



DRAFT

**MINUTES
ORDINARY MEETING OF COUNCIL**

held on

WEDNESDAY, 14 AUGUST 2024

PRESENT

Councillors Craig Davies (Mayor and Chair), Dawn Collins (Deputy Mayor), Les Lambert, Diane Beaumont, Ewen Jones, Lachlan Roberts, Adine Hoey and Mrs Jane Redden (General Manager), Mr Phil Johnston (Director Community and Economic Development), Mr Barry Bonthuys (Director Finance and Corporate Strategy), Mrs Marion Truscott (Director Governance), Ms Melanie Slimming (Director Infrastructure and Engineering Services) and Mrs Rowena Burke (Minute Taker).

WELCOME

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

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 BY COUNCILLORS

Nil

CONFIRMATION OF MINUTES

RESOLVED Crs Lambert/Roberts that the Minutes of the Ordinary Meeting held on 17 July 2024 be adopted.

2024/134

DISCLOSURES OF INTERESTS

Nil

MAYORAL MINUTE

1. MAYORAL DIARY

RESOLVED Crs Lambert/Beaumont that the information be noted.

2024/135

2. DEPUTY MAYORAL DIARY

RESOLVED Crs Collins/Jones that the information be noted.

2024/136

MAYORAL MINUTE (Cont'd)

3. ALLIANCE OF WESTERN COUNCILS BOARD MEETING

RESOLVED Crs Lambert/Beaumont that the information be noted.

2024/137

4. APPOINTMENT OF ACTING GENERAL MANAGER

RESOLVED Crs Collins/Jones that the appointment of an Acting General Manager be made from any of the holders of a position of Director for the duration of each absence of the General Manager in excess of 5 days, with the Mayor authorised to finalise the appointment following consultation with the General Manager.

2024/138

REPORTS OF COMMITTEES

1. REPORT OF THE TRANGIE SHOWGROUND AND RACECOURSE ADVISORY COMMITTEE

RESOLVED Crs Hoey/Lambert that the report of the Trangie Showground and Racecourse Advisory Committee and the recommendations from the minutes of the Meeting held on 25 July 2024 be adopted.

2024/139

REPORTS TO COUNCIL - GENERAL MANAGER

1. LOCAL GOVERNMENT NSW ANNUAL CONFERENCE

RESOLVED Crs Collins/Beaumont;

1. That the Mayor be Council's voting member; and
2. That the General Manager and Deputy Mayor also attend the 2024 LGNSW Annual Conference.
3. That motions to the LGNSW Annual Conference (if any) be forwarded to the General Manager for consideration at Council's September Meeting.

2024/140

REPORTS TO COUNCIL - FINANCE & CORPORATE STRATEGY

1. INVESTMENT REPORT AS AT 31 JULY 2024

RESOLVED Crs Jones/Lambert;

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

2024/141

REPORTS TO COUNCIL - FINANCE & CORPORATE STRATEGY (Cont'd)

2. CARRY FORWARD CAPITAL WORKS AND RE-VOTES FROM 2023/24

RESOLVED Crs Lambert/Jones that the list of carry forward works which were commenced in 2023/2024 but not completed (as shown in Attachment 2) be noted.

2024/142

3. FINANCIAL REPORT – 31 JULY 2024

RESOLVED Crs Collins/Beaumont that the financial report as at 31 July 2024 be received and noted.

2024/143

4. EXECUTION OF LOAN FACILITY

RESOLVED Crs Lambert/Beaumont that the General Manager be delegated to execute the Loan Agreement between New South Wales Treasury Corporation and Narromine Shire Council for the facility limit of \$1,300,000 for the purchase of 36 Jones Circuit, Narromine.

2024/144

5. DRAFT CEMETERY POLICY

RESOLVED Crs Collins/Hoey that Council adopt the revised Cemetery Policy, as attached to the report.

2024/145

REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS

RESOLVED Crs Collins/Beaumont that the information be noted.

2024/146

**2. DEVELOPMENT APPLICATION DA2024/25 PROPOSED DWELLING HOUSE
5 KINGSFORD SMITH PLACE NARROMINE**

RESOLVED Crs Collins/Lambert that Council:

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

2. DEVELOPMENT APPLICATION DA2024/25 PROPOSED DWELLING HOUSE
5 KINGSFORD SMITH PLACE NARROMINE (Cont'd)

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 Dwelling house is approved in conjunction with the designated hangar area, 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. |
| | Sheet 1/9 Issue 1 | Job 23162 | Floor Plan Lot 54 Kingsford Smith Place, Narromine Brax Building Prepared by Avalon Drafting | NT | 09.07.24 |
| | Sheet 2/9 Issue 1 | Job 23162 | Floor Plan Lot 54 Kingsford Smith Place, Narromine Brax Building Prepared by Avalon Drafting | NT | 09.07.24 |
| | Sheet 3/9 Issue 1 | Job 23162 | Floor Plan Lot 54 Kingsford Smith Place, Narromine Brax Building Prepared by Avalon Drafting | NT | 09.07.24 |
| | Sheet 4/9 Issue 1 | Job 23162 | Elevations Lot 54 Kingsford Smith Place, Narromine Brax Building Prepared by Avalon Drafting | NT | 09.07.24 |
| Sheet 5/9 Issue 1 | Job 23162 | Elevations Lot 54 Kingsford Smith Place, Narromine Brax Building Prepared by Avalon Drafting | NT | 09.07.24 | |

| Condition | | | | | | | | | | | | |
|---|--------------|--|----------------------------|----------|-----------------|-------------|--------------|--------|-------------------|----------|--------------------|----------------------------|
| Sheet 6/9 Issue I | Job 23162 | Site Plan Lot 54 Kingsford Smith Place, Narromine Brax Building Prepared by Avalon Drafting | NT | 09.07.24 | | | | | | | | |
| Sheet 8/9 Issue I | Job 23162 | BASIX Commitments Plan Lot 54 Kingsford Smith Place, Narromine Brax Building Prepared by Avalon Drafting | NT | 09.07.24 | | | | | | | | |
| Sheet 9/9 Issue I | Job 23162 | BASIX Commitments and TYP Section Lot 54 Kingsford Smith Place, Narromine Brax Building Prepared by Avalon Drafting | NT | 09.07.24 | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Document Title.</th> <th style="width: 17%;">Certificate</th> <th style="width: 20%;">Prepared By.</th> <th style="width: 30%;">Dated.</th> </tr> </thead> <tbody> <tr> <td>BASIX Certificate</td> <td>1743266S</td> <td>Avalon Drafting</td> <td>Thursday, 11 April 2024</td> </tr> </tbody> </table> | | | | | Document Title. | Certificate | Prepared By. | Dated. | BASIX Certificate | 1743266S | Avalon Drafting | Thursday, 11 April 2024 |
| Document Title. | Certificate | Prepared By. | Dated. | | | | | | | | | |
| BASIX Certificate | 1743266S | Avalon Drafting | Thursday, 11 April 2024 | | | | | | | | | |
| <p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p>NOTES:</p> <ol style="list-style-type: none"> 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. | | | | | | | | | | | | |
| <p>Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p> | | | | | | | | | | | | |

2. DEVELOPMENT APPLICATION DA2024/45 PROPOSED DWELLING HOUSE
5 KINGSFORD SMITH PLACE NARROMINE (Cont'd)

**BUILDING WORK
BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

| Condition | |
|-----------|---|
| 2 | <p>Design Commitments</p> <p>Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following: required BASIX commitments, and are in accordance with the approval conditions of other associated approvals:</p> <ul style="list-style-type: none"> a. Plans are to demonstrate compliance with Australian Standard AS2021 Acoustics – Aircraft noise intrusion – Building Siting and construction) for dwellings erected on or near aerodromes. b. Plans are to clearly show BASIX commitments and double-glazed windows to relevant elevations in compliance with covenant. c. The landscaping plan is to be updated to demonstrate new fencing in compliance with flood policy. d. Separate applications are required to be submitted pursuant to s68 Local Government Act and s138 Roads Act, any design commitments should be detailed on plans prior to issue of construction certificate. <p>Condition Reason: To require minor amendments to the approved plans and supporting documentation following assessment of the development & to ensure the amenity for occupants has been addressed through appropriate design.</p> |
| 3 | <p>Payment of building and construction industry long service levy</p> <p>Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy to be calculated based on a cost estimate prepared by a suitably qualified person to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier. The cost estimate and proof of payment is required to be provided to the certifier prior to issue of construction certificate.</p> <p>From 1 January 2023 the levy rate will be 0.25% of the cost of building and construction works and will only be payable if the cost of works is \$250,000 and above (inclusive of GST). This payment can be made directly to the Long Service Levy Corporation. All benefits and requirements are determined by the <i>Building and Construction Industry Long Service Payments Act 1986</i>.</p> <p>Based on the supplied value (\$990,000.00) the current levy payable is \$2475 (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</p> <p>Condition Reason: To ensure the long service levy is paid.</p> |

| Condition | | | | |
|-----------|---|------------------------------|------------------|---------------|
| 4 | 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 (%) | Total Payable |
| | Section 7.12 Contribution | \$990,000.00 | 1% | \$9900 |
| | Condition Reason: To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development. | | | |
| 5 | Location of Switchboards/meters | | | |
| | Switchboards for gas, electricity, etc must not be attached to the front or street facing elevations of the building. | | | |
| | Condition Reason: Visual amenity has been addressed through appropriate design. | | | |
| 6 | Erosion and sediment control plan | | | |
| | Before the issue of a construction certificate the applicant is to ensure that an erosion and sediment control plan is prepared in reference to the following documents: <ul style="list-style-type: none"> • Council's development control plan, and • The guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book). The applicant must ensure the erosion and sediment control plan is kept on- site at all times during site works and construction. | | | |
| | Condition Reason: To ensure no substance other than rainwater enters the stormwater system and waterways. | | | |
| 7 | Other approvals pursuant to LG Act | | | |
| | Prior to the issue of a construction certificate, an approval pursuant to Section 68 of the Local Government Act 1993 is required to be issued by Council for all plumbing and drainage work, and stormwater discharge point to the street system. | | | |
| | Condition Reason: To ensure all drainage, house sewer and plumbing work is carried out in accordance with the relevant requirements and the Local Government Act, 1993. | | | |

| Condition | |
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| 8 | <p>Flood Planning Level</p> <p>The dwellings are to be constructed so that the finished floor level of the habitable rooms is at the Flood Planning Level (FPL). This level should be determined in accordance with Council's Flood Policy and the Narromine Floodplain Risk Management Study & Plan 2021. The structure is to have flood compatible building components below this level i.e. the 1% AEP flood level plus 500mm freeboard (FPL). At the time of this consent a FPL of 238.4 metres AHD is applicable to the land. The FPL at the time of construction should be confirmed in writing by Council prior to any works starting to account for any updates to the Flood Study and apply updated data to determine the relevant FPL.</p> <p>Condition Reason: The land falls within a known flood affected area and design is to be compatible with the flood behaviour and hazard for the location.</p> |

BEFORE BUILDING WORKS COMMENCE

| Condition | |
|-----------|---|
| 9 | <p>Water Meter</p> <p>Prior to the commencement of works the developer is to provide a water service and meter to the Lot. This can be achieved by lodgement of the Water Service Application form and payment to Council in accordance with Council's fees and charges.</p> <p>Condition Reason: To ensure a legal water supply is available for construction.</p> |
| 10 | <p>Erosion and sediment controls in place</p> <p>Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, are in place, and remain until the site is rectified (at least 70% ground cover achieved over any bare ground on site).</p> <p>Condition Reason: To ensure runoff and site debris do not impact local stormwater systems and waterways.</p> |
| 11 | <p>Signs on site</p> <p>A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:</p> <ul style="list-style-type: none"> a) showing the name, address and telephone number of the principal certifier for the work, and b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and c) stating that unauthorised entry to the work site is prohibited. <p>Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.</p> <p>NOTE: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.</p> <p>Condition Reason: Prescribed condition EP&A Regulation, clause 70.</p> |

| Condition | |
|-----------|--|
| 12 | <p>Compliance with Home Building Act</p> <p>In the case of residential building work for which the <i>Home Building Act 1989</i> requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force before any building work authorised to be carried out by the consent commences.</p> <p>Condition Reason: Prescribed condition EP&A Regulation, clause 69.</p> |
| 13 | <p>Home Building Act requirements</p> <p>Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information –</p> <p>a) In the case of work for which a principal contractor is required to be appointed—</p> <ol style="list-style-type: none"> 1. the name and licence number of the principal contractor, and 2. the name of the insurer by which the work is insured under Part 6 of that Act, <p>b) In the case of work to be done by an owner-builder—</p> <ol style="list-style-type: none"> 1. the name of the owner-builder, and 2. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit. <p>If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.</p> <p>Condition Reason: Prescribed condition EP&A Regulation, clause 71.</p> |
| 14 | <p>Damage to Public Assets</p> <p>The developer or his agent must undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like, prior to commencement of work and document evidence of any damage to existing assets. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense. Any damage to Council's infrastructure that occurs as a result of the development must be repaired immediately to Council's satisfaction and at no cost to Council.</p> <p>Condition Reason: To establish and document the conditions of property and public land for comparison as building work progresses and is completed.</p> |
| 15 | <p>Existing Services</p> <p>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.</p> <p>Condition Reason: To ensure relevant utility service providers requirements can be met.</p> |
| 16 | <p>Avoid Services</p> <p>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.</p> <p>Condition Reason: To protect Council infrastructure.</p> |

DURING BUILDING WORK

| Condition | |
|-----------|---|
| 17 | <p>Surveys by a registered surveyor</p> <p>While building work is being carried out, a registered surveyor survey is required to measure and mark the positions of the following and provide them to the principal certifier —</p> <ul style="list-style-type: none"> a) A Survey Certificate building set out survey must be submitted at the completion of the building work certifying the location of the building in relation to boundaries of the allotment. b) At other stages of construction – any marks that are required by the principal certifier. <p>Condition reason: To ensure buildings are sited and positioned in the approved location.</p> |
| 18 | <p>Flood Policy – Survey Certificate Required</p> <p>The developer is to submit to the principal certifier, a survey certificate signed by a Registered Surveyor certifying the floor level of the dwelling has been constructed to the Flood Planning Level (FPL). The survey certificate is to be submitted to the principal certifier at the following constructions stages:</p> <ul style="list-style-type: none"> i. Prior to the pouring of any concrete slabs once form work is completed; ii. Prior to the placement of any timber type floor on bearers / joist type construction <p>Condition reason: To ensure the Flood Planning Level as adopted will met by the finished floor level.</p> |
| 19 | <p>Surveys by a registered surveyor</p> <p>While building work is being carried out, a registered surveyor survey is required to measure and mark the positions of the following and provide them to the principal certifier —</p> <ul style="list-style-type: none"> a) A Survey Certificate building set out survey must be submitted at the completion of the building work certifying the location of the building in relation to boundaries of the allotment. b) At other stages of construction – any marks that are required by the principal certifier (incl. for flood considerations). <p>Condition reason: To ensure buildings are sited and positioned in the approved location.</p> |
| 20 | <p>Hours of work</p> <p>The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:</p> <p style="padding-left: 40px;">7:00am to 6:00pm on Monday to Friday 8:00 am to 1pm on Saturday</p> <p>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.</p> <p>NOTE: Any variation to the hours of work requires Council's approval.</p> <p>Condition Reason: To protect the amenity of the surrounding area.</p> |

| Condition | |
|-----------|---|
| 21 | <p>Section 138 Roads Act</p> <p>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.</p> <p>Condition Reason: To ensure compliance with the Roads Act and Council policy</p> |
| 22 | <p>Driveway Locations</p> <p>The location of the proposed driveways and crossovers are not to conflict with public utilities services such as water infrastructure, drainage pits and structures, services inspection pits, power or light poles, traffic medians and street trees.</p> <p>Condition Reason: To ensure new driveway works do not impede public utility services.</p> |
| 23 | <p>Stormwater Disposal</p> <p>The guttering, downpipes and stormwater system is to be installed and connected to a rainwater tank and/or the approved disposal point in consultation with Council, as soon as the roof sheeting is positioned to prevent erosion of the site from roof water. Proposed stormwater work is to be subject to an approval pursuant to s68 of the Local Government Act. Drainage works are to be designed and constructed in accordance with AS/NZS 3500.3.2 – Stormwater drainage and the Building Code of Australia.</p> <p>Condition reason: To assist in the prevention of erosion of the site from storm water.</p> |
| 24 | <p>Compliance with the Building Code of Australia</p> <p>Building work must be carried out in accordance with the requirements of the BCA.</p> <p>Condition reason: Prescribed condition - EP&A Regulation clause 69.</p> |
| 25 | <p>Procedure for critical stage inspections</p> <p>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</p> <p>Condition reason: To require approval to proceed with building work following each critical stage inspection.</p> |
| 26 | <p>Implementation of the site management measures</p> <p>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.</p> <p>Condition reason: To ensure the required site management measures are implemented during construction.</p> |
| 27 | <p>Implementation of BASIX commitments</p> <p>While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies</p> <p>Condition reason: To ensure BASIX commitments are fulfilled in accordance with the BASIX certificate (prescribed condition under clause 75 EP&A Regulation).</p> |

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

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

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

| Condition | |
|-----------|---|
| 34 | <p>Works-as-executed plans (drainage diagram)</p> <p>Before the issue of the relevant occupation certificate, the applicant must submit, to the satisfaction of the principal certifier, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works:</p> <ul style="list-style-type: none"> a) All stormwater drainage systems and storage systems; b) The following matters that Council requires to be documented: <ul style="list-style-type: none"> 1. Work as executed plans as per s68 approval. <p>The principal certifier must provide a copy of the plans to Council with the occupation certificate.</p> <p>Condition reason: To confirm the location of works once constructed that will become council assets, and provide drainage diagram records.</p> |
| 35 | <p>Driveways and Car Parking</p> <p>Construction of access driveways and crossovers must be undertaken in accordance with the s138 Approval prior to issue of an Occupation Certificate for the proposed dwelling. Two (2) off street car spaces are to be provided for the dwelling.</p> <p>Condition reason: To ensure approved works are completed.</p> |

| Condition | |
|-----------|---|
| 36 | <p>Fencing</p> <p>Fencing is to be provided between the residence and the adjacent taxiway to restrain children from exiting the boundary of any lot; such fence is to include self-closing gates to comply with the Australian Standard AS 1926.1-2012. Fencing should be of an open design to permit the flow of flood water.</p> <ul style="list-style-type: none"> a. Any solid fencing panel designs should have provision to allow the passage of water in the event of a flood. b. Colorbond or other solid fencing should be stepped down towards the driveway crossover with Kingsford Smith Place to avoid obstruction to drivers' views. <p>Condition reason: New fences should provide for the movement of flood water and incorporate safety measures as a barrier between the aerodrome and residential area.</p> |
| 36 | <p>Completion of public utility services</p> <p>Before the issue of the relevant occupation certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, is completed to the satisfaction of the relevant authority.</p> <p>Before the issue of the occupation certificate, the certifier may request written confirmation from the relevant authority that the relevant services have been completed.</p> <p>Condition reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.</p> |
| 37 | <p>Preservation of survey marks</p> <p>Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that:</p> <ul style="list-style-type: none"> a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or b) the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure. <p>Condition reason: To protect the State's survey infrastructure.</p> |
| 38 | <p>Repair of infrastructure</p> <p>Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.</p> <p>NOTE: If the Council is not satisfied, the whole or part of any bond submitted will be used to cover the rectification work.</p> <p>Condition reason: To ensure any damage to public infrastructure is rectified.</p> |

| Condition | |
|-----------|---|
| 39 | <p>Completion of landscape and tree works</p> <p>Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape works, have been completed in accordance with the approved plans and any relevant conditions of this consent.</p> <p>Condition reason: To ensure the approved landscaping works have been completed before occupation, in accordance with the approved BASIX commitments and any landscaping plan(s).</p> |

2024/147

The Chair called for a division on the planning matter.

In favour of the motion were Crs Davies, Collins, Lambert, Roberts, Hoey and Beaumont.

Against the motion was Cr Jones.

REPORTS TO COUNCIL – INFRASTRUCTURE AND ENGINEERING SERVICES

1. WORKS REPORT

RESOLVED Crs Lambert/Collins that the information be noted.

2024/148

2. PEDESTRIAN ACCESS MOBILITY PLAN

RESOLVED Crs Lambert/Beaumont that the Pedestrian Access Mobility Plan be endorsed by Council and the priority list be adopted.

2024/149

3. NARROMINE AERODROME VEHICLE CONTROL POLICY UPDATE

RESOLVED Crs Jones/Beaumont that the revised Narromine Aerodrome Vehicle Control Policy be endorsed.

2024/150

There being no further business the meeting closed at 5.56pm.

The Minutes (pages 1 to 15) were confirmed at a meeting held on the day of _____ 2024, and are a full and accurate record of proceedings of the meeting held on 14 August 2024.

Chair