



DRAFT

**MINUTES
ORDINARY MEETING OF COUNCIL**

held on

WEDNESDAY, 26 JUNE 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/Collins that the Minutes of the Ordinary Meeting held on 8 May 2024 be adopted.

2024/092

DISCLOSURES OF INTERESTS

Nil

MAYORAL MINUTE

1. MAYORAL DIARY

RESOLVED Crs Collins/Jones that the information be noted.

2024/093

2. DEPUTY MAYORAL DIARY

RESOLVED Crs Collins/Lambert that the information be noted.

2024/094

REPORTS OF COMMITTEES

1. REPORT OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE

RESOLVED Crs Lambert/Hoey;

1. That the report of the Audit Risk and Improvement Committee and the recommendations from the minutes of the Meeting held on 17 June 2024 be adopted.
2. That the Legislative Compliance Policy and Procurement Policy be adopted.

2024/095

2. REPORT OF THE TOMINGLEY ADVANCEMENT ASSOCIATION COMMITTEE

RESOLVED Crs Lambert/Beaumont that the report of the Tomingley Advancement Association Committee and the recommendations from the minutes of the Meeting held on 27 May 2024 be adopted.

2024/096

3. REPORT OF THE LOCAL TRAFFIC COMMITTEE

RESOLVED Crs Jones/Collins that the report of the Local Traffic Committee and the recommendations from the minutes of the Meeting held on 3 June 2024 be adopted.

2024/097

REPORTS TO COUNCIL - GENERAL MANAGER

1. INTEGRATED PLANNING AND REPORTING DOCUMENTS

RESOLVED Crs Lambert/Collins;

1. That Council adopt the attached draft Integrated Planning and Reporting documents as outlined in the report;
2. That whereas Council has:
 - a. Prepared the draft Integrated Planning and Reporting Documents in accordance with Schedule 8 of the Local Government Act 1993 and has given public notice of the draft documents in accordance with Section 405 of that Act; and
 - b. Declared all rateable land in the area subject to the ordinary rate to be within one or the other of the categories specified in Section 514 of the Local Government Act 1993 and within sub-categories permitted within those categories and adopted by Council:

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

IT IS HEREBY RESOLVED:

1. That in accordance with Schedule 8 of the Local Government Act 1993, Council adopt the draft Integrated Planning and Reporting documents; including the 2024/2025 Fees and Charges and the Statement of Revenue Policy.
2. That the expenditure in the draft Operating Budget and the Capital Works Program, including the items within the draft Asset Management Plans for the year 2024/2025 be approved, and the necessary budget allocations to meet that expenditure be voted.
3. That the rate of interest on overdue rates and charges for the 2024/2025 financial year be set at 10.5% per annum for the period 1 July 2024 to 30 June 2025 (inclusive), being the maximum rate as set by the Office of Local Government.
4. That, in accordance with Section 535 of the Local Government Act 1993, Council make and levy an ordinary rate of the amounts specified in **Table 1** below on the land value of all rateable land in the area in the categories and sub-categories described respectively in the Schedule, for the year 2024/2025 and that the minimum amounts of the ordinary rate be specified in **Table 1** below, be levied in respect of each separate parcel.

Table 1

Category	No of Assmts	Rateable Land Value	Minimum	Ad Valorem	Estimated Income
Farmland	827	1,664,807,090	343.29	0.226689	3,780,066.59
Residential	376	81,892,760	343.29	0.360727	300,826.47
Residential - Narromine	1466.89	102,056,685	541.06	1.20205	1,246,785.18
Residential – Trangie	377	9,988,010	441.00	2.60709	263,441.01
Residential - Tomingley	26	896,700	267.88	1.21711	11,345.51
Residential - Skypark	61	7,057,000	541.06	2.36597	166,966.56
Business – Narromine	135.11	10,143,415	1,225.85	3.20959	357,828.47
Business – Trangie	50	1,049,830	1,138.66	8.66777	103,722.37
Business	81	13,189,640	599.91	1.32573	189,589.96
Business – Industrial Estate	38	6,627,000	1,089.94	0.76793	56,579.39
Business – Aerodrome Business Park	22	1,094,150	616.55	1.26491	16,394.80
Business – Craigie Lea Industrial Hub	0	0	616.55	1.09135	0.00
Mining	4	14,074,650	462.68	2.36787	333,705.41
TOTAL	3,464	1,912,876,930			6,827,251.72

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

- 5. That Council's service charges for 2024/2025 be set as per the draft Revenue Policy.
- 6. That Council adopt the draft Macquarie Regional Library Operational Plan 2024/2025 and draft Delivery Program 2024 - 2028.
- 7. That the fees and charges for 2024/2025 be updated to include the increased statutory companion animal fees as advised by the Department of Local Government

2024/098

2. LOCAL GOVERNMENT REMUNERATION

RESOLVED Crs Lambert/Hoey that Council adopt the maximum member annual fee for Councillors being \$13,520 per annum and the maximum Mayor/Chairperson additional fee being \$29,500 per annum.

2024/099

3. TRANGIE PLAYGROUP INC – LEASE PART TRANGIE SHOWGROUND

RESOLVED Crs Hoey/Beaumont that the Trangie Playgroup Inc. be authorised to utilise the verandah and lawn area at the Trangie Showground once a week, in addition to storage of their equipment in the room under the Grandstand, for a further 12-month period, at rental of \$1.00 payable on demand.

2024/100

4. LEASE PART TRANGIE MEMORIAL HALL

RESOLVED Crs Jones/Hoey that a new lease agreement be entered into between Council and the Trangie Men's Shed for a 5-year term at a rental of \$1.00 payable on demand.

2024/101

5. ASBESTOS POLICY

RESOLVED Crs Collins/Beaumont that the revised Narromine Shire Council Asbestos Policy be endorsed.

2024/102

REPORTS TO COUNCIL - FINANCE & CORPORATE STRATEGY

1. INVESTMENT REPORT AS AT 31 MAY 2024

RESOLVED Crs Lambert/Jones;

- 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.

2024/103

REPORTS TO COUNCIL – COMMUNITY AND ECONOMIC DEVELOPMENT

1. DEVELOPMENT APPROVALS

RESOLVED Crs Collins/Lambert that the information be noted.

2024/104

2. DEVELOPMENT APPLICATION DA 2024/19 PROPOSED RESIDENTIAL ALTERATIONS AND ADDITIONS, 124 MURGAH STREET NARROMINE

RESOLVED Crs Lambert/Collins that Council;

- 1) Determine to approve the Development Application DA 2024/19 pursuant to section 4.16 of the EP&A Act, subject to the conditions outlined in Annexure A.
- 2) Prepare an update to the Flood Policy and description of measures applicable for 'Dwelling Additions', to address a risk-based approach and provide greater clarity on floor level controls.

Annexure A

GENERAL CONDITIONS

Condition					
1	Approved plans and supporting documentation				
	Development of the Alterations and Additions to Dwelling 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.
	Dwg 01	Rev A	Site Plan Proposed Addition, Michelle Matthews, 124 Murgah St, Narromine, Lot 73 DP537369	CM	11.1.24
	Dwg 02	Rev A	Landscaping Plan Proposed Addition, Michelle Matthews, 124 Murgah St, Narromine, Lot 73 DP537369	CM	11.1.24
Dwg 03	Rev B	Floor Plan Proposed Addition, Michelle Matthews, 124 Murgah St, Narromine, Lot 73 DP537369	CM	11.1.24	
Dwg 04	Rev A	Section A-A Extension and Carport Proposed Addition, Michelle Matthews, 124 Murgah St, Narromine, Lot 73 DP537369	CM	11.1.24	

Condition																
Dwg 05	Rev A	East Elevation Proposed Addition, Michelle Matthews, 124 Murgah St, Narromine, Lot 73 DP537369	CM	11.1.24												
Dwg 06	Rev A	South and North Elevations Proposed Addition, Michelle Matthews, 124 Murgah St, Narromine, Lot 73 DP537369	CM	11.1.24												
Dwg 10	Rev A	Window and Door Schedule (Basix Schedule) Proposed Addition, Michelle Matthews, 124 Murgah St, Narromine, Lot 73 DP537369	CM	11.1.24												
Dwg 11	Rev A	Finished Floor Level Plan Proposed Addition, Michelle Matthews, 124 Murgah St, Narromine, Lot 73 DP537369	CM	11.1.24												
Dr 11	Rev A	FPL Level 4 Zones (section showing FPL) Proposed Addition, Michelle Matthews, 124 Murgah St, Narromine, Lot 73 DP537369	CM	19.4.24												
<table border="1"> <thead> <tr> <th>Document Title.</th> <th>Certificate No.</th> <th>Prepared By.</th> <th>Dated.</th> </tr> </thead> <tbody> <tr> <td>Statement of Environmental Effects Extension/ Addition</td> <td>REF: 24-MUR-001</td> <td>Michelle Matthews</td> <td>Wednesday, April 3 2024</td> </tr> <tr> <td>BASIX Certificate Project: 124 Murgah St</td> <td>A1743248</td> <td>Christopher John McGuire</td> <td>11 April 2024</td> </tr> </tbody> </table>					Document Title.	Certificate No.	Prepared By.	Dated.	Statement of Environmental Effects Extension/ Addition	REF: 24-MUR-001	Michelle Matthews	Wednesday, April 3 2024	BASIX Certificate Project: 124 Murgah St	A1743248	Christopher John McGuire	11 April 2024
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<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>NOTE: 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.</p>																
<p>Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.</p>																

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

Condition	
2	<p>Design amendments</p> <p>Before the issue of a construction certificate, the certifier must ensure the approved construction certificate plans (and specifications) detail the following required amendments to the approved plans and supporting documentation stamped by Council and are in accordance with the approval conditions.</p> <ol style="list-style-type: none"> a. Plans are required that demonstrate compliance with the BASIX commitments and note use of flood compatible materials up to the Flood Planning Level (FPL). b. Demonstrate flood compatible fencing on updated landscaping plan, no associated works, such as landscaping or fencing, are to impede sight lines of traffic when passing, entering, and exiting the site. c. The addition is to be designed to withstand the force of floodwaters including debris and buoyancy forces. Applicants are required to submit detailed drawings, reports and certification by a qualified practising consulting structural engineer to show that the building will not sustain unacceptable damage from the impact of floodwaters and debris in times of major flooding. d. - The addition is proposed to be built from flood compatible materials up to the 1% plus 500mm level. <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>Flood Planning Level</p> <p>The dwelling addition is to be constructed so that the finished floor level of the habitable rooms is no lower than the existing floor level. The additions are to have flood compatible building components below 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. At the time of this consent a FPL of 239.90 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 behavior and hazard for the location.</p>
4	<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>

Condition	
	<p>Based on the supplied value (\$66,000) the current levy payable is \$0 (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>
5	<p>Location of Switchboards/meters</p> <p>Switchboards for gas, electricity, etc must not be attached to the front or street facing elevations of the building. Where services are to be reconfigured this is at the cost of the developer.</p> <p>Condition Reason: Visual amenity has been addressed through appropriate design.</p>
6	<p>Erosion and sediment control plan</p> <p>Before the issue of a construction certificate the applicant is to ensure that an erosion and sediment control plan is prepared in reference to the following documents:</p> <ul style="list-style-type: none"> • 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). <p>The applicant must ensure the erosion and sediment control plan is kept on- site at all times during site works and construction.</p> <p>Condition Reason: To ensure no substance other than rainwater enters the stormwater system and waterways.</p>
7	<p>Other approvals pursuant to LG Act</p> <p>Prior to the issue of a construction certificate, an approval pursuant to Section 68 of the Local Government Act 1993 is required to be issued by Council for all plumbing and drainage work, and discharge point to the street system.</p> <p>Condition Reason: To ensure all drainage, house sewer and plumbing work is carried out in accordance with the relevant requirements and the Local Government Act, 1993.</p>

BEFORE BUILDING WORK COMMENCE

Condition	
8	<p>Approval for driveway</p> <p>Works are to include one additional domestic driveway, subject to the following:</p> <ol style="list-style-type: none"> I. 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. II. The driveway and any work within the nature strip is to comply with Council’s Nature Strips and Tree Policy (adopted by resolution 16 June 2021) for the safety of road users. III. The access driveway and layback must be constructed with appropriate materials and in accordance with Councils engineering standards and match existing road levels. IV. All new kerb and guttering infrastructure will be designed and constructed to Australian Standard AS 2876-2000- Concrete Kerbs and Channels (Gutters) – Manually or Machine Placed. V. Developers are responsible for determining the underground and aboveground services within the nature strip (i.e. Before you Dig) prior to commencing work. VI. The pavement and footpath area (generally 1.5m width) are to be constructed and maintained to ensure pedestrian movement can occur without hazard or any uneven surfaces formed. VII. The location of the proposed driveway is 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. VIII. To ensure entering vehicles are not impeded, any gate to the property must not swing outward into the public domain. IX. No associated works, such as landscaping or fencing, are to impede sight lines of traffic when passing, entering, and exiting the site.
	<p>Condition Reason: To ensure a safe access onto a public road, meeting Council’s engineering standards.</p>
9	<p>Hazardous material</p> <p>An assessment of the parts of the building to be demolished shall be undertaken to determine if there is any asbestos material present. If asbestos is found to be present, works must be undertaken by a licensed contractor and waste disposed of at an appropriately licensed facility.</p>
	<p>Condition Reason: To ensure waste is appropriately classified and managed in accordance with legislative requirements.</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>

Condition	
	<p>a) showing the name, address and telephone number of the principal certifier for the work, and</p> <p>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</p> <p>c) stating that unauthorised entry to the work site is prohibited.</p> <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>
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.</p> <p>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</p>

Condition	
	<p>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>I. 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>II. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the property should be complied with.</p> <p>III. Essential Energy’s records indicate there is electricity infrastructure located within close proximity of the property. Any activities within this location 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. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure. (Development Applications (essentialenergy.com.au)).</p> <p>IV. Prior to carrying out any works, a “Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).</p> <p>V. Given there is electricity infrastructure in the area, 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.</p> <p>Condition Reason: To ensure relevant utility service providers requirements can be met; and recognise Essential Energy’s requirements for works near powerlines.</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>
17	<p>Flood - Benchmark</p> <p>Prior to commencement of building work the developer is to provide a surveyor’s benchmark on the site, levelled to the relevant Australian Height Datum (AHD) to enable future checking of compliance with the Flood Policy and the finished floor height requirements.</p> <p>Condition reason: To ensure the Flood Planning Level as adopted can be referenced by the builder and Certifier.</p>

DURING BUILDING WORK

Condition	
18	<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>
19	<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>
20	<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>
21	<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>
22	<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:</p>

Condition	
	Prescribed condition - EP&A Regulation clause 69.
23	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.
24	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.
25	Implementation of BASIX commitments
	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.
	Condition reason: 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.
26	Construction noise
	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.
	Condition reason: To protect the amenity of the neighbourhood.
27	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.
28	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 —
	a) Protect and support the building, structure or work from possible damage from the excavation, and

Condition	
	<p>b) Where necessary, underpin the building, structure or work to prevent any such damage.</p> <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>
29	<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: <ul 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 <p>“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> <p>Condition reason: To ensure the protection of objects of potential significance during works.</p>
30	<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> <ol 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>(Note: No fill is to be placed on the land without a flood study).</p> <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>
31	<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
32	<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"> • Work as executed plans as per any 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>
33	<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>
34	<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>
35	<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>
36	<p>Driveways and Car Parking</p> <p>Construction of access driveways and crossovers must be finalised in accordance with the approval prior to issue of an Occupation Certificate for the additions. Two (2) off street car spaces are to be provided for the dwelling.</p> <p>Condition reason: To ensure approved works are completed.</p>

**2. DEVELOPMENT APPLICATION DA2024/19 PROPOSED RESIDENTIAL ALTERATIONS
AND ADDITIONS, 124 MURGAH STREET NARROMINE (Cont'd)**

2024/105

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

**3. DEVELOPMENT APPLICATION DA 2022/28 PROPOSED 14 PERMANENT GROUP
HOMES, 134 ALGALAH STREET NARROMINE**

RESOLVED Crs Jones/Lambert that Development Application No. DA 2022/28 for permanent group homes at 134 Algalah Street, Narromine (Lot 1 DP 1279788) be approved subject to the conditions of consent detailed in Schedule 1 of the Planning Assessment Report.

2024/106

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

4. FOWLER STEAM ENGINE (16163) UPDATE

RESOLVED Crs Lambert/Collins that the report be noted

2024/107

5. PURCHASE OF LAND FOR LARGE LOT RESIDENTIAL SUBDIVISION

RESOLVED Crs Lambert/Jones;

1. That the Statement of Revenue Policy and the Long-Term Financial Plan for the 2024-25 year be changed to reflect borrowings for the purchase of 36 Jones Circuit, Narromine for a price of \$1.3M.
2. The land described as lots 227 and 228 DP 755131 and lot 1 DP 249020 (36 Jones Circuit) be classified as operational land following its acquisition by Narromine Shire Council in accordance with Part 2, Division, Section 31 of the Local Government Act 1993.
3. That Council advertise and seek public submissions for a period of 28 days of the intent to classify lots 227 and 228 DP 755131 and lot 1 DP 249020 as operational land.
4. That should no public submissions be received Council confirm lots 227 and 228 DP 755131 and lot 1 DP 249020 as operational land.

2024/108

REPORTS TO COUNCIL – INFRASTRUCTURE AND ENGINEERING SERVICES

1. WORKS REPORT

RESOLVED Crs Lambert/Hoey that the information be noted.

2024/109

REPORTS TO COUNCIL – INFRASTRUCTURE AND ENGINEERING SERVICES (Cont'd)

2. PEDESTRIAN ACCESS MOBILITY PLAN

RESOLVED Crs Collins/Lambert that the draft Pedestrian Access Mobility Plan be placed on public exhibition for a period of 28 days for community feedback.

2024/110

3. RFS SHED CONSTRUCTION AND GIFTING OF LOT 48 DP 755089

RESOLVED Crs Jones/Beaumont that Council;

1. Grant RFS permission to erect a shed on Council's Road reserve between Narwonah Road and Heywoods Road.
2. Accept the gift of Lot 48 DP755089 from the owner for the sole purpose of allowing RFS to build a shed on the land, with the General Manager delegated to affix the common seal to any required documentation relating to the transfer.
3. That Lot 48 DP 755089 be classified as operational land following its transfer, in accordance with Part 2, Division, Section 31 of the Local Government Act 1993.
4. That Council advertise and seek public submissions for a period of 28 days of the intent to classify Lot 48 DP 755089 as operational land and should no public submissions be received, Council confirm Lot 48 DP755089 as operational land.

2024/111

4. SIGNS AS REMOTE SUPERVISION POLICY UPDATE

RESOLVED Crs Lambert/Beaumont that the revised Signs as Remote Supervision Policy be endorsed.

2024/112

5. TREATMENT OR SEALING OF RURAL UNSEALED ROADS – CUSTOMER REQUEST POLICY UPDATE

RESOLVED Crs Lambert/Beaumont that the revised Treatment or Sealing Of Rural Unsealed Roads – Customer Request Policy be endorsed.

2024/113

6. APPLICATIONS FOR WATER SERVICES WARREN RD NARROMINE

RESOLVED Crs Lambert/Jones that Council;

1. Write to residents to confirm they are willing to pay a \$8,889 water contribution.
2. If at least five property owners are willing to progress with payment, Council will undertake the installation of the water main, under a standard "Private Works" agreement.
3. If less than five property owners agree to connection within twelve months, the option to connect is revoked.
4. Properties connecting to the pipeline within five years of installation are required to pay the \$8,889 contribution charge.

2024/114

REPORTS TO COUNCIL – INFRASTRUCTURE AND ENGINEERING SERVICES (Cont'd)

7. WEBBS SIDING MAINS AUGMENTATION PROJECT

RESOLVED Crs Lambert/Collins that Council;

1. Agree to fund twenty-five percent of the total construction cost if the option is taken up by residents within the next two years.
2. Write to residents to advise of the opportunity, noting that the cost of construction will be shared between Council (25%) and the home-owners (75%)
3. Stage the extension across a maximum of three years to assist with budget management within the water fund

2024/115

The Director Governance advised that the resolution for Item No 5 of the Community and Economic Development Report and Item No 3 of the Infrastructure and Engineering Services Report was missing the Local Government Act Division Number for the classification of the land. With the concurrence of the movers and seconders of both motions, the motions were amended to include Division "1".

5. PURCHASE OF LAND FOR LARGE LOT RESIDENTIAL SUBDIVISION

RESOLVED Crs Lambert/Jones;

1. *That the Statement of Revenue Policy and the Long-Term Financial Plan for the 2024-25 year be changed to reflect borrowings for the purchase of 36 Jones Circuit, Narromine for a price of \$1.3M.*
2. *The land described as lots 227 and 228 DP 755131 and lot 1 DP 249020 (36 Jones Circuit) be classified as operational land following its acquisition by Narromine Shire Council in accordance with Part 2, Division 1, Section 31 of the Local Government Act 1993.*
3. *That Council advertise and seek public submissions for a period of 28 days of the intent to classify lots 227 and 228 DP 755131 and lot 1 DP 249020 as operational land.*
4. *That should no public submissions be received Council confirm lots 227 and 228 DP 755131 and lot 1 DP 249020 as operational land.*

2024/108

3. RFS SHED CONSTRUCTION AND GIFTING OF LOT 48 DP 755089

RESOLVED *Crs Jones/Beaumont that Council;*

1. *Grant RFS permission to erect a shed on Council's Road reserve between Narwonah Road and Heywoods Road.*
2. *Accept the gift of Lot 48 DP755089 from the owner for the sole purpose of allowing RFS to build a shed on the land, with the General Manager delegated to affix the common seal to any required documentation relating to the transfer.*
3. *That Lot 48 DP 755089 be classified as operational land following its transfer, in accordance with Part 2, Division 1, Section 31 of the Local Government Act 1993.*
4. *That Council advertise and seek public submissions for a period of 28 days of the intent to classify Lot 48 DP 755089 as operational land and should no public submissions be received, Council confirm Lot 48 DP755089 as operational land.*

2024/111

There being no further business the meeting closed at 6.14 pm

The Minutes (pages 1 to 19) 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 26 June 2024.

Chair