

DRAFT

MINUTES EXTRAORDINARY MEETING OF COUNCIL

held on

WEDNESDAY, 23 OCTOBER 2024

PRESENT

Councillors Ewen Jones (Mayor and Chair), Stacey Bohm (Deputy Mayor), Craig Davies (via Teams), Les Lambert, Lachlan Roberts, Adine Hoey, Peter Howe, Brian Leak, Judy Smith and 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.

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 put forward a request from Cr Davies to join the meeting via audio-visual link, due to the Extraordinary Meeting only being scheduled 2 weeks ago and his annual holiday had been planned prior to the meeting being scheduled.

RESOLVED Crs Lambert/Smith that Cr Davies request to join the meeting via audiovisual link be granted.

2024/181

DISCLOSURES OF INTERESTS

Cr Lachlan Roberts declared a Non-Pecuniary, Not Significant Interest in item 2 — Reports to Council Community and Economic Development — Modification to Development Application 2022/58.2 Use of Earthworks as a Motorbike Track at 151 Old Backwater Road, Narromine, as he is an acquaintance of the applicant.

Cr Judy Smith declared a Non- Pecuniary, Not Significant Interest in item 2 – Reports to Council Community and Economic Development – Modification to Development Application 2022/58.2 Use of Earthworks as a Motorbike Track at 151 Old Backwater Road, Narromine, as her husband is related to a neighbouring family.

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DISCLOSURES OF INTERESTS (Cont'd)

Cr Stacey Bohm declared a Non-Pecuniary, Not Significant Interest in item 2 – Reports to Council Community and Economic Development – Modification to Development Application 2022/58.2 Use of Earthworks as a Motorbike Track at 151 Old Backwater Road, Narromine, as the applicant is her hairdresser.

RESOLVED Crs Lambert/Hoey that the disclosures of interests be accepted.

2024/182

RESOLVED Crs Bohm/Howe that item 2 of the Community and Economic Development Report – Modification to Development Application 2022/58.2 use of Earthworks as a Motorbike Track at 151 Old Backwater Road, Narromine be brought forward.

2024/183

REPORTS TO COUNCIL - COMMUNITY AND ECONOMIC DEVELOPMENT

Cr Lachlan Roberts declared a Non-Pecuniary, Not Significant Interest in item 2 — Reports to Council Community and Economic Development – Modification to Development Application 2022/58.2 Use of Earthworks as a Motorbike Track at 151 Old Backwater Road, Narromine, as he is an acquaintance of the applicant.

Cr Judy Smith declared a Non-Pecuniary, Not Significant Interest in item 2 – Reports to Council Community and Economic Development – Modification to Development Application 2022/58.2 Use of Earthworks as a Motorbike Track at 151 Old Backwater Road, Narromine, as her husband is related to a neighbouring family.

Cr Stacey Bohm declared a Non-Pecuniary, Not Significant Interest in item 2 – Reports to Council Community and Economic Development – Modification to Development Application 2022/58.2 Use of Earthworks as a Motorbike Track at 151 Old Backwater Road, Narromine, as the applicant is her hairdresser.

1. MODIFICATION TO DEVELOPMENT APPLICATION 2022/58.2 USE OF EARTHWORKS AS A MOTORBIKE TRACK AT 151 OLD BACKWATER ROAD, NARROMINE

It was moved Crs Roberts/Bohm that Council resolve to maintain a time limited approval and modify conditions pursuant to s4.55(1A) in accordance with the modification summary below and subject to the conditions specified in Annexure A.

1. MODIFICATION SUMMARY

Condition 1 – updated to include the Statement of Environmental Effects prepared by Anthony Daintith Town Planning for the modification as an 'approved document'.

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Mayor		

Condition 2 – Update wording to reflect an extension to the time limit of the approval (limited to 10 years) and condition to ensure satisfactory operations for this time period.

Condition 4 – Update wording to specifically refer to 'no riding on Sundays and Public Holidays' and changing start time to 8am for Monday - Friday.

Condition 10 – Update wording to clarify earthworks are permitted to maintain the track in a safe riding condition and to address erosion and sedimentation control only.

2. ANNEXURE A

Approved Plans

GENERAL CONDITIONS

Condition

This consent relates to the **use of existing earthworks as a motorbike track** as illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, except as modified by the following conditions. The development shall be carried out in accordance with this consent:

Name of Plan	Author	Issue	Date
Statement of Environmental Effects	Anthony Daintith Town Planning	V 1.0	12/2022
Engineering Plans L Harding Racetrack	Duncan Priestley Civil Engineering	V1 – MP	15/05/2021
Conceptual Stormwater Management Plan	Calare Civil	Amendment A/02/2022	05/12/2022
Noise Assessment Motocross Track	Muller Acoustic Consulting	MAC211352- 03RP1V1	25/01/2023
Letter from Anthony Daintith		Ref: 2023-045	28 /04/2023
Statement of Environmental Effects DA2022/58 (Modification)	Anthony Daintith Town Planning	Vers 4.0	2 /07/2024

NOTES: Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act, or a fresh development application. No works, other than those approved under this consent, shall be carried out without the prior approval of Council.

Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.

NOTE: This condition was modified DA2022/58.2.

Condition Reason:

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Mc

Condition

2 | Time Limit to Approval

The use of the land for the approved purpose, being 'use of earthworks as a motorbike track', is limited to 10 years from the commencement of the operational period of the original consent, being **30 November 2033.** Following this date, rehabilitation of the site in accordance with condition 20 is to be completed within 12 months, by **30 November 2034**

Condition Reason: It allows for a limited time operation noting the potential for longer term land use conflicts and allows time for establishment of vegetation and better mitigation of dust and noise, to ensure the site is rehabilitated following the time-limited.

3 Ancillary to Residential Use

The use and operation of the track are an ancillary use to the residential occupation of the land. The use of the track is to reflect this ancillary nature, and users are limited to residents, family, and the resident's guests. There is to be no organised or publicised events, commercial or non profit activity, such as a training facility.

Condition Reason:

To limit the scale of use and ensure is ancillary to residential occupation of the land.

4 Limitations to Hours of Use

The ongoing use and operation of the track is limited to four (4) sessions per week of a maximum 2 hours each session, but no more than a cumulative total of 6 hours of sessions per week.

Within the above constraints, riding is to be undertaken only during the following hours:

	From	Го	Limit to Hours
Monday	8am	6pm	Max. 2hrs
Tuesday	8am	6pm	Max. 2hrs
Wednesday	8am	6pm	Max. 2hrs
Thursday	8am	6pm	Max. 2hrs
Friday	8am	6pm	Max. 2hrs
Saturday	10am	5pm	Max. 2hrs
School Holidays (M Fri)	on to 10am	6pm	Max. 2hrs

No riding on public holidays / No riding on Sundays

NOTE: This condition was modified DA2022/58.2.

Condition Reason:

To limit noise impacts and protect the amenity of neighbouring residents. To clarify the days and times riding may occur.

5 Limit to number of Riders

The typical ongoing use and operation of the track is limited to three (3) motorcycles at any one time. However, an additional fourth motorcycle, of a smaller engine capacity is permitted, to include a child rider (16 years and under) only.

Condition Reason:

..... Mayor

To limit noise impacts and clarify the number of motorbikes permitted to ride at any one time.

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EXTRAORDINARY MEETING MINUTES

23 OCTOBER 2024

Condition

6 Operation requirements

When the track is in operation, motorcycles are not to be ridden elsewhere on the subject site.

Condition Reason:

To limit noise impacts.

PRIOR TO COMMENCING WORK

Condition

7 Stormwater Management Plan

Track details will need to be redesigned to the satisfaction of Council in order to maintain the function of the landscaped visual screen and to ensure stormwater is managed consistent with the conceptual Stormwater Management Plan without impacting adjoining land or the effectiveness of the landscaped visual screen. These measures include a 3 metre wide grassed sediment control buffer, as described in the Stormwater Management Plan.

Condition Reason:

To ensure suitable stormwater management controls are in place and to ensure no substance other than rainwater enters the stormwater system and waterways.

8 Landscaping Plan

A Landscaping Plan is to be submitted to Council and approved prior to commencing any works. Landscaping is to be provided along the eastern, northern and western sides of the track, consistent with a landscaping plan to the satisfaction of Council.

The landscaping is to be a minimum of 3 metres wide and be comprised of a mix of ground covers, shrubs and trees, including trees with a minimum mature height of 4 metres. The landscaping scheme shall be designed to provide a visual screen from Old Backwater Road and adjacent properties. The species used shall be native endemic species chosen to complement the biodiversity values of the remnant bushland along Old Backwater Road. The Plan is to include a watering system and maintenance schedule for plants. All landscaping required by the Plan must be of varied specimen (size/age). Screening landscaping is to be provided with mulch (min 100mm depth).

(Note: The provision of an effective landscaping screen may require the relocation of the track in locations adjacent to Old Backwater Road and the western property boundary).

Condition Reason:

..... Mayor

To ensure a landscaping solution is implemented to address amenity, dust mitigation and sedimentation matters, with consideration to biodiversity.

PRIOR TO OPERATION

Condition

9 Track condition

The track is to be groomed prior to its initial use for riding to provide safe riding condition.

Condition reason:

To define the extent of ongoing works to be undertaken on the track.

10 Future Earthworks

Any earthworks intended for reconfiguration to cater for changes in rider ability are subject to separate approval. The track is required to be maintained in a safe and stable riding condition. Batters are to be maintained to prevent erosion and sedimentation.

NOTE 1: This condition was modified DA2022/58.2.

Condition Reason: To ensure permitted earthworks on the track are limited to maintenance for rider safety and erosion repair/prevention only.

11 Implementation of stormwater and erosion control measures

Before the operation or use of the track Narromine Shire Council must be satisfied the stormwater/erosion and sediment control measures are in place and stable, in accordance with the approved Stormwater Management Plan.

(Note: This should be confirmed through site inspection and written advice).

Condition Reason:

To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

12 Implementation of landscaping plan

Prior the operation or use of the track the approved Landscaping Plan is required to be implemented to the satisfaction of Narromine Shire Council.

(Note: This should be confirmed through site inspection and written advice from Council).

Condition Reason:

To ensure landscaping measures are implemented appropriately.

13 Signage

A sign is to be placed at the frontage to the property as notification to deter unauthorised access or use of the track consistent to the conditions of consent. Signage is to indicate the track is not for public use or viewing purposes. The sign shall not be larger than one metre long and 300mm high.

Condition Reason:

..... Mayor

To use signage as a deterrent for unauthorised use and access.

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OCCUPATION & ONGOING USE

Condition
Landscaping
The planting associated with the landscape screen outlined in the approved Landscape Plan must be maintained and watered. Replacement of plant stock shall occur when necessary to ensure the landscaping continues to act as an effective visual buffer. Following any maintenance activities causing ground disturbance, the occupant must restore the ground cover of the site as soon as practicable using suitable species. Condition reason: To protect the amenity of the surrounding area and ensure landscaping measures are maintained.
Erosion and Sediment Control
Grass and/or other vegetative ground cover shall be provided to those parts of the facility not used as track by motorcycles, in accordance with the approved Stormwater Management Plan. The ground cover shall be sufficient to prevent erosion and assist in sediment control. Irrigation/water shall be provided so that the ground cover is effective year round. Condition reason: To minimise exposed ground surfaces and potential for erosion and sedimentation.
Sediment pond maintenance Sediment controls are to be implemented consistent with the submitted Stormwater Management Plan. Sediment shall be removed from the ponds within the facility at periodic intervals to ensure their function as a sedimentation basin and manager of peak stormwater flows is not diminished. Condition reason: To ensure function of the stormwater management measures are maintained.
Dust management
The operation of the track is to be managed to reduce dust creation and emission causing nuisance to neighbouring residents. Management measures described in the Stormwater Management Plan are to be implemented to ensure watering of the track for dust mitigation. Condition reason: To minimise impacts to amenity from raised dust.
Motorcycle noise management
All motorcycles are to comply with the standards of the Manual of Motorcycle Sport 2023 (or later) Appendix C Sound emissions for Motocross (Motorcycling Australia). Riders should, as far as practical, minimise the noise produced by their bikes by riding them in a reasonable manner and ensuring exhaust systems are properly maintained. Condition reason: To limit potential noise emissions from vehicles.
Intrusiveness noise levels
Intrusiveness noise levels at any external receiver are not to exceed those predicted in the submitted Noise Assessment. (Note: The applicant should be aware that motorbike noise at any time of the day can potentially be intrusive and affect amenity of neighbours. Riders should be made aware that noise can travel long distances, particularly when a bike is within sight of a neighbours' residence. It is the resident's responsibility to avoid offensive noise emissions.)

	Condition
	Condition reason: To ensure the track operates within the parameters of the approved acoustic study.
20	Final site rehabilitation At the cessation of use the land disturbed for the bike track is to be suitably rehabilitated and maintained in a safe and stable condition in a manner consistent with the surrounding landscape and zoning.
	Condition reason: To ensure the land is returned to suitable use after the track is no longer in use.

RESOLVED Crs Smith/Bohm that Council move into Committee of the Whole to enable full discussion of the matter.

2024/184

RESOLVED Crs Lambert/Roberts that Council move out of Committee of the Whole.

2024/185

An amendment was moved by Crs Howe/Davies that there be a review after the first 5 years, and then a further review 5 years from then.

The Director Community and Economic Development advised that they can't put forward a lawful consent with the amendment that has been put forward.

The General Manager then advised that the review period would have to be a time limit for the determination and therefore the amendment could not be implemented.

An amendment was moved by Crs Bohm/Lambert that Council resolve to maintain a time limited approval and modify conditions pursuant to s4.55(1A) in accordance with the modification summary below and subject to the conditions specified in Annexure A.

1. MODIFICATION SUMMARY

Condition 1 – updated to include the Statement of Environmental Effects prepared by Anthony Daintith Town Planning for the modification as an 'approved document'.

Condition 2 – Update wording to reflect an extension to the time limit of the approval (limited to 10 years) and condition to ensure satisfactory operations for this time period.

Condition 4 – Update wording to specifically refer to 'no riding on Sundays and Public Holidays' and changing the times to ride from 9am – 11am and from 3pm – 6pm for Monday - Saturday.

Condition 10 – Update wording to clarify earthworks are permitted to maintain the track in a safe riding condition and to address erosion and sedimentation control only.

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	Mayor

2. ANNEXURE A

GENERAL CONDITIONS

Condition

Approved Plans

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NOTES: Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act, or a fresh development application. No works, other than those approved under this consent, shall be carried out without the prior approval of Council.

Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.

NOTE: This condition was modified DA2022/58.2.

Condition Reason:

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2 | Time Limit to Approval

..... Mayor

The use of the land for the approved purpose, being 'use of earthworks as a motorbike track', is limited to 10 years from the commencement of the operational period of the original consent, being **30 November 2033**. Following this date, rehabilitation of the site in accordance with condition 20 is to be completed within 12 months, by **30 November 2034**.

Condition Reason: It allows for a limited time operation noting the potential for longer term land use conflicts and allows time for establishment of vegetation and better mitigation of dust and noise, to ensure the site is rehabilitated following the time-limited.

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Condition

3 | Ancillary to Residential Use

The use and operation of the track are an ancillary use to the residential occupation of the land. The use of the track is to reflect this ancillary nature, and users are limited to residents, family, and the resident's guests. There is to be no organised or publicised events, commercial or non profit activity, such as a training facility.

Condition Reason:

To limit the scale of use and ensure is ancillary to residential occupation of the land.

4 Limitations to Hours of Use

The ongoing use and operation of the track is limited to four (4) sessions per week of a maximum 2 hours each session, but no more than a cumulative total of 6 hours of sessions per week.

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	3pm	6pm	
Tuesday	9am	11am	Max. 2hrs
	3pm	6pm	
Wednesday	9am	11am	Max. 2hrs
	3pm	6pm	
Thursday	9am	11am	Max. 2hrs
	3pm	6pm	
Friday	9am	11am	Max. 2hrs
	3pm	6pm	
Saturday	9am	11am	Max. 2hrs
	3pm	6pm	
School Holidays (Mon to	10am	6pm	Max. 2hrs
Fri)			

No riding on public holidays / No riding on Sundays

NOTE: This condition was modified DA2022/58.2.

Condition Reason: Allowing them to ride to the conditions and mitigate dust.

5 Limit to number of Riders

The typical ongoing use and operation of the track is limited to three (3) motorcycles at any one time. However, an additional fourth motorcycle, of a smaller engine capacity is permitted, to include a child rider (16 years and under) only.

Condition Reason:

To limit noise impacts and clarify the number of motorbikes permitted to ride at any one time.

6 Operation requirements

When the track is in operation, motorcycles are not to be ridden elsewhere on the subject site.

Condition Reason:

To limit noise impacts.

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PRIOR TO COMMENCING WORK

Condition

Stormwater Management Plan

Track details will need to be redesigned to the satisfaction of Council in order to maintain the function of the landscaped visual screen and to ensure stormwater is managed consistent with the conceptual Stormwater Management Plan without impacting adjoining land or the effectiveness of the landscaped visual screen. These measures include a 3 metre wide grassed sediment control buffer, as described in the Stormwater Management Plan.

Condition Reason:

To ensure suitable stormwater management controls are in place and to ensure no substance other than rainwater enters the stormwater system and waterways.

8 Landscaping Plan

A Landscaping Plan is to be submitted to Council and approved prior to commencing any works. Landscaping is to be provided along the eastern, northern and western sides of the track, consistent with a landscaping plan to the satisfaction of Council.

The landscaping is to be a minimum of 3 metres wide and be comprised of a mix of ground covers, shrubs and trees, including trees with a minimum mature height of 4 metres. The landscaping scheme shall be designed to provide a visual screen from Old Backwater Road and adjacent properties. The species used shall be native endemic species chosen to complement the biodiversity values of the remnant bushland along Old Backwater Road. The Plan is to include a watering system and maintenance schedule for plants. All landscaping required by the Plan must be of varied specimen (size/age). Screening landscaping is to be provided with mulch (min 100mm depth).

(Note: The provision of an effective landscaping screen may require the relocation of the track in locations adjacent to Old Backwater Road and the western property boundary).

Condition Reason:

To ensure a landscaping solution is implemented to address amenity, dust mitigation and sedimentation matters, with consideration to biodiversity.

PRIOR TO OPERATION

Condition

7 Track condition

The track is to be groomed prior to its initial use for riding to provide safe riding condition.

Condition reason:

To define the extent of ongoing works to be undertaken on the track.

10 Future Earthworks

Any earthworks intended for reconfiguration to cater for changes in rider ability are subject to separate approval. The track is required to be maintained in a safe and stable riding condition. Batters are to be maintained to prevent erosion and sedimentation.

NOTE 1: This condition was modified DA2022/58.2.

Condition Reason: To ensure permitted earthworks on the track are limited to maintenance for rider safety and erosion repair/prevention only.

11 Implementation of stormwater and erosion control measures

Before the operation or use of the track Narromine Shire Council must be satisfied the stormwater/erosion and sediment control measures are in place and stable, in accordance with the approved Stormwater Management Plan.

(Note: This should be confirmed through site inspection and written advice).

Condition Reason:

To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

12 Implementation of landscaping plan

Prior the operation or use of the track the approved Landscaping Plan is required to be implemented to the satisfaction of Narromine Shire Council.

(Note: This should be confirmed through site inspection and written advice from Council).

Condition Reason:

To ensure landscaping measures are implemented appropriately.

13 Signage

A sign is to be placed at the frontage to the property as notification to deter unauthorised access or use of the track consistent to the conditions of consent. Signage is to indicate the track is not for public use or viewing purposes. The sign shall not be larger than one metre long and 300mm high.

Condition Reason:

..... Mayor

To use signage as a deterrent for unauthorised use and access.

OCCUPATION & ONGOING USE

	Condition
14	Landscaping
	The planting associated with the landscape screen outlined in the approved Landscape Plan must be maintained and watered. Replacement of plant stock shall occur when necessary to ensure the landscaping continues to act as an effective visual buffer. Following any maintenance activities causing ground disturbance, the occupant must restore the ground cover of the site as soon as practicable using suitable species. Condition reason: To protect the amenity of the surrounding area and ensure landscaping measures are maintained.
15	Erosion and Sediment Control
	Grass and/or other vegetative ground cover shall be provided to those parts of the facility not used as track by motorcycles, in accordance with the approved Stormwater Management Plan. The ground cover shall be sufficient to prevent erosion and assist in sediment control. Irrigation/water shall be provided so that the ground cover is effective year round. Condition reason: To minimise exposed ground surfaces and potential for erosion and sedimentation.
16	Sediment pond maintenance Sediment controls are to be implemented consistent with the submitted Stormwater Management Plan. Sediment shall be removed from the ponds within the facility at periodic intervals to ensure their function as a sedimentation basin and manager of peak stormwater flows is not diminished. Condition reason: To ensure function of the stormwater management measures are maintained.
17	Dust management
.,	The operation of the track is to be managed to reduce dust creation and emission causing nuisance to neighbouring residents. Management measures described in the Stormwater Management Plan are to be implemented to ensure watering of the track for dust mitigation. Condition reason: To minimise impacts to amenity from raised dust.
18	Motorcycle noise management
	All motorcycles are to comply with the standards of the Manual of Motorcycle Sport 2023 (or later) Appendix C Sound emissions for Motocross (Motorcycling Australia). Riders should, as far as practical, minimise the noise produced by their bikes by riding them in a reasonable manner and ensuring exhaust systems are properly maintained. Condition reason: To limit potential noise emissions from vehicles.
19	Intrusiveness noise levels
	Intrusiveness noise levels at any external receiver are not to exceed those predicted in the submitted Noise Assessment. (Note: The applicant should be aware that motorbike noise at any time of the day can potentially be intrusive and affect amenity of neighbours. Riders should be made aware that noise can travel long distances, particularly when a bike is within sight of a neighbours' residence. It is the resident's responsibility to avoid offensive noise emissions.)

	Condition
	Condition reason: To ensure the track operates within the parameters of the approved acoustic study.
20	Final site rehabilitation
	At the cessation of use the land disturbed for the bike track is to be suitably rehabilitated and maintained in a safe and stable condition in a manner consistent with the surrounding landscape and zoning.
	Condition reason: To ensure the land is returned to suitable use after the track is no longer in use.

The amendment was put to the vote and LOST.

A division on the planning matter was called.

In favour of the motion was Crs Bohm and Lambert

Against the motion was Crs Roberts, Davies, Howe, Leak, Smith, Hoey, Jones.

The motion was put to the vote and LOST.

A division on the planning matter was called.

In favour of the motion was Crs Bohm, Roberts and Lambert

Against the motion was Crs Davies, Howe, Leak, Smith, Hoey, Jones.

It was moved by Crs Lambert/Davies that Council resolve to maintain a time limited approval and modify conditions pursuant to s4.55(1A) in accordance with the modification summary below and subject to the conditions specified in Annexure A.

1. MODIFICATION SUMMARY

Condition 1 – updated to include the Statement of Environmental Effects prepared by Anthony Daintith Town Planning for the modification as an 'approved document'.

Condition 2 – Update wording to reflect an extension to the time limit of the approval (limited to 5 years) and condition to ensure satisfactory operations for this time period.

Condition 4 – Update wording to specifically refer to 'no riding on Sundays and Public Holidays'.

Condition 10 – Update wording to clarify earthworks are permitted to maintain the track in a safe riding condition and to address erosion and sedimentation control only.

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2. ANNEXURE A

GENERAL CONDITIONS

Condition

1 | Approved Plans

This consent relates to the **use of existing earthworks as a motorbike track** as illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, except as modified by the following conditions. The development shall be carried out in accordance with this consent:

Name of Plan	Author	Issue	Date
Statement of Environmental Effects	Anthony Daintith Town Planning	V 1.0	12/2022
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Conceptual Stormwater Management Plan	Calare Civil	Amendment A/02/2022	05/12/2022
Noise Assessment Motocross Track	Muller Acoustic Consulting	MAC211352- 03RP1V1	25/01/2023
Letter from Anthony Daintith		Ref: 2023-045	28 /04/2023
Statement of Environmental Effects DA2022/58 (Modification)	Anthony Daintith Town Planning	Vers 4.0	2 /07/2024

NOTES: Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act, or a fresh development application. No works, other than those approved under this consent, shall be carried out without the prior approval of Council.

Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.

NOTE: This condition was modified DA2022/58.2.

Condition Reason:

..... Mayor

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

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Condition

2 | Time Limit to Approval

The period the track can be used is limited to 5 years from the date of compliance with all relevant conditions required prior to commencement and confirmed by Narromine Shire Council. At the end of this operational period, the rehabilitation period is to commence.

Prior to the use of the track extending into the second annual period the following is required:

- a) Landscaping is to be improved to the satisfaction of Council staff. A watering system is to be installed and the applicant is to replace any plants that have not survived the initial landscaping effort. Further inspection is required to ensure compliance with condition 14.
- b) Dust mitigation measures are to be improved. The dust suppression /track watering system is to be upgraded to ensure compliance with condition 17. Dust is required to be suppressed with use of a water truck, parts of the track that cannot be accessed by water truck are to have sprinkler system installed to suppress dust. As per the approved Stormwater Management Plan, all disturbed areas not part of the riding line is to be revegetated with Kikuyu or similar to a minimum vegetation height of 50mm.
- c) Grass and vegetative ground cover are to be established to reduce exposed surfaces and control dust and erosion. As per the approved Statement of Environmental Effects, sowing of natural grasses around the track is required. To ensure compliance with condition 15, an irrigation/watering system is to be provided.

NOTE 1: This condition was modified DA2022/58.2.

NOTE 2: An inspection is to be requested by Council staff to confirm satisfactory implementation.

NOTE 3: The first annual (operational) period ends 30 November 2024.

Condition Reason: To ensure the track is operating in a satisfactory manner consistent with the conditions of consent. To ensure landscaping is maintained for the protection of the amenity of the area during the track operation. To minimise dust causing impact to amenity. To clarify the consent is a time limited approval to reduce the long-term land use conflict issues.

3 | Ancillary to Residential Use

The use and operation of the track are an ancillary use to the residential occupation of the land. The use of the track is to reflect this ancillary nature, and users are limited to residents, family, and the resident's guests. There is to be no organised or publicised events, commercial or non profit activity, such as a training facility.

Condition Reason:

..... Mayor

To limit the scale of use and ensure is ancillary to residential occupation of the land.

Condition

4 Limitations to Hours of Use

The ongoing use and operation of the track is limited to **four (4) sessions per week of a maximum 2 hours each session**, but no more than a cumulative total **of 6 hours of sessions per week**.

Within the above constraints, riding is to be undertaken only during the following hours:

	From	То	Limit to Hours
Monday	3pm	6pm	Max. 2hrs
Tuesday	3pm	6pm	Max. 2hrs
Wednesday	3pm	6pm	Max. 2hrs
Thursday	3pm	6pm	Max. 2hrs
Friday	3pm	6pm	Max. 2hrs
Saturday	10am	5pm	Max. 2hrs
School Holidays (Mon to Fri)	10am	6pm	Max. 2hrs

No riding on public holidays / No riding on Sundays

NOTE: This condition was modified DA2022/58.2.

Condition Reason:

To limit noise impacts and protect the amenity of neighbouring residents. To clarify the days and times riding may occur.

5 Limit to number of Riders

The typical ongoing use and operation of the track is limited to three (3) motorcycles at any one time. However, an additional fourth motorcycle, of a smaller engine capacity is permitted, to include a child rider (16 years and under) only.

Condition Reason:

To limit noise impacts and clarify the number of motorbikes permitted to ride at any one time.

6 Operation requirements

When the track is in operation, motorcycles are not to be ridden elsewhere on the subject site.

Condition Reason:

To limit noise impacts.

PRIOR TO COMMENCING WORK

Condition

7 Stormwater Management Plan

Track details will need to be redesigned to the satisfaction of Council in order to maintain the function of the landscaped visual screen and to ensure stormwater is managed consistent with the conceptual Stormwater Management Plan without impacting adjoining land or the effectiveness of the landscaped visual screen. These measures include a 3 metre wide grassed sediment control buffer, as described in the Stormwater Management Plan.

Condition Reason:

To ensure suitable stormwater management controls are in place and to ensure no substance other than rainwater enters the stormwater system and waterways.

8 Landscaping Plan

A Landscaping Plan is to be submitted to Council and approved prior to commencing any works. Landscaping is to be provided along the eastern, northern and western sides of the track, consistent with a landscaping plan to the satisfaction of Council.

The landscaping is to be a minimum of 3 metres wide and be comprised of a mix of ground covers, shrubs and trees, including trees with a minimum mature height of 4 metres. The landscaping scheme shall be designed to provide a visual screen from Old Backwater Road and adjacent properties. The species used shall be native endemic species chosen to complement the biodiversity values of the remnant bushland along Old Backwater Road. The Plan is to include a watering system and maintenance schedule for plants. All landscaping required by the Plan must be of varied specimen (size/age). Screening landscaping is to be provided with mulch (min 100mm depth).

(Note: The provision of an effective landscaping screen may require the relocation of the track in locations adjacent to Old Backwater Road and the western property boundary).

Condition Reason:

To ensure a landscaping solution is implemented to address amenity, dust mitigation and sedimentation matters, with consideration to biodiversity.

PRIOR TO OPERATION

P Track condition The track is to be groomed prior to its initial use for riding to provide safe riding condition. Condition reason: To define the extent of ongoing works to be undertaken on the track.

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Condition

10 Future Earthworks

Any earthworks intended for reconfiguration to cater for changes in rider ability are subject to separate approval. The track is required to be maintained in a safe and stable riding condition. Batters are to be maintained to prevent erosion and sedimentation.

NOTE 1: This condition was modified DA2022/58.2.

Condition Reason: To ensure permitted earthworks on the track are limited to maintenance for rider safety and erosion repair/prevention only.

11 Implementation of stormwater and erosion control measures

Before the operation or use of the track Narromine Shire Council must be satisfied the stormwater/erosion and sediment control measures are in place and stable, in accordance with the approved Stormwater Management Plan.

(Note: This should be confirmed through site inspection and written advice).

Condition Reason:

To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

12 Implementation of landscaping plan

Prior the operation or use of the track the approved Landscaping Plan is required to be implemented to the satisfaction of Narromine Shire Council.

(Note: This should be confirmed through site inspection and written advice from Council).

Condition Reason:

To ensure landscaping measures are implemented appropriately.

13 Signage

A sign is to be placed at the frontage to the property as notification to deter unauthorised access or use of the track consistent to the conditions of consent. Signage is to indicate the track is not for public use or viewing purposes. The sign shall not be larger than one metre long and 300mm high.

Condition Reason:

To use signage as a deterrent for unauthorised use and access.

OCCUPATION & ONGOING USE

The planting associated with the landscape screen outlined in the approved Landscape Plan must be maintained and watered. Replacement of plant stock shall occur when necessary to ensure the landscaping continues to act as an effective visual buffer. Following any maintenance activities causing ground disturbance, the occupant must restore the ground cover of the site as soon as practicable using suitable species. Condition reason: To protect the amenity of the surrounding area and ensure landscaping measures are maintained.

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Mayo		Mayor
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	Condition
15	Condition Erosion and Sediment Control
16	Grass and/or other vegetative ground cover shall be provided to those parts of the facility not used as track by motorcycles, in accordance with the approved Stormwater Management Plan. The ground cover shall be sufficient to prevent erosion and assist in sediment control. Irrigation/water shall be provided so that the ground cover is effective year round. Condition reason: To minimise exposed ground surfaces and potential for erosion and sedimentation. Sediment pond maintenance Sediment controls are to be implemented consistent with the submitted Stormwater Management Plan. Sediment shall be removed from the ponds within the facility at
	periodic intervals to ensure their function as a sedimentation basin and manager of peak stormwater flows is not diminished. Condition reason: To ensure function of the stormwater management measures are maintained.
17	Dust management
	The operation of the track is to be managed to reduce dust creation and emission causing nuisance to neighbouring residents. Management measures described in the Stormwater Management Plan are to be implemented to ensure watering of the track for dust mitigation.
	Condition reason:
	To minimise impacts to amenity from raised dust.
18	Motorcycle noise management All motorcycles are to comply with the standards of the Manual of Motorcycle Sport 2023 (or later) Appendix C Sound emissions for Motocross (Motorcycling Australia). Riders should, as far as practical, minimise the noise produced by their bikes by riding them in a reasonable manner and ensuring exhaust systems are properly maintained. Condition reason: To limit potential noise emissions from vehicles.
19	Intrusiveness noise levels
	Intrusiveness noise levels at any external receiver are not to exceed those predicted in the submitted Noise Assessment. (Note: The applicant should be aware that motorbike noise at any time of the day can potentially be intrusive and affect amenity of neighbours. Riders should be made aware that noise can travel long distances, particularly when a bike is within sight of a neighbours' residence. It is the resident's responsibility to avoid offensive noise emissions.)
	Condition reason:
20	To ensure the track operates within the parameters of the approved acoustic study. Final site rehabilitation
20	At the cessation of use the land disturbed for the bike track is to be suitably rehabilitated and maintained in a safe and stable condition in a manner consistent with the surrounding landscape and zoning. Condition reason:
	To ensure the land is returned to suitable use after the track is no longer in use.

The motion was put to the vote and CARRIED.

2024/186

A division on the planning matter was called.

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

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REPORTS TO COUNCIL - GENERAL MANAGER

1. APPOINTMENT OF COMMITTEES, STATUTORY COMMITTEES AND APPOINTMENT OF DELEGATES AND RESPRESENTATIVES OF COUNCIL

Statutory Committees

1. Local Emergency Management Committee

RESOLVED Crs Lambert/Hoey that Council endorse the updated Charter for the Local Emergency Management Committee, noting that no Councillor delegate is required.

2024/187

2. Rural Fire Service Liaison Committee

RESOLVED Crs Lambert/Bohm that Council endorse the updated Charter for the Rural Fire Service Liaison Committee and appoint Cr Hoey and Cr Leak as Council's Delegates and Cr Roberts as an Alternate Delegate to the committee.

2024/188

3. Local Traffic Committee

RESOLVED Crs Lambert/Smith that Council adopt the Charter for the Local Traffic Committee and appoint Cr Jones as Council's Delegate, and Cr Lambert as an Alternate Delegate to the Committee.

2024/189

4. General Manager's Performance Review Panel

RESOLVED Crs Bohm/Lambert that in accordance with the Office of Local Government's Guidelines for the Appointment and Oversight of General Managers:

- (a) The whole process of performance management of the General Manager including conducting performance reviews; reporting the findings and recommendations of the reviews to Council and development of the performance agreement be delegated to the performance review panel; comprising of the Mayor, the Deputy Mayor, one Councillor appointed by Council and one Councillor nominated by the General Manager.
- (b) That Council appoint one Councillor to form part of the General Manager's Review Panel.

2024/190

Cr Davies and Cr Smith were nominated.

Following a show of hands vote it was determined that Cr Smith be appointed as Council's delegate on the General Manager's Performance Review Panel.

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1. APPOINTMENT OF COMMITTEES, STATUTORY COMMITTEES AND APPOINTMENT OF DELEGATES AND RESPRESENTATIVES OF COUNCIL (Conf'd)

Appointment of Committees - under Section 355(b)

(of which not all members are Councillors)

1. Narromine Australia Day Committee

RESOLVED Crs Lambert/Bohm that Council adopt the Charter for the Narromine Australia Day Committee and appoint Cr Lambert and Cr Bohm as Council's Delegates to the committee.

2024/191

2. Narromine Showground and Racecourse Advisory Committee

RESOLVED Crs Lambert/Roberts that Council adopt the Charter for the Narromine Showground and Racecourse Advisory Committee and appoint Cr Roberts and Cr Smith as Council's Delegates to the committee.

2024/192

3. Narromine Aerodrome Committee

RESOLVED Crs Lambert/Roberts that Council adopt the Charter for the Narromine Aerodrome Committee and appoint Cr Jones and Cr Bohm as Council's Delegates to the committee.

2024/193

4. Trangie Showground and Racecourse Advisory Committee

RESOLVED Crs Lambert/Hoey that Council adopt the Charter for the Trangie Showground and Racecourse Advisory Committee and appoint two Councillor Delegates to the committee.

Cr Lambert nominated Crs Davies and Hoey

Cr Bohm nominated Cr Howe

Cr Hoey relinquished her nomination.

Cr Davies and Cr Howe to be the delegates.

2024/194

5. Tomingley Advancement Association Committee

RESOLVED Crs Lambert/Bohm that Council adopt the Charter for the Tomingley Advancement Association Committee and appoint Cr Lambert as Council's Delegate and Cr Smith as an Alternate Delegate to the committee.

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1. APPOINTMENT OF COMMITTEES, STATUTORY COMMITTEES AND APPOINTMENT OF DELEGATES AND RESPRESENTATIVES OF COUNCIL

6. Narromine Floodplain Management Committee

RESOLVED Crs Lambert/Bohm that Council adopt the updated Charter for the Narromine Floodplain Management Committee and appoint Cr Davies and Cr Roberts as Council's Delegates to the committee.

2024/196

7. Economic Development Group Committee

RESOLVED Crs Lambert/Roberts that Council adopt the Charter for the Economic Development Group Committee and appoint Cr Roberts, Cr Leak and Cr Lambert as Council's Delegates to the committee.

2024/197

Representatives of Council to External Committees

1. Orana Crime Prevention Partnership

RESOLVED Crs Bohm/Lambert that Council appoint the Mayor and General Manager (or nominee) to the Orana Crime Prevention Partnership.

2024/198

2. Trangie Action Group Incorporated

RESOLVED Crs Hoey/Lambert that Council appoint two Councillors as representatives to the Trangie Action Group. Howe/Hoey/Davies

Cr Bohm nominated Cr Howe Cr Smith nominated Cr Hoey Cr Hoey nominated Cr Davies

Following a vote, Cr Hoey relinquished her nomination.

Cr Howe and Cr Davies to be the delegates.

2024/199

3. Bushfire Management Committee

RESOLVED Crs Lambert/Bohm that Council appoint Cr Leak and the Director Infrastructure and Engineering Services as representatives to the Bushfire Management Committee.

2024/200

4. Macquarie and Lachlan Valleys Weeds Committee

RESOLVED Crs Lambert/ Howe that Council appoint Cr Howe and Cr Davies as representatives to the Macquarie and Lachlan Valleys Weeds Committee.

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1. APPOINTMENT OF COMMITTEES, STATUTORY COMMITTEES AND APPOINTMENT OF DELEGATES AND RESPRESENTATIVES OF COUNCIL (Conf'd)

5. Narromine Aviation Museum

RESOLVED Crs Lambert/Smith that Council appoint Cr Bohm and Cr Lambert as representatives to the Narromine Aviation Museum Committee.

2024/202

6. Macquarie Flood Mitigation Zone (MFMZ) Reference Group

RESOLVED Crs Lambert/Bohm that Council appoint Cr Davies as a representative to the Macquarie Flood Mitigation Zone (MFMZ) Reference group.

2024/203

7. Tomingley Gold Operations (TGO) Project Community Consultative Committee

RESOLVED Crs Lambert/Smith that Council appoint Cr Lambert as a representative and Cr Smith as alternate representative to the Tomingley Gold Operations (TGO) Community Consultative Committee.

2024/204

8. Tomingley Gold Operations (TGO) Community Fund

RESOLVED Crs Lambert/Bohm that Council appoint Cr Bohm and Cr Lambert as representatives and Cr Hoey as alternate representative to the Tomingley Gold Operations (TGO) Community Fund.

2024/205

9. Western Regional Planning Panel (3-year appointment)

RESOLVED Crs Lambert/Bohm that Council appoint two Councillors as Council members and four alternate Councillor members to the Western Regional Planning Panel.

Cr Lambert and Cr Davies as Councillor Delegates and Cr Bohm, Roberts, Hoey and Leak as Alternate Delegates

2024/206

It was noted that Staff will clarify the term of the appointment for the Western Regional Planning Panel.

10. Floodplain Management Australia (FMA)

RESOLVED Crs Lambert/Hoey that the Chair of the Floodplain Management Committee be the Councillor representative to Floodplain Management Australia (FMA) and that the General Manager and Director Infrastructure and Engineering Services (or nominee) be representatives to Floodplain Management Australia (FMA).

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1. APPOINTMENT OF COMMITTEES, STATUTORY COMMITTEES AND APPOINTMENT OF DELEGATES AND RESPRESENTATIVES OF COUNCIL (Cont'd)

11. Murray Darling Association (MDA) – Region 10

It was moved by Crs Bohm/Smith that the Mayor and General Manager be appointed as representatives to the Murray Darling Association (MDA) – Region 10.

RESOLVED Crs Bohm/Smith that Council move into Committee of the Whole to enable full discussion of the matter.

2024/208

RESOLVED Crs Bohm/Roberts that Council move out of Committee of the Whole.

2024/209

Cr Bohm nominated Cr Howe Cr Lambert nominated Cr Davies

Cr Bohm/Smith withdrew the motion.

It was moved by Crs Bohm/Smith that a Councillor and General Manager be appointed as representatives to the Murray Darling Association (MDA) – Region 10.

The motion was put to the vote and CARRIED

2024/210

Following a show of hands vote it was determined that Cr Howe be appointed as Council's Representative to the Murray Darling Association (MDA) – Region 10.

12. Country Mayor's Association of New South Wales

RESOLVED Crs Lambert/Bohm that the Mayor and General Manager be appointed as representatives to the Country Mayor's Association of New South Wales.

2024/211

13. Alliance of Western Councils

RESOLVED Crs Lambert/Bohm that Cr Davies be appointed as alternate delegate to the Alliance of Western Councils.

2024/212

14. NSW Public Libraries Association

RESOLVED Crs Bohm/Smith that Council appoint Cr Lambert as representative and Cr Smith as alternate representative to the NSW Public Libraries Association.

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NARROMINE SHIRE COUNCIL

EXTRAORDINARY MEETING MINUTES

23 OCTOBER 2024

There being no further business the meeting closed at 6.48pm

The Minutes (pages 1 to 26) were confirmed at a meeting held on the day of 2023, and are a full and accurate record of proceedings of the meeting held on 23 October 2024.

Chair

Minutes of Extraordinary Meeting held 23 October 2024