Restriction to User (88B instrument) Any easements required for restriction as to use of land, drainage, sewer, water and electricity shall be approved by Council and registered on the title of the relevant lot(s) with Land and Property Information NSW in accordance with the Conveyancing Act 1919. Condition reason: To ensure the required instruments are registered with the plan.
36	Repair of infrastructure Before the issue of a Subdivision 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. NOTE: If the Council is not satisfied, the whole or part of any bond submitted will be used to cover the rectification work. Condition reason: To ensure any damage to public infrastructure is rectified.
37	Completion Requirements The foregoing conditions are to be completed at the full cost of the developer and to be completed prior to the issuing of the Subdivision Certificate, unless otherwise stated. Condition reason: To ensure all commitments and conditions are finalised prior to release of subdivision certificate.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

	Condition
38	Works-as-executed plans (drainage diagram) 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: c) All stormwater drainage systems and storage systems; d) The following matters that Council requires to be documented: 1. Work as executed plans as per s68 approval. The principal certifier must provide a copy of the plans to Council with the occupation certificate. Condition reason:

Condition	
	To confirm the location of works once constructed that will become council assets, and provide drainage diagram records.
39	Subdivision to be finalised
	Prior to the issue of an occupation certificate the subdivision is to be registered with new title issued.
	Condition reason: To avoid encroachment of lot boundaries.
40	Building to be upgraded
	Before the issue of an occupation certificate, ensure the fire safety upgrades and other works are completed such that the building is brought into conformity with the Performance Requirements of the Building Code of Australia (BCA) as detailed in the following documents: a) BCA Audit Report prepared by Steve Watson & Partners, Ref 2023/2904 R1.0, b) BCA Compliance Statement for DA Submission prepared by Steve Watson & Partners, Ref 2023/2904 Dated 25 September 2025, and c) Performance-based Design Brief Consultation submitted to Fire & Rescue NSW, Ref FSE240011 as modified by any comments from NSW Fire & Rescue.
	Condition Reason: To ensure that necessary fire safety upgrades are undertaken as required under Section 64 of the EP&A Regulation 2021.
41	Display of Fire Safety Schedule & Fire Safety Certificate/Statement
	For the purposes of sections 85, 89 and 91 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021, the required fire safety certificates, statements and schedule shall be displayed in a prominent location of the building.
	Condition Reason: Council requirement to facilitate ready access and compliance-checking by officers of Council and Fire and Rescue NSW.
42	Weighbridge Dockets
	Prior to issue of an Occupation Certificate the applicant shall provide Council with copies of all weighbridge or receipt dockets from the licensed waste disposal depot as evidence of appropriate waste disposal.
	Condition Reason: To ensure waste has been disposed of appropriately.
43	Completion of public utility services
	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.
	Before the issue of the occupation certificate, the certifier may request written confirmation from the relevant authority that the relevant services have been completed.
	Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.
44	Repair of infrastructure
	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.
	NOTE: If the Council is not satisfied, the whole or part of any bond submitted will be used to cover the rectification work.

Condition	
	Condition reason: To ensure any damage to public infrastructure is rectified.

OCCUPATION AND ONGOING USE

Condition	
45	Occupation Certificate Prior to occupation or use of the subject building an Occupation Certificate must be obtained from the appointed Principal Certifier. Condition reason: To ensure the health and safety of the building occupants are considered in accordance with NSW Legislation.

NOTATIONS:

1. It is the applicant's responsibility to ascertain whether the nature of the proposed demolition works necessitates the engagement of a demolition contractor licensed by Safework NSW.

2. Notwithstanding the issue of this approval under the Local Government Act, such works also constitute part of the erection of the building to which they relate. Pursuant to the Environmental Planning & Assessment Act, these plumbing and drainage works cannot commence until a development consent and its construction certificate or complying development certificate for the erection of that building, have first been issued.

3. The proposed building is required by the Building Code of Australia to provide disabled access however, notwithstanding, the applicant's attention is drawn to the owners' and employers' obligations under the NSW Anti-Discrimination Act and Federal Disability Discrimination Act whereby the design of the premises and workplace should not discriminate against disabled persons visiting and obtaining access to such premises. It should be noted that compliance with the BCA and the Premises Standards is not a defence against prosecution or the issue of a Rectification Order under the subject Acts in respect of all disability access issues.

Accordingly, Council recommends that the applicant and owner investigate their liability under such Acts.

4. The proposed building works must be designed and constructed in conformity with the applicable criteria under the BCA and the Disability (Access to Premises — Buildings) Standards 2010 of the DDA.

In particular, the developer must address the 'affected parts' of the existing building and submit with the Construction Certificate application, details of any upgrading to the existing building's 'affected parts' as required under the Disability (Access to Premises — Buildings) Standards 2010.

1. DEVELOPMENT APPLICATION DA2024/72 ALTERATIONS AND ADDITIONS TO RURAL INDUSTRY WITH BOUNDARY ADJUSTMENT (Cont'd)

Should it be proposed that the building not be provided with accessible features and facilities for people with a disability it will be necessary to demonstrate compliance with the Performance Requirements of the BCA and the Disability (Access to Premises — Buildings) Standards 2010 via a Performance Solution or alternatively via a detailed Access Exemption Request. Either document is to be prepared by a suitably qualified and experienced Access Consultant.

5. A list of fire safety measures must be submitted with the Construction Certificate application pursuant to section 9 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021. The Regulation prescribes that the information to be submitted must include:

2. A list of any existing fire safety measures provided in relation to the land or any existing building on the land; and
3. A list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

6. On completion of the erection of the subject building, the owner of the building is required to submit to the Principal Certifier (PC) a Fire Safety Certificate(s) with respect to each essential fire safety measure installed in association with the building - as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificate(s) must be submitted to the PC prior to occupation or use of the building.

Copies of the subject Fire Safety Certificate(s) must also be forwarded by the owner to Council (if not the appointed PC) and the Commissioner of Fire and Rescue NSW and displayed within the subject building in a prominent position.

7. The owner of the building is required to submit to Council at least once in each period of 12 months following the completion of the building an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the building. Copies of the subject Annual Fire Safety Statements must also be forwarded by the owner to the Commissioner of Fire and Rescue NSW and displayed within the subject building in a prominent position. In this regard Fire and Rescue NSW has requested that only electronic copies of the statement be forwarded to their dedicated email address, being afss@fire.nsw.gov.au

Essential Energy General Comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.

2025/575**The Chair called for a division of the planning matter.**

Those who voted for the motion were Crs Lambert, Davies, Hoey, Leak, Roberts, Bohm, Smith and Jones.

Cr Howe voted against the motion.

REPORTS TO COUNCIL – INFRASTRUCTURE AND ENGINEERING SERVICES**1. WORKS REPORT**

RESOLVED Crs Bohm/Roberts that the information be noted.

2025/576

2. PROPOSED TIMELINE – PUBLIC AMENITIES; MAIN STREET NARROMINE

RESOLVED Crs Bohm/Davies that Council:

1. Endorses Option 1 (Nymagee Street) as the preferred location for the proposed public amenities;
2. Places the proposed design on public exhibition for a period of 40 days; and
3. Receives a report at the March 2026 Council Meeting summarising public feedback and providing detailed costings.

2025/577

Cr Howe called for a division of the vote.

Those who voted for the motion were Crs Lambert, Davies, Hoey, Leak, Bohm, Smith and Jones.

Those who voted against the motion were Crs Roberts and Howe.

NOTICES OF MOTION

Jane Redden (General Manager) declared a pecuniary interest in item 1 – Notices of Motion Report being Section 7.11 Contributions, as she is a potential quarry operator.

Jane Redden (General Manager) left the meeting room at 7.00pm.

1. SECTION 7.11 CONTRIBUTIONS

It was moved Crs Howe/Smith;

1. That NSC release Levies (Council Shire Tax) paid by individual gravel pit operators for the last 5 years listed separately.
2. That Council itemise for the last 5 years where the monies have been spent.

The motion was put to the vote and LOST.

The Chair called for a division of the vote.

Those who voted for the motion were Crs Howe and Smith

Those who voted against the motion were Crs Lambert, Davies, Hoey, Leak, Roberts, Bohm and Jones.

Jane Redden (General Manager) returned to the meeting room at 7.09pm.

NOTICES OF MOTION (Cont'd)**2. TRANGIE TRANSFER STATION**

It was moved Crs Howe/Smith that NSC do an ongoing cost analysis on the running of a Trangie Transfer Station to the current Trangie waste facility.

The motion was put to the vote and LOST.

The Chair called for a division of the vote.

Those who voted for the motion were Crs Howe and Smith

Those who voted against the motion were Crs Bohm, Roberts, Leak, Hoey, Davies, Lambert and Jones.

3. DOLLY PARTON FESTIVAL

Cr Howe withdrew the motion.

4. MURRAY DARLING ASSOCIATION

It was moved Crs Howe/Smith that Council write to the Murray Darling Association requesting full information on their current position and activities as the proponent of an Incinerator project within the Shire.

It was noted the Murray Darling Association had never being a proponent of an incinerator project in the Shire.

Cr Howe subsequently withdrew the motion.

5. RECORDING OF COUNCIL MEETINGS

It was moved Crs Smith/Bohm that in the event of a power outage during a Council meeting (Ordinary or Extraordinary) Council;

- (a) Use an alternative source to continue to record the meeting and
- (b) Resume normal recording immediately after the power supply resumes

Cr Smith subsequently withdrew the motion.

RESOLVED Crs Hoey/Bohm that in the event of power outage we defer the Council Meeting.

2025/578

The Chair called for a division of the vote.

Those who voted for the motion were Crs Lambert, Davies, Hoey, Leak, Bohm, Smith, Howe and Jones

Cr Roberts voted against the motion.

CONFIDENTIAL MATTERS REPORT

Item from the Director Community and Economic Development: -

1. CRAIGIE LEA LANE INDUSTRIAL DEVELOPMENT

Item from the Mayor:-

2. GENERAL MANAGER'S PERFORMANCE AGREEMENT

RESOLVED Crs Bohm/Davies that Council moves into Closed Meeting to

- (a) consider the full report on Craigie Lea Lane Industrial Development in accordance with Section 10A(2)(c) of the Local Government Act 1993 as the report considers confidential information that would, if disclosed, confer a commercial advantage on a person with whom the Council proposes to conduct business. Disclosure of the confidential information would on balance be contrary to the public interest as it would prevent Council from achieving a 'best value for money' outcome for the community and;
- (b) consider the report on the General Manager's Performance Agreement in accordance with Section 10A(2)(a) of the Local Government Act 1993 as the report considers personnel information relating to the General Manager and is therefore not in the public interest to disclose.

2025/579

OPEN COUNCIL**Resolutions from Closed Meeting****Item from the Director Community and Economic Development: -****1. CRAIGIE LEA LANE INDUSTRIAL DEVELOPMENT****RESOLVED** Crs Lambert/Davies;

1. That Council undertake the actions as outlined in the summary of immediate actions table.
2. That a further report be tabled following the tendering process for the subdivision works that also considers the resolution from September 2025 (Resolution No 2025/516).

2025/580**Item from the Mayor:-****2. GENERAL MANAGER'S PERFORMANCE AGREEMENT****RESOLVED** Crs Bohm/Hoey that Council endorses the General Manager's Performance Agreement for the 12-month period to November 2026.**2025/581**

There being no further business the meeting closed at 7.39pm.

The Minutes (pages 1 to 25) 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 12 November 2025.

Chair