

COONAMBLE
SHIRE COUNCIL

MINUTES

**Ordinary Council Meeting
Wednesday, 12 February 2025**

**MINUTES OF COONAMBLE SHIRE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE SHIRE CHAMBER, COONAMBLE
ON WEDNESDAY, 12 FEBRUARY 2025 AT 9.00AM**

PRESENT: Mayor Daniel Keady, Deputy Mayor Steven Butler, Cr Karen Churchill, Cr Adam Cohen, Cr Paul Fisher, Cr Margaret Garnsey, Cr Phillipa Goldsmith, Cr Ahmad Karanouh, Cr Paul Wheelhouse

IN ATTENDANCE: Paul Gallagher (General Manager), Bruce Quarmby (Director Corporate Services), Kerrie Murphy (Director Infrastructure), Barry Broe (Director Community, Planning, Development & Environment), Jennifer Maundrell (Executive Manager Corporate Governance), Deborah Tatton (Manager Finance and minute taker).

1 OPENING MEETING

The Mayor opened the meeting at 9.06 am, advising the attendees of the following:

- The meeting is being livestreamed and/or recorded for on-demand viewing via Council's website and a person's image and/or voice may be broadcast;
- Attendance at the meeting is to be taken as consent by a person to their image and /or voice being webcast (time will be allowed by the Chairperson for people to leave the meeting before it starts);
- All speakers should refrain from making any defamatory comments or releasing any personal information about another individual without their consent;
- Council accepts no liability for any damage that may result from defamatory comments made by persons attending the meetings – all liability will rest with the individual who made the comments;
- The recording will be available on Council's website for a minimum of 12 months and retained as a Council record;
- Individuals acting in a disorderly manner can be asked by the Chairperson to leave the meeting under the Council's Code of Meeting Practice;
- The meeting must not be recorded by others without the prior written consent of the Council in accordance with the Council's Code of Meeting Practice.

2 ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional custodians of this land on which we meet today, the Wailwan people and the Gamilaroi people and recognise their continuing connection to land, water and culture. We pay our respects to Elders past, present and emerging.

3 COMMUNITY CONSULTATION

Nil

4 APOLOGIES/APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS

Nil

5 DEPUTATION/DELEGATIONS

Report 10.14 – Hello Coonamble - Jamie-Lee Trindall, Michael Cathcart, Hannie Rayson

Report 10.12 – Moonya Feedlot Expansion - Angus Chadwick, Daniel Drum, Michelle Clifton

Crs Keady, Butler and Wheelhouse declared a pecunery interest in the item and advised that they would listen to the presentation but would leave the room when the item was being considered.

Extension of time requested for presentation

RESOLUTION 2025/1

Moved: Cr Karen Churchill

Seconded: Cr Phillipa Goldsmith

That an extension of time be granted to the applicants and consultants for further questions on the Development Application.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

6 CONFIRMATION OF MINUTES

RESOLUTION 2025/2

Moved: Cr Paul Fisher

Seconded: Cr Karen Churchill

That amendments identified be made to correct the minutes of the Ordinary Meeting of the Coonamble Shire Council held on Wednesday, 11 December 2024 and be confirmed as a correct record of the proceedings of the meeting.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

7 DISCLOSURES OF CONFLICTS OF INTEREST

Cr Danny Keady declared pecuniary interest in Report 10.12 as he is the owner of a neighbouring property and will leave the meeting and not participate in the deliberation of the item.

Cr Paul Wheelhouse declared pecuniary interest in Report 10.12 as he will likely receive additional business from the expansions and will leave the meeting and not participate in the deliberation of the item..

Cr Steven Butler declared pecuniary interest in Report 10.12 as he will likely receive additional business from the expansions and will leave the meeting and not participate in the deliberation of the item.

Cr Pip Goldsmith declared non-pecuniary in Report 11.10 as she is a user of the tennis courts.

Cr Margaret Garnsey declared a non-pecuniary in Report 11.10 as she is a committee member of the Quambone Resources.

RESOLUTION 2025/3

Moved: Cr Ahmad Karanouh

Seconded: Cr Margaret Garnsey

That the disclosures be received and noted.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

8 MAYORAL MINUTE

At 10:02 am, Cr Paul Wheelhouse left the meeting.

At 10:04 am, Cr Paul Wheelhouse returned to the meeting.

MAYORAL MINUTE**RESOLUTION 2025/4**

Moved: Mayor Daniel Keady

Seconded: Cr Phillipa Goldsmith

That the report be received and noted.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

Cr Paul Fisher gave a verbal update on the Australia Day events from Gulargambone.

SECTION A - MATTERS FOR CONSIDERATION BY COUNCIL**SECTION B - MATTERS FOR INFORMATION ONLY****9 COMMITTEE REPORTS**

Nil

10 REPORTS TO COUNCIL**10.1 CORRESPONDENCE****RESOLUTION 2025/5**

Moved: Cr Paul Fisher

Seconded: Deputy Mayor Steven Butler

That the report be received and noted.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

10.2 COUNCIL RESOLUTIONS/ACTIONS UPDATE**RESOLUTION 2025/6**

Moved: Cr Phillipa Goldsmith

Seconded: Cr Paul Wheelhouse

THAT COUNCIL NOTES THE COUNCIL RESOLUTION STATUS (ANNEXURE 1).

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

Motion: Letter to purchaser of Sons of the Soil

RESOLUTION 2025/7

Moved: Deputy Mayor Steven Butler

Seconded: Cr Karen Churchill

That a letter is sent to the purchaser of the Sons of the Soil Building to lodge a Development Application by the end of March 2025.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

Motion: Design of Town Entry signs

RESOLUTION 2025/8

Moved: Cr Karen Churchill

Seconded: Cr Paul Fisher

That a report be provided at the March 2025 Council meeting on the adopted design of the boundary and town entry signs which was part of the Master Plan.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

10.3 RATES AND CHARGES COLLECTIONS - JANUARY 2025**RESOLUTION 2025/9**

Moved: Cr Adam Cohen

Seconded: Cr Margaret Garnsey

That Council receive and note the information provided in the report for rates and charges collection.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

The meeting was suspended for morning tea at 10.30am and returned at 10:58am

10.4 STATUS OF INVESTMENTS - DECEMBER & JANUARY 2024/2025**RESOLUTION 2025/10**

Moved: Cr Paul Fisher

Seconded: Cr Karen Churchill

That Council receives and notes the list of investments from 1 December 2024 to 29 January 2025 and that these investments comply with section 625(2) of the *Local Government Act 1993*, Clause 212 of the *Local Government (General) Regulation 2021* and Council's Investment Policy.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

10.5 ADOPTION OF DRAFT POLICIES

RESOLUTION 2025/11

Moved: Cr Phillipa Goldsmith

Seconded: Deputy Mayor Steven Butler

That Council adopts the following policies:

- 1. The draft Code of Meeting Practice.**
- 2. The draft Councillor and Staff Interaction Policy.**
- 3. The draft Councillor Expenses and Facilities Policy.**

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

10.6 COMMUNITY DEVELOPMENT MONTHLY REPORT

RESOLUTION 2025/12

Moved: Cr Ahmad Karanouh

Seconded: Cr Karen Churchill

- 1. That Council receives and notes the information in the Community Development report.**
- 2. That Council authorises the General Manager and Mayor to sign and affix the Council seal for the North Western Library Cooperative Agreement 2025-2030.**

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

10.7 WASTE MANAGEMENT REPORT FEBRUARY 2025

RESOLUTION 2025/13

Moved: Deputy Mayor Steven Butler

Seconded: Cr Phillipa Goldsmith

That the monthly report on waste management activities be received and noted.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

Motion: Waste Facilities income and expenditure

RESOLUTION 2025/14

Moved: Cr Karen Churchill

Seconded: Deputy Mayor Steven Butler

That the waste management report includes a summary on the income and expenditure of each facility.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

Motion: New Waste Facility Shed

RESOLUTION 2025/15

Moved: Cr Paul Fisher

Seconded: Cr Margaret Garnsey

That a report is provided to Council regarding the procurement process surrounding the new shed build at the Coonamble waste facility.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

Motion: Quambone Waste additional bins

RESOLUTION 2025/16

Moved: Cr Margaret Garnsey

Seconded: Cr Paul Fisher

That Quambone waste transfer station to be provided with additional bins to allow the waste to be sorted at the time the waste is deposited.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

At 11:30 am, Cr Paul Wheelhouse left the meeting and declared a precunery interest in Report 10.8 (3a) as he lives close to the Yarran St Development which could have an affect on his land value and he is likely to receive additional business throughout the building phase. He removed himself from the room during the discussions.

At 11:38 am, Cr Paul Wheelhouse returned to the meeting prior to the item being voted on.

10.8 ECONOMIC DEVELOPMENT & GROWTH - PROGRESS REPORT

RESOLUTION 2025/17

Moved: Cr Phillipa Goldsmith

Seconded: Deputy Mayor Steven Butler

That Council:

1. Receive and note the Economic Development and Growth report.
2. Participate in a workshop after the March Council meeting to discuss the previous work done on the masterplans for the Coonamble CBD and Warrena Creek and to prepare a future program of work and the estimated funding required.
3. Authorise the General Manager to make two submissions under the Regional Economic Development and Community Investment Program, being for:
 - (a) The Yarran Street Housing Development infrastructure.
 - (b) Continuation of the Coonamble Youth Empowerment Program

AMENDMENT

Moved: Cr Ahmad Karanouh

Seconded: Nil

That Council:

1. Receive and note the Economic Development and Growth report.
2. Participate in a workshop after the March Council meeting to discuss the previous work done on the masterplans for the Coonamble CBD and Warrena Creek and to prepare a future program of work and the estimated funding required.
3. Participate in a workshop with staff to collaborate on a business case and project plan for the Yarran St Development
4. Authorise the General Manager to make grant submissions for Continuation of the Coonamble Youth Empowerment Program with a Council Contribution limited \$100,000

The amendment was lost due to lack of seconder.

AMENDMENT

Moved: Cr Phillipa Goldsmith

Seconded: Deputy Mayor Steven Butler

That Council:

1. Receive and note the Economic Development and Growth report.
2. Participate in a workshop after the March Council meeting to discuss the previous work done on the masterplans for the Coonamble CBD and Warrena Creek and to prepare a future program of work and the estimated funding required.
3. Participate in a workshop with staff to collaborate on a business case and project plan for the Yarran St Development.

THIS AMENDMENT BECAME THE MOTION FOR

RESOLUTION 2025/17

That Council:

1. **Receive and note the Economic Development and Growth report.**
2. **Participate in a workshop after the March Council meeting to discuss the previous work done on the masterplans for the Coonamble CBD and Warrena Creek and to prepare a future program of work and the estimated funding required.**
3. **Participate in a workshop with staff to collaborate on a business case and project plan for the Yarran St Development.**

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey and Phillipa Goldsmith

Against: Cr Ahmad Karanouh

Cr Paul Wheelhouse abstained from the vote

CARRIED 7/1

10.9 REGIONAL DROUGHT RESILIENCE PLAN - 016 - BOGAN, WARREN, AND COONAMBLE

RESOLUTION 2025/18

Moved: Cr Karen Churchill
Seconded: Cr Phillipa Goldsmith

That Council defer the Regional Drought Resilience Plan Report pending the outcome of a meeting with the General Mangers and Mayors of Coonamble, Bogan and Warren Shire Council.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

10.10 PLANNING, REGULATORY & COMPLIANCE PROGRESS REPORT

RESOLUTION 2025/19

Moved: Cr Phillipa Goldsmith
Seconded: Cr Paul Fisher

That the Planning, Regulatory and Compliance Progress Report be received and noted.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

10.11 PLANNING PROPOSAL TO REZONE COUNCIL OWNED LAND

RESOLUTION 2025/20

Moved: Cr Ahmad Karanouh
Seconded: Cr Phillipa Goldsmith

That Council

1. **Endorse Planning Proposal PP002/2024 for the Old Sheepyards Industrial Estate and forward it to the Minister for Planning seeking an amendment to the Coonamble Local Environmental Plan 2011 and request that a Gateway Determination be issued, excluding the delegation of Plan making powers, to enable the public exhibition of the Planning Proposal pursuant to the *Environmental Planning and Assessment Act 1979*.**
 - (a) **Upon receipt of a Gateway Determination for PP001/2024 under Section 3.34 of the Environmental Planning & Assessment Act 1979,**

places the Planning Proposal and any supporting material on public exhibition pursuant to any requirements of the Gateway Determination and Schedule 1, Clause 4 of the *Environmental Planning and Assessment Act 1979*; and

- (b) Subject to the conditions of the Gateway Determination, undertakes those actions necessary to address outstanding matters.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith and Ahmad Karanouh

Against: Cr Paul Wheelhouse

CARRIED 8/1

Motion: Mayor Keady vacates chair

RESOLUTION 2025/21

Moved: Cr Paul Fisher

Seconded: Cr Margaret Garnsey

That Cr Goldsmith takes the chair to allow Mayor Keedy, and Deputy Mayor Butler to leave the meeting for discussions on item 10.12 DA037/2024 Moonya Feedlot Expansion

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

At 11:59am, Mayor Daniel Keady vacated the chair and leaves the meeting.

At 11:59am, Deputy Mayor Steven Butler, Cr Paul Wheelhouse leaves the meeting.

Cr Goldsmith takes the chair for the discussions on item 100.12 DA037/2024 Moonya Feedlot Expansion.

At 11:59 Lesley Duncan (Manager Planning, Regulatory & Compliance) attended the item.

10.12 DA037/2024 - MOONYA FEEDLOT EXPANSION

RESOLUTION 2025/22

Moved: Cr Paul Fisher

Seconded: Cr Ahmad Karanouh

That Council approves DA037/2024 for Intensive Livestock Agriculture (Cattle Feedlot – increase capacity from 10,000 head to 30,000 head, construction of additional feedlot pens, cattle handling facility, silage pits, flood levee, stock lanes and feed alleys, drains ponds and vehicle access) on Lot 113 DP754199, Lot 119 DP754199, Lot 121 DP754199, Lot 124 DP754199 and Lot 1 DP1124929., 701 Quambone Road, Coonamble, subject to the following conditions:

1. The development being carried out in accordance with the development application and supporting documentation except where amended by the following conditions:

Plan Title	Drawing No.	Rev.	Date
Development Application Plans and Documentation prepared by Premise			
Title Sheet & Schedule of Drawings	C001	D	22/10/2024
Existing Layout Plan	C002	D	22/10/2024
Proposed Layout Plan	C003	D	22/10/2024
Bulk Earthworks Proposed Feedlot Pens Layout	C004	D	22/10/2024
Preliminary Concept Bulk Earthworks Cut-Fill Plan	C005	D	22/10/2024
Environmental Impact Statement	-	C	22/10/2024
Soil and Water Impact Assessment	-	B	8/10/2024
Visual Impact Assessment	-	B	30/9/2024
Traffic Impact Assessment	-	B	4/10/2024
Aboriginal Cultural Heritage Due Diligence Assessment (redacted)	-	B	4/10/2024
Flood Impact Assessment	-	C	22/10/2024
Report prepared by Assured Environmental			
Noise and Vibration Impact Assessment	-	R0	19/06/2024
Odour Impact Assessment	-	R1	13/08/2024
Report prepared by Ecology Consulting			

Biodiversity Report	Assessment	-	v1.0	24/05/2024
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Capacity

- The approved capacity of the feedlot is limited to 30,000 head of cattle

Prior to Issue of a Construction Certificate

- Construction work with a value greater than \$25,000 or more requires payment of the NSW Governments Long Service Levy prior to release of any construction certificate. Evidence of payment must be provided to the registered certifier to allow release of any construction certificate. Payments should be made direct to the corporation at the following website <https://www.longservice.nsw.gov.au/>

Prior to Commencement of Works

- Prior to the commencement of construction works, the Applicant is to obtain a Construction Certificate from either Council or Registered Certifier, certifying that the proposed works are in accordance with the Building Code of Australia and applicable Council Standards prior to any building works commencing.

Note: It is the responsibility of the Applicant to ensure that the development complies with the Building Code of Australia and applicable Council Standards in the case of building work. This may entail alterations to the proposal so that it complies with these standards.

- The applicant is to submit to Coonamble Shire Council, at least two days prior to the commencement of any works, a 'Notice of Commencement of Building or Subdivision Works' and 'Appointment of Principal Certifier'.

During Construction

- No nuisance or interference with the amenity of the area is to be created by reason of any process or operation on the premises causing the emission of noise, dust, smoke or any polluted discharge whatsoever.
- Construction work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7.00 am and 6.00 pm on weekdays and 8.00 am and 1.00 pm on Saturdays. No work on Sundays or Public Holidays is permitted.
- Throughout the course of construction operations on the land, toilet facilities are to be provided, at or in the vicinity of the work site. Toilet facilities are to be provided at a rate of one toilet for every 20 persons or part of 20 persons employed at the site.
- All building rubbish and debris, including that which can be windblown,

shall be contained on site in a suitable container for disposal at an approved Coonamble Shire Council Waste Landfill Depot. The container shall be erected on the building site prior to work commencing and shall be maintained for the term of the construction to the completion of the project.

Note: No building rubbish or debris shall be placed or permitted to be placed on any adjoining public reserve, footway or road.

Note: The waste container shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site.

Upgrade to Intersection with Quambone Road

10. The access from Quambone Road is to be upgraded to the minimum required intersection treatment, being a rural Basic Auxiliary Left/Basic Auxiliary Right (BAL/BAR), as per Austroads Guide to Road Design – Part 4a Unsignalised and Signalised Intersections to facilitate safe and efficient movement of vehicles accessing the site. The applicant is to submit to Council detailed plans of the proposed road construction works together with an application under s138 of the Roads Act 1993 prior to the commencement of any works within the road corridor.

Protection of Aboriginal relics

11. Should Aboriginal relics be discovered work shall cease immediately and application be made for an Aboriginal Heritage Impact Permit under the provisions of the NSW National Parks and Wildlife Act 1974.

Siding Springs Observatory – Maintaining Dark Sky

12. The development shall not contain:

- (a) Outside light fittings other than shielded light fittings, or
- (b) More than 7 shielded light fittings or more than 5 such light fittings that are not automatic light fittings, and
- (c) Be likely to result in the emission of light of 50,000 lumens or more.

Outside light fitting means a light fitting that is attached or fixed outside, including on the exterior of a building.

Shielded light fitting means a light fitting that does not permit light to shine above the horizontal plane.

Vegetation Buffer

13. (a) A vegetation buffer is to be installed in accordance with the Odour Impact Assessment prepared by Assured Environmental and dated 13 August 2024. Detailed plans showing the layout and species of tree are to

be submitted to Council prior to commencement of any vegetation planting.

(b)The applicant is to submit to Council for approval a Vegetation Management Plan at least six months prior to commencement of works. The Vegetation Management Plan is to provide details and timing of the proposed planting and management of the vegetation buffer, as well as the mitigation measures outlined in the Visual Impact Assessment and the Biodiversity Assessment Report. The vegetation buffer is to be in place six months prior to any works start.

Visual Amenity

14. Mitigation works are to be carried out as detailed in Part 5 of the Visual Impact Assessment (VIA) prepared by Premise and dated 30 September 2024. The following plans are required to be submitted to Council prior to any commencement the works identified in the VIA:
- a. Plan showing trees to be retained
 - b. Plan of temporary and permanent access. All access roads are to minimise vegetation removal, changes to landform and visual impacts.
 - c. Lighting plan for construction compound that complies with AS4282-2019 Control of obtrusive effects of outdoor lighting and complies the requirements of s.5.14 Siding Spring Observatory – maintaining dark sky.

Flood Levee

15. Prior to the commencement of any works on the flood levee, the applicant is to consult with Water NSW and obtain approval under s90(4) of the Water Management Act 2000. If approval under the Water Management Act 2000 is not required, documentary evidence is to be provided to Council.

Odour

16. (a) A vegetation buffer - a minimum of 10 m wide is to be planted as detailed in section 7.3 Buffer Design in the Odour Impact Assessment prepared by Assured Environmental and dated 13 August 2024. The vegetation buffer is to be planted along the southern, eastern and north-eastern sides of the facility. A detailed plan of the vegetation buffer is to be provided to Council for approval prior to any planting taking place.

(b) Odour Mangement Plan - The applicant is to undertake monitoring of odour levels emitted from the premises. An Odour Management Plan is to be submitted to Council for approval at least 6 months prior to commencement of works on the site. The Odour Management Plan is to provide details of the methodology of sampling and details of offensive odour complaints management system. The Plan must include baseline measurement and reporting of odour levels before any works start and regular ongoing measurement of odour.

Prior to Occupation or Commencement of Use

17. Prior to the occupation or use of the development, an Occupation Certificate must be obtained from the Principal Certifier for the subject development and all conditions of development consent fully complied with.

Prescribed Conditions under the Environmental Planning and Assessment Regulation 2000

18. A development consent for development that involves any building work must be issued subject to the following conditions:

- (a) that the work must be carried out in accordance with the requirements of the Building Code of Australia, in force on the date of the application.
- (b) in the case of residential building work for which the Home Building Act 1989 requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.

Note: This condition does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 85A (6) (a) of the Act.

Note: This condition does not apply:

- (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), of the Environmental Planning and Assessment Regulation 2000, or
- (b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.

Note: In this condition, a reference to the Building Code of Australia is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

19. A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority 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 site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

Note: This condition does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.

Note: This condition does not apply in relation to Crown building work that is certified, in accordance with section 109R of the Act, to comply with the technical provisions of the State's building laws.

Note: This condition applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note: Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

EPA General Terms of Approval as per Attachment A

In Favour: Crs Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith and Ahmad Karanouh

Against: Cr Karen Churchill

CARRIED 5/1

At 12:09pm, Cr Paul Wheelhouse, Deputy Mayor Steven Butler and Mayor Daniel Keady returned to the meeting. Cr Goldsmith vacated the chair and Mayor Daniel Keady returned to the chair.

At 12:09pm Lesley Duncan (Manager Planning, Regulatory & Compliance) left the meeting.

10.13 COUNCILLOR REQUESTS FOR INCLUSION IN THE DRAFT 2025/26 OPERATIONAL BUDGET.**RESOLUTION 2025/23**

Moved: Cr Ahmad Karanouh

Seconded: Cr Phillipa Goldsmith

- 1. That Council receive and note the contents of the report suggesting items to be considered for inclusion in the draft 2025/26 Budget.**
- 2. That Councillor suggestions for items to be considered for inclusion in the draft 2025/26 Operational Plan and Budget be returned to Council's Corporate Services Department by 7 March 2025.**

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

10.14 PROJECT PROPOSAL - HELLO COONAMBLE**RESOLUTION 2025/24**

Moved: Cr Ahmad Karanouh

Seconded: Cr Paul Wheelhouse

- 1. That Council notes the information contained within this report.**
- 2. That Council requests that Coonamble Shire Council be granted all copyrights to the Hello Coonamble Project and its collateral.**
- 3. That conditional on Council being granted copyright to the production and collateral, Council resolves to agree to fund the "Hello Coonamble Project" to the value of \$50,000.**

In Favour: Crs Daniel Keady, Steven Butler, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Cr Karen Churchill

CARRIED 8/1

At 12:24 pm, Cr Adam Cohen left the meeting.

At 12:26 pm, Cr Adam Cohen returned to the meeting.

10.15 QUARTERLY BUDGET REVIEW - DECEMBER 2024**RESOLUTION 2025/25**

Moved: Cr Phillipa Goldsmith

Seconded: Cr Adam Cohen

1. That Council approves the variations to votes as listed in the budget review documents distributed under separate cover.
2. That Council notes, in the opinion of the Responsible Accounting Officer based on the information as presented in the December Budget review; that Council will be in a satisfactory financial position as at 30 June 2025.
3. That Council notes the classification and position of Council's estimated restricted (reserve) funds as at 31 December 2024.
4. That a report is presented to Council bi-monthly to identify outstanding grant debtors and associated costs for the project.
5. That Council move to prioritise works for which the grant funding has been received or where milestones have a due date in the near future.
6. That Council implements procedures where grant funding is to be acquitted within 60 days of the final invoice being paid.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0**10.16 INFRASTRUCTURE SERVICES - WORKS IN PROGRESS****RESOLUTION 2025/26**

Moved: Cr Ahmad Karanouh

Seconded: Cr Paul Fisher

That the information be received and noted on the works in progress within Council's Infrastructure Directorate.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

11 NOTICES OF MOTIONS/QUESTIONS WITH NOTICE/RESCISSION MOTIONS**11.1 NOTICE OF MOTION - PLANNING PROPOSAL PP001/2024****RESOLUTION 2025/27**

Moved: Cr Phillipa Goldsmith
Seconded: Cr Paul Fisher

That Council endorse Planning Proposal PP001/2024 for the Coonamble Artesian Bore Bath Project and forward it to the Minister for Planning seeking an amendment to the Coonamble Local Environmental Plan 2011 and request that a Gateway Determination be issued, excluding the delegation of Plan making powers, to enable the public exhibition of the Planning Proposal pursuant to the *Environmental Planning and Assessment Act 1979*.

- (a) Upon receipt of a Gateway Determination for PP001/2024 under Section 3.34 of the *Environmental Planning and Assessment Act 1979*, places the Planning Proposal and any supporting material on public exhibition pursuant to any requirements of the Gateway Determination and Schedule 1, Clause 4 of the *Environmental Planning and Assessment Act 1979*; and**
- (b) Subject to the conditions of the Gateway Determination, undertakes those actions necessary to address outstanding matters.**

In Favour: Crs Daniel Keady, Adam Cohen, Paul Fisher and Phillipa Goldsmith

Against: Crs Steven Butler, Karen Churchill, Margaret Garnsey, Ahmad Karanouh and Paul Wheelhouse

LOST 4/5

At 1:06 pm, Cr Adam Cohen left the meeting after the voting for resolution 2025/27 had occurred.

At 1:08 pm, Cr Adam Cohen returned to the meeting.

11.2 NOTICE OF MOTION - INCENTIVE TO RATEPAYERS FOR MAINTAINING PUBLIC FOOTPATHS - CR P WHEELHOUSE**RESOLUTION 2025/28**

Moved: Cr Paul Wheelhouse

Seconded: Cr Karen Churchill

That Council notes the information provided and seeks a further report following investigation into the options available to achieve the outcome of better maintaining public footpaths.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

11.3 NOTICE OF MOTION - COUNCIL TO APPLY FOR LOAN TO FUND EXTENSION OF BITUMEN ROADS - CR P WHEELHOUSE**RESOLUTION 2025/29**

Moved: Cr Paul Wheelhouse

Seconded: Cr Paul Fisher

That Council seeks financial modelling and a detailed analysis and report on borrowing funds for sealing roads to be considered as part of the development of the upcoming community strategic and operational plans.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

11.4 NOTICE OF MOTION - CLASSIFICATION OF TOORAWEEENAH ROAD AND PROCUREMENT PROCESS FOR TOORWAWEEENAH ROAD PROJECT - CR P WHEELHOUSE**RESOLUTION 2025/30**

Moved: Cr Paul Wheelhouse

Seconded: Cr Ahmad Karanouh

That Council notes the information provided in response to the notice of motion on Tooraweenah Road, which details that:

- 1. Tooraweenah Road is classified as a Local Road.**
- 2. Tenderlink is a portal where tendering information is received and stored, with Council being solely responsible for all decision-making.**

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

11.5 NOTICE OF MOTION - FORMATION OF PRIORITY QUARRY SUB COMMITTEE - CR P WHEELHOUSE**RESOLUTION 2025/31**

Moved: Cr Paul Wheelhouse

Seconded: Cr Karen Churchill

- 1. That Council establishes a quarry committee and associated Terms of Reference for the purposes of facilitating the pending crushing plant renewal at the quarry.**
- 2. The committee will comprise of the Mayor, two Councillors (Cr Wheelhouse, Cr Fisher, alternate member be Cr Butler in the event that Cr Wheelhouse is precluded due to his business interests), General Manager, Director Infrastructure, Director Corporate Services and the Quarry Manager.**

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

11.6 NOTICE OF MOTION - PRIORITY PREPARATION FOR BORE BATHS AND INTENTIONS FOR EXCESS WATER - CR P WHEELHOUSE**RESOLUTION 2025/32**

Moved: Cr Paul Wheelhouse

Seconded: Cr Margaret Garnsey

That Council notes that a master plan for the Artesian Bore Bath project will be prepared that encompasses the treatment and disposal of wastewater and the appropriate consultation with the EPA will be undertaken.

In Favour: Crs Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Cr Daniel Keady

CARRIED 8/1

11.7 NOTICE OF MOTION - COMMUNITY PROGRAMS AND EVENTS IN QUAMBONE - CR M GARNSEY**RESOLUTION 2025/33**

Moved: Cr Margaret Garnsey

Seconded: Cr Paul Wheelhouse

That Council notes that a pool party occurred in Quambone on 5 February 2025 and that future Australia Day celebrations will include Quambone.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

11.8 NOTICE OF MOTION - COMPLETION OF BRIGIDINE SISTERS GARDEN - CR M GARNSEY**RESOLUTION 2025/34**

Moved: Cr Margaret Garnsey

Seconded: Cr Paul Wheelhouse

That Council note the information provided in the response to the Notice of Motion on the completion of the Brigidine Sisters Garden.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

11.9 NOTICE OF MOTION - PRESENTATION OF COONAMBLE TOWNSHIP - CR M GARNSEY**RESOLUTION 2025/35**

Moved: Cr Margaret Garnsey

Seconded: Cr Karen Churchill

That Council notes the information provided in response to the Notice of Motion on presentation of the Coonamble township.

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 9/0

11.10 NOTICE OF MOTION -COONAMBLE AND QUAMBONE TENNIS COURTS UPGRADE - CR M GARNSEY**RESOLUTION 2025/36**

Moved: Cr Margaret Garnsey

Seconded: Cr Ahmad Karanouh

That Council notes that Tennis NSW have visited the Coonamble tennis court site and will provide a report on their audit of Council's tennis facilities in the local government area.

AMENDMENT TO MOTION

Moved: Cr Margaret Garnsey

Seconded: Cr Ahmad Karanouh

That a report is provided to Council including:

- 1. The full costs to bring the tennis courts up to standard;**
- 2. The scope of works provided to the contractor to carry out the works of both facilities and provide full disclosure of the grant expenditure of these works.**

In Favour: Crs Daniel Keady, Steven Butler, Karen Churchill, Adam Cohen, Paul Fisher, Margaret Garnsey, Ahmad Karanouh and Paul Wheelhouse

Against: Cr Phillipa Goldsmith

AMENDMENT BECOMES THE MOTION
CARRIED 8/1

12 CONFIDENTIAL MATTERS

Nil

13 Conclusion of the Meeting

The Meeting closed at 1:30pm.

The minutes of this meeting were confirmed at the Council held on 12 March 2025.

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CHAIRPERSON