

COONAMBLE
SHIRE COUNCIL

MINUTES

**Ordinary Council Meeting
Thursday, 15 May 2025**

**MINUTES OF COONAMBLE SHIRE COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE SHIRE CHAMBER, COONAMBLE
ON THURSDAY, 15 MAY 2025 AT 9:00 AM**

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: Bruce Quarmby (Director Corporate Services), Barry Broe (Director Community, Planning, Development & Environment), Jennifer Maundrell (Executive Manager Corporate Governance), Marina Colwell (Executive Assistant), Sally Kelly (Executive Assistant).

1 OPENING MEETING

The Mayor opened the meeting at 9:04am, 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

Ms Jessica Lovel and Mrs Heidi Hodgson representing Coonamble Preschool in relation to Item 10.21 Draft Operational Budget re: Preschool Carpark project.

4 APOLOGIES/APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS

APOLOGY

RESOLUTION 2025/106

Moved: Cr Paul Fisher

Seconded: Cr Margaret Garnsey

That the apologies from General Manager Paul Gallagher and Director Infrastructure Kerrie Murphy, be noted and approved.

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

5 DEPUTATION/DELEGATIONS

Nil

6 CONFIRMATION OF MINUTES

RESOLUTION 2025/107

Moved: Cr Phillipa Goldsmith

Seconded: Cr Adam Cohen

That the minutes of the Ordinary Meeting of the Coonamble Shire Council held on Wednesday, 14 May 2025 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 Margaret Garnsey declared a non-pecuniary declaration with:

Item 10.6 – Correspondence – being a member of the Quambone Resources committee.

Cr Margaret Garnsey declared a pecuniary declaration with:

Item 10.26 – Infrastructure Services – Works Program – being a member of the Quambone Resources committee.

Item 12.3 - Bore Bath Project – Lead Consultancy – being a member of the Coonamble Racecourse & Recreation Trust Land Manager.

Cr Wheelhouse declared a pecuniary declaration as a contractor that may supply services with the following items:

10.2 Notice of Motion – Tooraweenah Road,

10.13 DA004/2025 – Yarran Street Subdivision,

12.2 Housing Project.

8 MAYORAL MINUTE

MAYORAL MINUTE

RESOLUTION 2025/108

Moved: Mayor Daniel Keady

Seconded: Cr Phillipa Goldsmith

That the Mayoral Minute for April 2025 be 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

SECTION A - MATTERS FOR CONSIDERATION BY COUNCIL

SECTION B - MATTERS FOR INFORMATION ONLY

9 COMMITTEE REPORTS

9.1 CASTLEREGH MACQUARIE COUNTY COUNCIL (CMCC) FEBRUARY 2025 UPDATE

RESOLUTION 2025/109

Moved: Cr Margaret Garnsey

Seconded: Cr Ahmad Karanouh

That Council:

- 1. Receive and note the report from the Castlereagh Macquarie County Council meeting held 28 April 2025.**
- 2. Continue to lobby the RFS to reinstate funding for hazard reduction on roadside verges.**

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 REPORTS TO COUNCIL**10.1 NOTICE OF MOTION - WATER AND SEWER****RESOLUTION 2025/110**

Moved: Deputy Mayor Steven Butler

Seconded: Cr Paul Wheelhouse

That Council:

- 1. Undertake the process for the water and sewerage infrastructure asset revaluation and condition rating through 2025 / 26 financial year in accordance with industry best practice and financial reporting for water and sewerage.**
- 2. Note that the process takes 12 months to undertake the revaluation and condition rating and will be required for the 2025 / 26 financial audit and reporting.**
- 3. Note that the revaluation is based on a sample of the assets across various conditions and not the entire network due the cost.**
- 4. Hold a workshop once the revaluation and condition assessment process are completed.**
- 5. Request the General Manager to give approval for the Manager Water and Sewer to attend the June Ordinary Meeting to be available to answer any questions and give any updates.**

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 9:38 am, Cr Paul Wheelhouse left the meeting for the discussion on the following item 10.2 Notice of Motion – Tooraweenah Road.

10.2 NOTICE OF MOTION - TOORAWEENAH ROAD

RESOLUTION 2025/111

Moved: Deputy Mayor Steven Butler

Seconded: Cr Paul Wheelhouse

That Council:

- 1. Receives a briefing in June from the Project Manager consultant (Projence) engaged by Council on the project delivery plan which will include but not limited to:
 - a) Methodology**
 - b) Procurement**
 - c) Project budget and forecasts**
 - d) Key risk****
- 2. Receives a briefing from the ecologist in June regarding the REF to discuss the threatened Ecological Communities (Weeping Myall Woodlands, hollow bearing trees, blaze trees, large and old trees that have historical significance and scarred trees across the project site.**
- 3. Receives a bi-monthly workshop to be conducted with council by the Project Manager (Projence) and relevant expert as required (eg: ecologist) for a briefing on the progress of the project.**
- 4. Continues to receive a monthly progress report on the Tooraweenah Road project.**
- 5. The report from the Project Manager consultant (Projence) be presented to ARIC with respect to managing the risks associated with the project.**
- 6. The Gateway reviews be considered as part of each stage of the project.**

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 9:44 am, Cr Paul Wheelhouse returned to the meeting.

10.3 NOTICE OF MOTION - QUARRY**RESOLUTION 2025/112**

Moved: Deputy Mayor Steven Butler

Seconded: Cr Paul Fisher

That Council seeks an independent report from a suitable qualified consultant with quarry experience on the future operation of the Quarry that includes:

- a) Develop an operating management plan for operation of the complex, life expectancy of material, plant requirement, investment costs, overall performance and key risks.**
- b) The brief to include analysis of the options for the site to be operated by Council run or privately operated, or a combination of both.**
- c) The brief to include consideration and benefits of fixed plant v's mobile plant.**
- d) A workshop to be conducted with council once the report is received.**
- e) Note that the quarry committee will convene late May.**
- f) That staff obtain costings / viability and availability of Council purchasing a Mobile Crushing plant.**
- g) That Council receive a status update on management actions taken to address the regulators improvement notices and future planned engagements.**

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

Against: Cr Paul Fisher

CARRIED 8/1

10.4 NOTICE OF MOTION - EMERGENCY COONAMBLE AIRPORT PROCEDURES**RESOLUTION 2025/113**

Moved: Cr Margaret Garnsey

Seconded: Cr Paul Wheelhouse

That Council:

- 1. Conducts a risk assessment in consultation with the Royal Flying Doctor Service, NSW Air Ambulance and the Civil Aviation Safety Authority on night-time emergency medical evacuations from the Coonamble Aerodrome.**
- 2. Engages with National Parks and Wildlife Service to manage the kangaroo population adjacent to the Coonamble Aerodrome.**
- 3. Continue to investigate grant funding opportunities for fencing the perimeter of the Coonamble Aerodrome.**
- 4. Receives a report to the June Ordinary Meeting outlining the scope of works, design and compliance requirements for a new exclusion / security fence at the Coonamble aerodrome.**

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

Against: Cr Phillipa Goldsmith on point 4 of the recommendation

CARRIED 8/1

10.5 COUNCIL RESOLUTIONS/ACTIONS UPDATE**RESOLUTION 2025/114**

Moved: Cr Karen Churchill

Seconded: Cr Margaret Garnsey

That Council notes the information.**Amended - Resolution 2025/35 not completed**

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 CORRESPONDENCE**RESOLUTION 2025/115**

Moved: Cr Paul Wheelhouse

Seconded: Cr Ahmad Karanouh

That the Correspondence Report May 2025 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

10.7 DRAFT COMMUNITY STRATEGIC PLAN, DELIVERY PROGRAM AND OPERATIONAL PLAN**RESOLUTION 2025/116**

Moved: Cr Phillipa Goldsmith

Seconded: Cr Ahmad Karanouh

That Council:

- 1. Endorse the draft Community Strategic Plan 2025-2035, Delivery Program 2025/26-2029/30 and Operational Plan 2025/26 to be placed on public exhibition with submissions invited for 28 days.**
- 2. Receives a further report on the Community Strategic Plan 2025-2035, Delivery Program 2025-2029 and Operational Plan 2025/26 following the exhibition period.**

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

10.8 COMMUNITY DEVELOPMENT MONTHLY REPORT**RESOLUTION 2025/117**

Moved: Cr Margaret Garnsey

Seconded: Cr Ahmad Karanouh

That Council receives and notes the information in the May 2025 Community Development report.

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

10.9 ECONOMIC DEVELOPMENT & GROWTH**RESOLUTION 2025/118**

Moved: Cr Phillipa Goldsmith

Seconded: Cr Paul Wheelhouse

That Council receives and notes the May 2025 Economic Development and Growth report.

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 REGIONAL ART TRAIL**RESOLUTION 2025/119**

Moved: Cr Margaret Garnsey

Seconded: Cr Paul Fisher

- 1. That Council receives and notes the status of the Regional Art Trail project.**
- 2. That Council appoints Mr Mat Boney, Ms Nina Sands, Ms Jamie-Lea Trindall and Uncle Sooty Welsh to the Public Art advisory panel.**
- 3. That Council seeks expressions of interest for suitably qualified and interested community members to join the Public Art advisory panel.**

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

Against: Nil

Abstained: Cr Margaret Garnsey

CARRIED 8/0

The meeting recessed for Morning tea at 10.33am.

The meeting resumed at 11.02am.

10.11 REQUEST FOR REZONING - 145-147 CASTLEREAGH STREET**RESOLUTION 2025/120**

Moved: Cr Ahmad Karanouh

Seconded: Cr Phillipa Goldsmith

That Council recommend to the proponent that they prepare a planning proposal to list a service station as an additional permitted use on 145-147 Castlereagh Street, Coonamble.

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

Against: Crs Steven Butler, Karen Churchill and Paul Fisher

Abstained: Cr Ahmad Karanouh

CARRIED 5/3

10.12 PLANNING, REGULATORY & COMPLIANCE PROGRESS REPORT

RESOLUTION 2025/121

Moved: Cr Paul Wheelhouse

Seconded: Deputy Mayor Steven Butler

- 1. That the Planning, Regulatory and Compliance Progress Report for May be received and noted.**
- 2. That Council resolve to request the acting General Manager to undertake the necessary actions to make safe and operational loading ramp 5 at the Coonamble Saleyards.**

CARRIED

At 11:19 am, Cr Paul Wheelhouse left the meeting for discussion on the following item 10.13 - DA004/2025 - Yarran Street Subdivision

10.13 DA004/2025 - YARRAN STREET SUBDIVISION**RESOLUTION 2025/122**

Moved: Cr Margaret Garnsey

Seconded: Cr Adam Cohen

That Council approves DA004/2025 for the Yarran Street subdivision of two (2) lots into twenty (20) lots in two (2) stages, on Lot 85 DP 3693 and Lot 87 DP 3693, being 70 and 78 Yarran Street, Coonamble, subject to the following conditions:

PART A – ADMINISTRATIVE CONDITIONS**General**

- 1) **The development must be carried out in accordance with the following plans and documentation listed below and as endorsed by Council, except where amended by other conditions of this development consent:**

Plan No	Issue	Prepared by	Date
Plan of Subdivision - Sheet 001	1	RAP Surveying	8/6/2024
Plan of Subdivision – Sheet 002	1	RAP Surveying	10/4/2024
Plan of Subdivision – Sheet 003	1	RAP Surveying	10/4/2024
Staging Plan			

Notes:

- Any material alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Environmental Planning and Assessment Act 1979, or a new development application. No works other than those approved under this consent, shall be carried out without the prior approval of Council.***
- Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.***

Erection of signs

- 2) **A sign must be erected in a prominent position on any site on which subdivision 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 contract (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.**

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

PART B – REQUIREMENTS BEFORE COMMENCEMENT OF ANY WORK

Before You Dig Australia

- 3) **Prior to carrying out any works, an enquiry shall be undertaken with Before You Dig Australia for any relevant infrastructure plans.**

Traffic and Pedestrian Management Plan

- 4) **The applicant is to prepare and implement a Traffic Management Plan that provides necessary direction to traffic or pedestrian movement through or past the work site. The Traffic Management Plan is to be prepared by a suitably qualified person in accordance with the provisions of the relevant Australian Standards and is to be submitted to Council for approval PRIOR to its implementation.**

Soil and Water Management Plan

- 5) **The developer is to submit a Soil and Water Management Plan for the site. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time as the plan has been approved by Council and the measures detailed in the plan are in place prior to works commencing.**

The measures detailed in the plan are to remain in place until all landscaping is completed.

PART C – REQUIREMENTS BEFORE THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Subdivision Works Certificate

- 6) **The applicant is to obtain a Subdivision Works Certificate for each stage of the development.**

Engineering Plans

- 7) **The applicant is required to submit engineering plans and specifications relating to each stage of the development in relation to conditions 5, 9, 10 and 13.**
- 8) **The electrical detail design is to demonstrate compliance with NSW Planning publication: *Dark Sky Planning Guideline*.**

PART D – REQUIREMENTS DURING WORKS

Engineering Inspections

- 9) **The applicant is to arrange an inspection of the development/subdivision works by Council's Infrastructure Services Department, at the following**

stages of the development. This condition applies notwithstanding any private certification of the engineering works.

A	Road Construction	<input type="checkbox"/> Following site regrading, and prior to installation of footway services <input type="checkbox"/> Excavation and trimming of subgrade <input type="checkbox"/> After compaction of sub-base <input type="checkbox"/> After compaction of base, and prior to sealing <input type="checkbox"/> Establishment of line and level for kerb and gutter placement <input type="checkbox"/> Subsoil drainage <input type="checkbox"/> Road pavement surfacing <input type="checkbox"/> Pavement test results (compaction, strength)
B	Drainage	<input type="checkbox"/> After laying of pipes and prior to backfill <input type="checkbox"/> Pits after rendering openings and installation of step irons
C	Erosion and Sedimentation Control	<input type="checkbox"/> Prior to installation of erosion measures
D	All Development and/or Subdivision Works	<input type="checkbox"/> Practical completion
E	Road Openings	<input type="checkbox"/> Upon completion of works.

Design New Road to Engineering Standard

- 10) The proposed new road in Stage 2 of the development is to be designed in accordance with the requirements of *Coonamble Shire Council*.

Construct Road Shoulder, Kerb and Gutter

- 11) The road shoulder along the Yarran and Reid Street (proposed lots 7 and 20), and lots 13 - 19) frontages are to be constructed and sealed, and the barrier kerbing and guttering is to be constructed, to include the provision of street drainage where necessary for the full frontage of Stage One works.
- 12) The road shoulder along the Reid Street (proposed lot 6) is to be constructed and sealed, and the barrier kerbing and guttering is to be constructed, to include the provision of street drainage where necessary for the full frontage of Stage Two works.

Site Management

- 13) The site shall be managed so that:
 - a) No additional filling shall be placed on the land which may impede the flow of flood waters,

- b) Any clearing or drainage activities shall not alter the drainage patterns across the site
- c) No landscaping or similar type structures shall be installed which will inhibit the flow of flood waters
- d) Any plant or goods stored upon the site shall be stored in a manner which will not allow pollution of flood waters
- e) All actions shall be taken upon the site which will minimise the effect of the property upon the flood waters.

Reticulation – Subdivision

- 14) The construction of water and sewer reticulation is to take place to service each residential lot and, where required the open space lot.

Easement for Sewer

- 15) The final plan of survey is to show an easement for sewer over all lots affected and in favour of Council. The easement is to be a minimum of 3 metres wide.

Environmental Site Management

- 16) There is to be no burning of waste material, felled trees or other material on the site.

Erosion and Sedimentation Control

- 17) Erosion and sediment control measures are to be established prior to commencement of construction for each stage of the development and maintained to prevent silt and sediment escaping the site or producing erosion. This work must be carried out and maintained in accordance with the Dept Housing – Soil and Water Management for Urban Development (The Blue Book).

Note: All erosion and sediment control measures must be in place prior to earthworks commencing.

Approved Hours of Construction

- 18) Construction work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Draft Construction Noise Guideline as identified below:

Monday to Friday	0700 to 1800
Saturday	0800 to 1300
Sunday or Public Holiday	No Work

Dust Suppression

- 19) The applicant will ensure that all machinery and traffic movement areas are continually watered down when in use in order to prevent raised dust

from becoming a nuisance to neighbouring properties.

Waste

- 20) All waste associated with the construction works is to be appropriately collected, stored and disposed of at an approved waste facility.

PART E – REQUIREMENTS PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Subdivision Certificate Required

- 21) A Subdivision Certificate, pursuant to section 6.3 of the *Environmental Planning and Assessment Act 1979*, as amended must be obtained from Council for each stage of the development, prior to its lodgement with Land Registry Services.

The Final Plan of Survey must be submitted to Council via the NSW Planning Portal.

Note: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of development consent relevant to each stage have been complied with.

The development (each lot) shall be serviced with electricity, water and telecommunications and prior to the issue of a subdivision certificate the following documents shall be submitted to Council to demonstrate that the requirements of the public utility services have been met:

- a) **Essential Energy: Notification of Arrangement OR Certificate of Acceptance**
- b) **Relevant Communications Authority: Notification of Arrangement OR Certificate of Acceptance**

Electrical and Telecommunication Authorities – Subdivision

- 22) The developer is to furnish Council with documentary evidence that arrangements have been made, satisfactory to the appropriate electrical authority and the appropriate telecommunications authority, for the provision of street lighting and/or for the provision of electrical power and/or telephone lines, respectively, to serve each lot.

Works As Executed Plan

- 23) The applicant is to submit to Council an electronic copy of the works as executed plan for works for each stage of the subdivision. The plans are to be in .DWG format.

Note: The provision of a table of works as executed plan which details: the distance from the centre of the downstream manhole/pit to each sideline, house connection, and dead end; the depths to invert; and the length of such sidelines.

Note: The provision of information on the works as executed plans which

details: road levels, road crossfalls and longitudinal grades.

Creation of Easements

- 24) The development will require the creation of an easement under Section 88B of the *Conveyancing Act 1919*:
- a) Stage 1: For drainage of sewage through proposed Lots 7, 14, 15, 16, 17, 18, 19 & 20.
 - b) Stage 2: For drainage of sewage through proposed Lots 2, 3, 4, 5 & 6.

Access

- 25) Designated access/egress driveways are required to be installed to service all proposed allotments prior to the release of the relevant subdivision certificate for each stage. All access/egress driveways shall be a minimum of 6 metres wide and constructed as concrete vehicular access. The driveways shall be constructed to the satisfaction of Council for the life of the development and must be constructed in accordance with Council requirements.

Reasons for Conditions:

Development Application No: 031/2024 was assessed using current procedures developed by the Coonamble Shire Council and other resource information. This includes:

- The requirements of Section 4.15 of the *Environmental Planning and Assessment Act 1979* which states:

Section 4.15 Matters for consideration – general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

- (i) any environmental planning instrument, and***
 - (ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and***
 - (iii) any development control plan, and***
 - (iv) any matters prescribed by the regulations that apply to the land to which the development application relates***
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,***
- (c) the suitability of the site for the development,***
- (d) any submissions made in accordance with this Act or the regulations,***
- (e) the public interest.***

- The requirements of the Coonamble Local Environmental Plan 2011.

□ **Field inspection and liaison between officers of the Coonamble Shire Council.**

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

Against: Nil

CARRIED 8/0

At 11:21 am, Cr Paul Wheelhouse returned to the meeting.

10.14 WASTE MANAGEMENT REPORT MAY 2025

RESOLUTION 2025/123

Moved: Cr Paul Wheelhouse

Seconded: Cr Margaret Garnsey

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

That council investigate the options of bulk waste collection including costings.
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

10.15 YOUTH ACCOMMODATION PROJECT

RESOLUTION 2025/124

Moved: Cr Paul Fisher

Seconded: Cr Margaret Garnsey

That Council:

- 1. Receives and notes the status of the youth accommodation project.**
- 2. Request the operating plan and funding implications be brought back to Council at the June meeting.**

CARRIED

At 11:52 am, Cr Margaret Garnsey left the meeting for discussion the following item
10.16 - Bore Bath Project.

10.16 BORE BATH PROJECT**Resolution 2025/125**

Moved: Cr Ahmad Karanouh

Seconded: Cr Adam Cohen

That Council:

- 1. Notes the status of the Bore Bath Project and the work already done to get the project progressing on the new site.**
- 2. Notes the grant variation request submitted.**

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

Against: Cr Phillipa Goldsmith

CARRIED 7/1

At 12:02 pm, Cr Margaret Garnsey returned to the meeting.

10.17 STATUS OF INVESTMENTS - APRIL 2025**RESOLUTION 2025/126**

Moved: Cr Paul Fisher

Seconded: Cr Paul Wheelhouse

That Council receives and notes the list of investments from 1 April 2025 to 30 April 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

10.18 RATES AND CHARGES COLLECTIONS - APRIL 2025**RESOLUTION 2025/127**

Moved: Cr Ahmad Karanouh

Seconded: Cr Phillipa Goldsmith

- 1. That Council receives and notes the information provided in the rates and charges collections report.**
- 2. That Council requests the General Manager to extend the payment terms for the user pays water accounts issued the 14/05/2025 to allow ninety (90) days for payment of the account.**

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 12:09 pm, Cr Paul Wheelhouse left the meeting.

10.19 INVESTMENT POLICY**RESOLUTION 2025/128**

Moved: Cr Ahmad Karanouh

Seconded: Cr Margaret Garnsey

- 1. That Council notes the information contained in the Investment Policy report.**
- 2. That Council adopts the revised Investment Policy, as attached to the May 2025 report.**
- 3. That Council notes no submissions were received from the public in relation to this policy.**

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

Against: Nil

CARRIED 7/0

At 12:10 pm, Cr Adam Cohen left the meeting.

10.20 WESTERN COUNCIL'S ELECTRICITY TENDER**RESOLUTION 2025/129**

Moved: Cr Paul Fisher

Seconded: Cr Phillipa Goldsmith

- 1. That Council notes the information within this report.**
- 2. That Council resolve to endorse management decision to accept the offers received from Origin Energy and AGL for the supply of electricity for contestable sites for a period of two (2) years commencing the 1 July 2025.**

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

Against: Nil

CARRIED 7/0

At 12:11 pm, Cr Paul Wheelhouse returned to the meeting.

10.21 DRAFT OPERATIONAL BUDGET 2025-26 FOR PUBLIC EXHIBITION**RESOLUTION 2025/130**

Moved: Cr Phillipa Goldsmith

Seconded: Cr Karen Churchill

1. That Council notes the information contained in this report.
2. That Council places the Draft Operational Plan, as amended to the report, on public exhibition for a minimum period of 28 days for the purpose of inviting submissions from the community.
3. That Council authorises the draft Operational Plan 2025-26, and hereby makes, fixes, and levies the expenditure amounts set out in the Draft 2025-26 Operational Plan and Budget, in annexure under separate cover to the Business Paper, for public exhibition in accordance with the provisions of Section 405 of the *Local Government Act 1993* for 28 days from Thursday, 15 May 2025, with a submission closing date of 11 June 2025.
4. That Council advertises the Operational Plan 2025-26 in the Coonamble Times, on its website and Facebook pages and displays the relevant documents on Council's Website, as well as making hard copies available to members of the public who request same.
5. That, in accordance with the provisions of Section 535 of the *Local Government Act 1993 (NSW)*, Council makes, fixes, and levies the Rates and Charges for the 2025-26 financial year, and authorises same for public exhibition as part of the Council's Draft 2025-26 Operational Plan and Budget, in accordance with the provisions of Section 405 of the *Local Government Act 1993* for 28 days from Thursday, 15 May 2025, with a submission closing date of 11 June 2025.

Residential – Coonamble:

A Residential – Coonamble rate of 1.5505 cents in the dollar on the current land values of all rateable land in the town of Coonamble, with a minimum rate of \$570.00 per annum;

Residential – Gulargambone:

A Residential – Gulargambone rate of 1.088 cents in the dollar on the current land values of all rateable land in the town of Coonamble, with a minimum rate of \$570.00 per annum;

Residential – Village:

A Residential – Village rate of 1.377 cents in the dollar on the current land values of all rateable land in the village of Quambone, with a minimum rate of \$560.00 per annum;

Farmland:

A Farmland rate of 0.25070 cents in the dollar on the current land values of all rateable land in the Local Government Area being farmland, with a minimum rate of \$455.00 per annum;

Small Rural Holdings:

A Small Rural Holding rate of 0.78060 cents in the dollar on the current land values of all rateable land in the Local Government Area being small rural holdings, with a minimum rate of \$590.00 per annum;

Rural Residential:

A Rural Residential rate of 0.634 cents in the dollar on the current land values of all rateable land in the Local Government Area being rural residential, with a minimum rate of \$560.00 per annum;

Business:

A Business rate of 2.1250 cents in the dollar on the current land values of all rateable land in the Local Government Area being Business, with a minimum rate of \$620.00 per annum.

6. That the Schedule of Fees and Charges for the 2025-26 financial year be made, fixed, and charged by Council and authorised for public exhibition as part of the Council’s Draft 2025-26 Operational Plan and Budget in accordance with the provisions of Section 405 of the *Local Government Act 1993* for 28 days from Thursday, 15 May 2025, with a submission closing date of 11 June 2025.
7. That Council makes, fixes, and levies the amounts contained within the Water Supply Charge Schedule for the 2025-26 financial year, and that same be authorised by Council for public exhibition as part of its Draft 2025-26 Operational Plan and Budget, in accordance with the provisions of Section 405 of the *Local Government Act 1993* for 28 days from Thursday, 15 May 2025, with a submission closing date of, 11 June 2025. FURTHER, that Council makes, fixes, and levies the following charges in accordance with the provisions of Section 552 and Section 501(1) and Section 502 of the *Local Government Act 1993* on such land which water is connected or able to be connected to for the year ending June 2025:

Town/Village	Access Charge (\$/20mm)	Usage Charge – 1st Tier (c/kl)	2nd Tier Pricing Limit (kl)	Usage Charge 2nd Tier (c/kl)
Coonamble	460	170	450	200
Gulgambone	540	130	450	200
Quambon	540	160	430	260

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The Access Charges as above are for 20mm services, the charges below allow for the size of the water meters as required by best practice pricing. The resulting charges are shown in the table following:

Item	Coonamble (\$)	Gulargambone (\$)	Quambone (\$)
Access charge (20mm meter)	460	540	540
Access charge (25mm meter)	720	850	850
Access charge (40mm meter)	1,840	2,160	2,160
Access charge (50mm meter)	2,875	3,375	3,375
Access charge (75mm meter)	6,468	7,590	7,590
Access charge (100mm meter)	11,500	13,500	13,500

- That the Sewer Supply Charge Schedule for the 2025-26 financial year be approved by Council for public exhibition as part of the Council’s Operational Plan and Budget in accordance with the provisions of Section 405 of the Local Government Act 1993 for 28 days from Thursday, 15 May 2025, with a submission closing date of 11 June 2025. FURTHER, that Council makes, fixes and levies the following charges in accordance with the provisions of Section 501(1), Section 502 and Section 552 of the *Local Government Act 1993* on such land which sewer is connected or able to be connected to for the year ending June 2025.

Residential Sewerage – Coonamble

Sewerage availability charge of \$890.00 per annum per assessment.

Residential Sewerage – Gulargambone

Sewerage availability charge of \$890.00 per annum per assessment.

Sewerage – Coonamble Flats

Sewerage availability charge of \$690.00 per annum per unit.

Sewerage – Gulargambone Flats

Sewerage availability charge of \$810.00 per annum per unit.

Non-residential Sewerage - Coonamble

Sewer charge for Non-residential Sewerage – Coonamble is not less than a minimum charge of \$890.00 per annum per assessment. Non-residential services are also subject to sewer discharge factor (usage charge) related to water consumption. The treatment charge to be applied is 410 cents per kilolitre.

Non-residential Sewerage - Gulargambone

Sewer charge for Non-residential Sewerage – Gulargambone is not less than a minimum charge of \$890.00 per annum per assessment. Non-residential services are also subject to sewer discharge factor (usage charge) related to water consumption. The treatment charge to be applied is 410 cents per kilolitre.

9. That the Waste Collection Service Schedule for the 2025-26 financial year be approved by Council for public exhibition as part of the Council’s Draft 2025-26 Operational Plan and Budget in accordance with the provisions of Section 405 of the *Local Government Act 1993* for 28 days from 15 May 2025, with a submission closing date of 11 June 2025. FURTHER, that Council makes, fixes and levies the following charges in accordance with the provisions of Section 496 and Section 502 of the *Local Government Act 1993* for the Waste Collection Services (with the understanding that one (1) Waste Collection Service entitles a property owner to a 240-litre weekly garbage service per assessment – unless otherwise indicated):

Particulars	2025-26 Charge per annum (\$)
Domestic – Coonamble Occupied	550.00
Domestic Coonamble – additional Service (per additional service)	310.00
Commercial – Coonamble Occupied	550.00
Commercial Coonamble – additional Service (per additional service)	310.00
Commercial Coonamble – Coonamble Occupied (Biweekly service) per service	860.00
Domestic – Gulargambone Occupied	550.00
Domestic Gulargambone – additional Service (per additional	310.00

service)	
Commercial – Gulargambone Occupied	550.00
Commercial Gulargambone – additional Service (per additional service)	310.00
Domestic – Quambone Occupied	550.00
Domestic Quambone – additional Service (per additional service)	310.00
Commercial – Quambone Occupied	550.00
Commercial Quambone – additional Service (per additional service)	310.00
Coonamble/Vacant Land – within scavenging area	110.00
Gulargambone/ Vacant Land – within scavenging area	110.00
Quambone/Vacant Land – within scavenging area	110.00
Rural Waste Charge – Land outside collection area (<i>Local Government Act 1993 – Section 501</i>)	45.00

10. That Council, in accordance with the provisions of Section 566(3) of the *Local Government Act 1993*, determines that the extra interest charges on overdue rates and charges will be levied at the maximum rate allowable and as advised by the Office of Local Government on a daily simple interest basis for the financial year ending 30 June 2026. The rate interest payable on overdue rates and charges for the 2025-26 financial year will be 10.5% per annum.
11. That Council requests the Director - Corporate Services to present a further report, together with all submissions received, to Council at the conclusion of the public exhibition period for Council's consideration and adoption of the final 2025-26 Operational Plan and Budget at its Ordinary Meeting in June 2025.
12. That Council, in accordance with the provisions of Section 405(6) of the *Local Government Act 1993*, places a copy of its adopted Operational Plan on its website within 28 days of it being formally adopted at the June 2025 Ordinary Meeting.

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

Against: Nil

CARRIED 8/0

At 12:16 pm, Cr Adam Cohen returned to the meeting.

10.22 INVESTIGATION INTO THE UTILISATION OF LOAN FUNDING FOR THE PURPOSE ROADS NETWORK

RESOLUTION 2025/131

Moved: Cr Paul Wheelhouse

Seconded: Cr Karen Churchill

- 1. That Council notes the information in the Investigation into the Utilisation of Loan Funding for the Purpose of Roads Network report.**
- 2. That Council resolves to request the General Manager or his delegate, to develop a draft Sealing of Unsealed Roads Policy for Council's consideration and adoption.**
- 3. That Council resolves to include a strategic objective of sealing unsealed roads within the Coonamble Shire local government area as part of its Transport Infrastructure asset management 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

10.23 QUARTERLY BUDGET REVIEW - MARCH 2025**RESOLUTION 2025/132**

Moved: Cr Adam Cohen

Seconded: Cr Paul Fisher

- 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 March 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 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

At 12:39 pm, Cr Adam Cohen left the meeting.

10.24 COONAMBLE AND QUAMBONE TENNIS COURTS UPGRADE**RESOLUTION 2025/133**

Moved: Cr Margaret Garnsey

Seconded: Cr Paul Wheelhouse

That the report be received and noted on the Coonamble and Quambone Tennis Court upgrades.

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

Against: Nil

CARRIED 8/0

10.25 TOORAWEEAH ROAD UPGRADE - MONTHLY STATUS UPDATE**RESOLUTION 2025/134**

Moved: Cr Ahmad Karanouh

Seconded: Cr Paul Fisher

That the report be received and noted on the progress of the Tooraweenah Road Upgrade Project.

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

Against: Nil

CARRIED 8/0

10.26 INFRASTRUCTURE SERVICES - WORKS IN PROGRESS**RESOLUTION 2025/135**

Moved: Cr Phillipa Goldsmith

Seconded: Cr Karen Churchill

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, Paul Fisher, Margaret Garnsey, Phillipa Goldsmith, Ahmad Karanouh and Paul Wheelhouse

Against: Nil

CARRIED 8/0

At 12:47 pm, Cr Adam Cohen returned to the meeting.

11 NOTICES OF MOTIONS/QUESTIONS WITH NOTICE/RESCISSION MOTIONS

Nil

At 12:58 pm, Cr Paul Wheelhouse left the meeting.

MOTION**RESOLUTION 2025/136**

Moved: Cr Phillipa Goldsmith

Seconded: Cr Ahmad Karanouh

That Item 12.3 Housing Project be dealt with in open session.

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

12.2 HOUSING PROJECT**RESOLUTION 2025/137**

Moved: Deputy Mayor Steven Butler

Seconded: Cr Paul Fisher

That Council:

- 1. Receives and notes the status of the Housing Project.**
- 2. Notes the proposed subdivision staging and status of contract negotiations with the Simmons Group.**

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

Council breaks for lunch at 1.04pm.

At 1:30 pm, Cr Paul Wheelhouse returned to the meeting.

The meeting resumed at 1.30pm.

12 CONFIDENTIAL MATTERS**RESOLUTION 2025/138**

Moved: Cr Ahmad Karanouh

Seconded: Cr Phillipa Goldsmith

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 10A(2) of the Local Government Act 1993:

12.1 Sons Of The Soil (SOTS)

This matter is considered to be confidential under Section 10A(2) - c and d(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

12.2 Bore Bath Project - Lead Consultancy

This matter is considered to be confidential under Section 10A(2) - d(i) and d(ii) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and information that would, if disclosed, confer a commercial advantage on a competitor of the council.

12.3 General Manager Performance Review

This matter is considered to be confidential under Section 10A(2) - a of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with personnel matters concerning particular individuals (other than councillors).

CARRIED

12.1 SONS OF THE SOIL (SOTS)

RESOLUTION 2025/139

Moved: Cr Adam Cohen

Seconded: Cr Paul Wheelhouse

That Council receives and notes the information contained in the Sons of the Soil (SOTS) report.

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

Against: Nil

CARRIED 8/0

At 1:45 pm, Cr Adam Cohen left the meeting.

At 1:47 pm, Cr Margaret Garnsey left the meeting for discussion on the following item
12.3 - Bore Bath Project - Lead Consultancy

12.2 BORE BATH PROJECT - LEAD CONSULTANCY**RESOLUTION 2025/140**

Moved: Cr Phillipa Goldsmith

Seconded: Deputy Mayor Steven Butler

That Council:

- 1. Notes the information in the report.**
- 2. Authorise the General Manager to contact the funding body to get confirmation of the status of the grant funding including the recently submitted variation request and its outcome.**
- 3. Continue discussions with neighbouring land owners and Crown Land Managers to determine their predicted water usage and requirements and possibilities of securing the land and bring back a report to Council with these findings.**
- 4. Authorise the General Manager to continue negotiations with potential suppliers to provide the necessary works to progress the project.**

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

Against: Nil

CARRIED 7/0

At 2:30 pm, Cr Margaret Garnsey returned to the meeting.

All staff have been asked to leave the room for the discussion on item 12.4 –
SUPPLEMENTARY BUSINESS - General Manager Performance Review

At 3:05 pm, Cr Phillipa Goldsmith left the meeting.

12.3 SUPPLEMENTARY BUSINESS - GENERAL MANAGER PERFORMANCE REVIEW

RESOLUTION 2025/141

Moved: Cr Karen Churchill
Seconded: Cr Paul Wheelhouse

That Council

- 1. Note the outcome of the 2024/25 annual performance review for the General manager**
- 2. Authorise the Mayor to sign the performance Agreement for Coonamble Shire Council - General Manager – 2025/26 on behalf of Council, and**
- 3. Note that a midterm review will be conducted in September 2025 as agreed by the General Manager.**

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

Against: Cr Ahmad Karanouh

CARRIED 6/1

At 3:12 pm, Cr Karen Churchill left the meeting.

RESOLUTION 2025/142

Moved: Cr Ahmad Karanouh
Seconded: Cr Margaret Garnsey

That Council moves out of Closed Council into Open Council.

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

Against: Nil

CARRIED 7/0

13 CONCLUSION OF THE MEETING

The Meeting closed at 3:18pm.

The minutes of this meeting were confirmed at the Council held on 18 June 2025.

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CHAIRPERSON