



Date: Thursday, 20 February 2025
Time: 5:00PM
Location: 105 Loftus Street
TEMORA NSW 2666

MINUTES

Confidential Council Meeting

20 February 2025

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**MINUTES OF CONFIDENTIAL COUNCIL MEETING
HELD AT 105 LOFTUS STREET, TEMORA NSW 2666
ON THURSDAY, 20 FEBRUARY 2025 AT 5:00PM**

PRESENT: Cr Rick Firman (Mayor) (Chair), Cr Graham Sinclair (Deputy Mayor), Cr Nigel Judd, Cr Belinda Bushell, Cr Anthony Irvine, Cr Brenton Hawken, Cr Ken Smith, Cr Narelle Djukic, Cr Paul Mahon

IN ATTENDANCE: Mr Rob Fisher (Executive Manager Engineering Services), Mr Kris Dunstan (Director of Environmental Services), Mrs Elizabeth Smith (Director of Administration & Finance), Ms Melissa Boxall (General Manager), Mrs Anne Rands (Executive Assistant), Ms Grace Mannion (Secretary Environmental/Engineering Departments), Mr Craig Sinclair (Manager Economic Development)

Media Officer – Ms Lauren Carr

APOLOGIES

Nil

21 CONFIDENTIAL REPORTS**21.1 CONFIDENTIAL MINUTES OF THE ECONOMIC DEVELOPMENT AND VISITATIONS COMMITTEE MEETING HELD ON 11 FEBRUARY 2025****File Number:** REP25/108**Author:** Executive Assistant**Authoriser:** General Manager**Attachments:** 1. **Confidential Minutes of the Economic Development and Visitations Committee Meeting held on 11 February 2025**

The Council is satisfied that, pursuant to Section 10A(2) of the *Local Government Act 1993*, the information to be received, discussed or considered in relation to this agenda item is:

- c information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business
- di commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

Executive Engineering Manager Mr Rob Fisher left the meeting at 5:02pm.

Executive Engineering Manager Mr Rob Fisher returned to the meeting at 5:03pm

RESOLUTION 6/2025

Moved: Cr Nigel Judd

Seconded: Cr Graham Sinclair

It was resolved that the reports be received.

CARRIED

RESOLUTION 7/2025

Moved: Cr Graham Sinclair

Seconded: Cr Nigel Judd

It was resolved that the reports and recommendations as presented be adopted.

CARRIED



Date: Tuesday, 11 February 2025
Time: 2:51pm
Location: 105 Loftus Street
TEMORA NSW 2666

MINUTES

Confidential Economic Development and Visitations Committee Meeting

11 February 2025

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**MINUTES OF CONFIDENTIAL ECONOMIC DEVELOPMENT AND VISITATIONS COMMITTEE
MEETING**

**HELD AT 105 LOFTUS STREET, TEMORA NSW 2666
ON TUESDAY, 11 FEBRUARY 2025 AT 2:51PM**

PRESENT: Cr Rick Firman (Mayor), Cr Nigel Judd (Chair), Cr Graham Sinclair (Deputy Mayor), Cr Belinda Bushell, Cr Ken Smith, Cr Anthony Irvine (Observer), Cr Paul Mahon (Observer)

IN ATTENDANCE: Mr Craig Sinclair (Economic Development Manager), Mrs Elizabeth Smith (Director of Administration & Finance), Mr Kris Dunstan (Director of Environmental Services), Ms Melissa Boxall (General Manager), Mr Rob Fisher (Executive Manager Engineering Services) (arrived at 2:53pm)

APOLOGIES

Nil

5 CONFIDENTIAL REPORTS

5.1 ECONOMIC & COMMUNITY DEVELOPMENT UPDATE

File Number: REP25/76

Author: Economic Development Manager

Authoriser: Director of Administration & Finance

Attachments: 1. **TSC Submission to the Inquiry into the Impact of REZs on Rural and Regional Communities**

The Council is satisfied that, pursuant to Section 10A(2) of the *Local Government Act 1993*, the information to be received, discussed or considered in relation to this agenda item is:

- di commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

REPORT

The purpose of this report is to provide an update on key activities in the Economic & Community Development team.

ITEM 1: Submission to the Inquiry into the Impact of Renewable Energy Zones on Rural and Regional Communities

The NSW Parliament has commenced an inquiry into the impact of Renewable Energy Zones and associated large-scale renewable energy projects on rural and regional communities. Council officers responded to the call for submissions with the attached document which was submitted on 31 January 2025.

A Renewable Energy Zone (REZ) is a geographically defined area identified by the NSW Government as ideal for large-scale renewable energy development due to its strong solar, wind, and hydro resources and proximity to existing electricity transmission infrastructure.

REZs are designed to function like modern power stations, concentrating multiple renewable energy projects—such as solar farms, wind farms, and battery storage systems—in a coordinated way to maximise efficiency and minimise costs.

The NSW Government has identified five major REZs under its Electricity Infrastructure Roadmap, covering diverse geographic regions:

1. **Central-West Orana REZ** – First to be developed, including Dubbo and Wellington.
2. **New England REZ** – Encompassing Armidale and Tamworth.
3. **South-West REZ** – Covering Balranald, Hay, and surrounding areas.
4. **Hunter-Central Coast REZ** – Focused on transitioning the Hunter Valley from coal to renewables.
5. **Illawarra REZ** – Leveraging industrial infrastructure for offshore wind and other renewables.

While REZs have been established to facilitate the state's renewable energy transition, a significant proportion of projects are occurring outside designated REZs, including within Temora Shire and neighbouring councils.

Councils outside REZs are not receiving the same level of support, coordination, or benefits as those within REZs, despite experiencing similar pressures from large-scale renewable energy developments.

This submission builds on previous advocacy efforts and aligns with key concerns raised by the Country Mayors Association (CMA) of NSW, ensuring that the voices of non-REZ councils are represented in the inquiry process.

The submission proposed six key policy changes to address key issues.

ITEM 2: Temora Medical Precinct Draft Study

Following the distribution of the draft Temora Medical Precinct Study to councillors in November 2024, feedback was sought to refine and finalise the study prior to Council consideration. The study explores the potential expansion of the precinct to meet the growing healthcare demands of Temora and surrounding LGAs, with a particular focus on the potential to acquire the Matthews Building Supplies site.

Councillor Feedback:

Mayor Firman's Comments:

- Commended the study as a comprehensive and well-prepared document.
- Identified the absence of a 'Plan B' should the Matthews site acquisition not proceed and suggested further exploration of alternative options.
- Stated that any potential rental of the Community Centre should be at full commercial rates, with priority given to Temora Shire Council (TSC) and the Temora Medical Complex (TMC).
- Recommended consulting with Dr Kurtzer for insights on the current and future direction of healthcare in Temora.
- Requested confirmation that all local real estate agents had been consulted during the study process.
- Noted accessibility challenges at NRCC House for individuals with mobility issues.
- Expressed support for the purchase of Matthews but only at a reasonable and strategic price, recognising the impact on local hardware retail options.
- Supported the exploration of repurposing existing facilities to ensure all avenues are considered.
- Suggested a review of rental and fee structures at TMC to ensure commercial alignment.
- Recommended considering all funding opportunities if the expansion of TMC proceeds.
- Highlighted that 20.4% of TMC patients come from outside the LGA, demonstrating the precinct's regional significance.
- Requested the most recent census data to be referenced in the final report.
- Emphasised the importance of Temora & District Hospital's continued development, noting the CEO of MLHD, Mrs Jill Ludford, supports Temora's healthcare expansion.

- Acknowledged community concerns about GP shortages and highlighted discussions with local doctors, who expressed confidence in their current measures to manage patient demand.
- Recognised the growing role of telehealth but noted its limitations in certain cases.
- Addressed the need for dialysis services, stating it has been advocated for within the Temora & District Hospital Clinical Services Plan but is not feasible in the short to medium term.
- Fully supports extended GP operating hours.
- Expressed interest in exploring the multi-disciplinary allied health clinic model (e.g., Health Klinix Australia).
- Encouraged engagement with the Temora Local Health Advisory Council and MLHD to ensure alignment with broader health strategies.

Cr Judd's Comments:

- Echoed the concern about the absence of a contingency plan if the Matthews site is unavailable.
- Recommended developing multiple fallback options to ensure a robust strategy.

Next Steps: Following this feedback, the consultant has been briefed and is finalising the report, incorporating additional alternative options should the Matthews site not be acquired. The revised report will be presented to Council for consideration at a future meeting.

Mr Rob Fisher Executive Manager Engineering Services arrived at 2:53pm

COMMITTEE RESOLUTION 5/2025

Moved: Cr Rick Firman

Seconded: Cr Graham Sinclair

That the Committee resolved to recommend to Council to note the report.

CARRIED

Report by Craig Sinclair



31 January 2025

Dear Members of the Inquiry,

Subject: Submission to the Inquiry into the Impact of Renewable Energy Zones on Rural and Regional Communities and Industries

Thank you for the opportunity to contribute to the Inquiry into the impact of Renewable Energy Zones (REZ) on rural and regional communities and industries in New South Wales.

Temora Shire Council supports the transition to renewable energy and acknowledges the significant opportunities it presents for regional NSW. However, our experience highlights substantial challenges—particularly for councils outside designated REZs—that must be addressed to ensure an equitable, sustainable, and well-managed approach to renewable energy development.

This submission includes local case studies, key concerns, and specific recommendations, aligning with broader concerns raised by the Country Mayors Association (CMA) and other rural councils affected by large-scale renewable energy developments.

Key Concerns and Challenges

1. Infrastructure Contributions and Revenue Shortfalls

- Renewable energy projects are exempt from Section 7.11 and 7.12 infrastructure contributions, leaving councils unable to recover costs associated with increased road use, housing demand, and service pressures.
- The local government rating system does not reflect the higher-value land use of renewable energy developments, further limiting council revenue generation.
- The Benefit Sharing Guidelines (Nov 2024) override councils' ability to negotiate agreements tailored to local needs, reducing local planning authority.

2. Limited Local Government Involvement in Development Approvals

- Development Applications (DAs) for State Significant Developments (SSD) are assessed at the state level, bypassing local planning input.
- Local government planning instruments, such as Community Strategic Plans (CSPs) and Local Environment Plans (LEPs), are often disregarded in the approval process.
- Councils do not receive remuneration for their involvement in project assessment, despite the technical expertise and administrative burden required.

3. Administrative and Financial Burdens on Councils

- **Cost-shifting:** Councils are expected to manage the impact of renewable energy projects without adequate financial support.
- **Benefit-sharing mechanisms** place an administrative burden on councils without funding for oversight.
- **Waste management costs:** Councils are left managing large-scale waste without clear disposal strategies for solar panels, turbine blades, and packaging waste generated during construction.

4. Risks Associated with Project Transfers

- Developers often sell projects post-development approval, leading to abandoned community contribution promises by new owners.
- Without legally binding agreements, local councils and communities are left without the promised economic and social benefits of hosting a renewable energy project.

5. Decommissioning Risks

- The long-term environmental liability for project decommissioning is unclear.
- Landowners often bear the financial responsibility for decommissioning if the proponent ceases operations.
- Councils lack funding for compliance monitoring to ensure sites are rehabilitated properly at the end of their life cycle.

Local Case Studies – Impacts on Temora and Greater Hume Councils

Greater Hume Council

1. Standalone Battery Development Planning Agreement

- **Construction Value:** \$350 million
- Initial negotiations with the proponent suggested a \$3.5 million community contribution, including an upfront payment for local infrastructure.
- After the release of the Benefit Sharing Guidelines, this was reduced to \$75,000 annually over 25 years (totalling \$1.875 million), with no upfront payment required.

2. Battery Capacity Expansion at Culcairn Solar Farm

- **Output:** Increased from 200MWh to 800MWh
- The capital investment was substantial, yet no additional community contributions were required under the current guidelines.

Temora Shire

1. Sebastopol Solar Farm (Completed 2021)

- **Construction Value:** Approximately \$130 million
- **Land Size:** 248 hectares
- **Output:** 120 MW, powering about 40,000 homes annually
- The proponent provided only \$70,000 in community contributions (via BEON and FRV) toward a solar bollard installation at Lake Centenary—a fraction of the economic loss from removing agricultural land from production.
- FRV, the operator, has since made no further financial or non-financial contributions to the local community.

2. Temora Solar Farm (Completed 2024)

- **Construction Value:** Approximately \$6.6 million
- **Land Size:** 11 hectares

- **Output:** 5 MW
 - Pre-construction commitments to the community were abandoned due to the lack of enforceable contribution requirements.
3. **North Harbour Battery Energy Storage System (Proposed)**
- **Construction Value:** Estimated \$200 million
 - **Output:** Estimated 300MWh
 - No existing mechanisms require the proponent to contribute to local infrastructure or services.
4. **Confidential Renewable Energy Project (Proposed)**
- **Construction Value:** State-significant in scale
 - **Land Size:** 3,000 hectares
 - **Output:** Undisclosed
 - As an SSD, the council will have little involvement in its approval and no ability to negotiate community contributions, despite the project's significant impact on housing, agriculture, and local services.

Recommendations to Address These Challenges

1. **Mandate Infrastructure Contributions for Renewable Energy Projects**
- Apply Section 7.11 and/or 7.12 contributions to renewable developments to fund infrastructure upgrades in host communities.
 - Alternatively, introduce a special rating mechanism for renewable energy projects, similar to mining operations, to ensure councils can generate appropriate revenue.
2. **Ensure Local Government Involvement in Development Assessment**
- Require formal council involvement in the assessment of State Significant Developments (SSDs).
 - Provide remuneration and training to local government planning staff to participate effectively in these assessments.
3. **Support Council-Administered Benefit-Sharing Programs**
- Provide funding for councils to administer benefit-sharing programs.
 - Permit councils to consolidate multiple projects' contributions to deliver larger-scale regional benefits.
4. **Strengthen Decommissioning Compliance Measures**
- Introduce legally binding decommissioning obligations with financial bonds to cover future site rehabilitation.
 - Ensure landowners provide informed consent regarding long-term decommissioning liabilities.
5. **Mitigate Cost Shifting to Councils**
- Accompany any new responsibilities placed on councils with appropriate funding mechanisms.
 - Establish a state-managed fund to assist councils with administrative and compliance obligations.
6. **Legally Bind Community Contributions**
- Require developers to formalise community contributions as legally binding conditions of approval, ensuring commitments remain enforceable even if projects are sold.

Renewable energy projects are essential to NSW's energy transition, but regional and rural councils cannot be left to manage their impacts without proper financial and planning support.

We urge the inquiry to ensure all LGAs—both inside and outside REZs—are given equal access to funding, planning resources, and benefit-sharing mechanisms.

Thank you for considering this submission. I welcome the opportunity to provide further information or discuss these recommendations in greater detail.

Yours sincerely,



Craig Sinclair
Acting Director of Administration & Finance
For Melissa Boxall
General Manager
Temora Shire Council

5.2 NRCC HOUSE LEASE OPPORTUNITY

File Number: REP25/72

Author: Economic Development Manager

Authoriser: Director of Administration & Finance

Attachments: 1. **Proposal for Health Klinix Australia to establish in NRCC House**

The Council is satisfied that, pursuant to Section 10A(2) of the *Local Government Act 1993*, the information to be received, discussed or considered in relation to this agenda item is:

- c information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

REPORT

The purpose of this report is to present a proposal (see attached) for leasing underutilised office space at NRCC House to Health Klinix Australia to enhance allied health services in Temora.

Health Klinix Australia (HKA) has expressed interest in leasing underutilised office space at NRCC House to establish an allied health service within the Temora Medical Precinct. NRCC House, strategically located within the precinct, provides an ideal location for HKA to offer essential healthcare services to the community. The lease would enable HKA to operate in close proximity to other medical and community services, fostering collaboration and enhancing service accessibility. The proposal aligns with Council's broader objectives of promoting health, economic development, and efficient asset utilisation.

HKA is a comprehensive healthcare provider offering a range of allied health services tailored to individual needs. Their mission is to deliver holistic and personalised care, recognising the unique health issues of each patient. HKA services include chiropractic care, physiotherapy, podiatry, massage therapy, psychology, exercise physiology, and dietetics.

HKA operates multiple clinics across New South Wales, including locations in Tumut, Cootamundra, and Cranebrook.

Establishing an HKA clinic in Temora would significantly enhance local access to comprehensive allied health services. Currently, residents often need to travel to neighbouring towns for such services. An HKA presence in Temora would provide convenient, high-quality care, reducing travel burdens and supporting better health outcomes within the community.

Integrated Planning and Reporting

The proposal aligns with the following key themes in the Temora Shire Community Strategic Plan:

1. **A Healthy and Connected Community** – Expanding allied health services improves healthcare accessibility and community wellbeing.
2. **Economic Growth and Investment** – Attracting a reputable health provider supports local employment, business growth, and the medical precinct's development.
3. **Enhanced Community Infrastructure and Services** – Optimising NRCC House's office space contributes to efficient asset utilisation and service co-location.

4. **Liveability and Population Retention** – Improving healthcare availability strengthens Temora’s appeal for families, professionals, and retirees.
5. **Partnerships and Collaboration** – Co-locating HKA with other community and health services fosters integrated care and strategic partnerships.

Council Policy/Legislation

The lease arrangement aligns with Council’s policies on asset management, property leasing, and economic development. Relevant legislative considerations include:

- **Local Government Act 1993 (NSW)**: Compliance with leasing provisions and financial governance requirements.
- **Crown Lands Management Act 2016 (NSW)**: Ensuring appropriate use of Council-owned assets.
- **Work Health and Safety Act 2011 (NSW)**: Ensuring leased office spaces meet regulatory safety and accessibility standards.

Options

1. **Pursue a lease with HKA:**
 - Supports the growth of the Temora Medical Precinct.
 - Enhances allied health service availability.
 - Generates revenue from underutilised Council assets.
2. **Decline any forthcoming lease request:**
 - Maintains the status quo with existing office space usage.
 - Foregoes potential economic and community health benefits.
3. **Seek Alternative Tenants:**
 - Requires additional time and resources to secure a lessee.
 - May delay the expansion of healthcare services in Temora.

Budget Implications

- The lease will provide a revenue stream for Council, reducing the cost of maintaining NRCC House.
- Lease terms will be structured to cover operational costs, including utilities and maintenance.
- Potential minor fit-out expenses, which may be offset through lease negotiations with HKA. It is expected that a lease will require access from the lift area, new carpet and paint to

align with the recent Pinnacle upgrades, and modification to room layouts to provide smaller offices.

Risk Implications

- **Financial Risk:** If HKA discontinues operations, Council may need to find a replacement tenant.
- **Operational Risk:** Ensuring the lease terms adequately define maintenance and shared space usage responsibilities.
- **Community Perception Risk:** Council must communicate the benefits of the lease to stakeholders to ensure public support.

COMMITTEE RESOLUTION 6/2025

Moved: Cr Belinda Bushell

Seconded: Cr Graham Sinclair

That the Committee resolved to recommend to Council:

1. That Council provides in principle support for the lease of underutilised office space at NRCC House
AND FURTHER
2. That a report be presented to Council to consider lease terms for the facility should there be interest from a potential tenant following an expression of interest process.

CARRIED

Report by Craig Sinclair

Proposal for
Health Klinix Australia
to establish
Allied Health Services
in the
Temora Medical Precinct

January 2025



Prepared by Craig Sinclair
Economic Development Manager
Temora Shire Council
0439 364 572
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Introduction

Health Klinix Australia (HKA) has an exciting opportunity to establish a presence in the growing Temora Medical Precinct. Leasing office space from Temora Shire Council in NRCC House offers HKA the ability to start operations at a manageable scale while leveraging the many advantages of this co-located space. This proposal outlines the benefits of establishing a presence in Temora and the value of partnering with the local community.

Office Space Description and Floor Plan

NRCC House, located in the heart of Temora, offers flexible office spaces that can be leased in stages, allowing HKA to expand as demand for allied health services grows. The building's second floor provides professional office suites with:

- Fully serviced workspaces with utilities included
- Shared meeting rooms and breakout spaces
- High-speed internet access
- Kitchen facilities and staff amenities
- **Accessibility Features:** A lift ensures easy access to the second-floor office spaces, making the building suitable for clients and staff with limited mobility.

The floor plans below highlight the spaces available in NRCC House for HKA's operational needs, including:

- First Floor:
 - Games Room 1
 - Games Room 2
 - Staff Room
 - GMH Store
 - Consult 3
 - Group Recreation Room



Figure 1 - Games Room 1

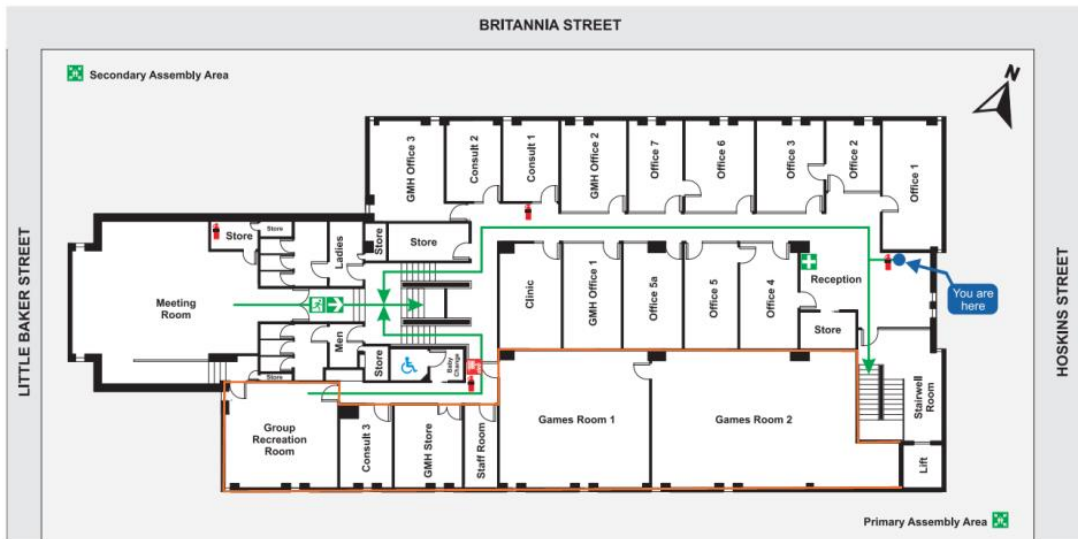


Figure 2 - NRCC House Floor Plan - First Floor

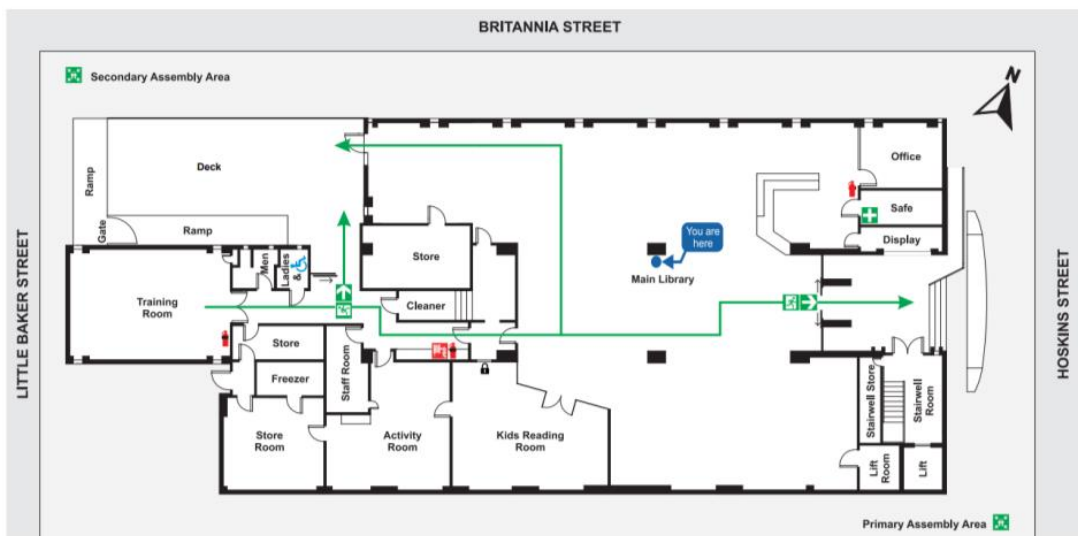


Figure 3 - NRCC House Floor Plan - Ground Floor



Temora Medical Precinct Overview

The Temora Medical Precinct is a hub of health services catering to the community and surrounding areas. Key facilities include:

- **Temora Medical Complex:** Houses general practitioners, specialists, and dental services.
- **Temora Diagnostic Imaging:** Offers essential radiology and imaging services.
- **Medical Accommodation Units:** Onsite accommodation for visiting health professionals, reducing barriers to workforce attraction.

The precinct’s central location and concentration of medical services make it an ideal base for allied health professionals.



Figure 6 - Temora Medical Precinct



Figure 7 - Temora Medical Accommodation Units - Interior

Demand for Allied Health Services

Temora serves as a sub-regional hub for healthcare, drawing patients from surrounding towns and villages such as Aria Park, Coolamon, Junee, and West Wyalong. This catchment area includes a diverse population with varying healthcare needs, creating strong demand for allied health services such as physiotherapy, occupational therapy, speech pathology, and mental health support. The Medical Precinct Study highlights the following:

- The population in the catchment area relies on Temora for specialised and general health services due to limited local options in smaller towns.
- An aging population and increasing prevalence of chronic conditions contribute to sustained demand for allied health professionals.
- The existing patient flow to Temora indicates a well-established reputation for quality healthcare, making it an attractive location for expanding services.

Establishing an HKA presence in Temora would meet the growing demand for allied health services while reinforcing Temora’s role as a healthcare hub.

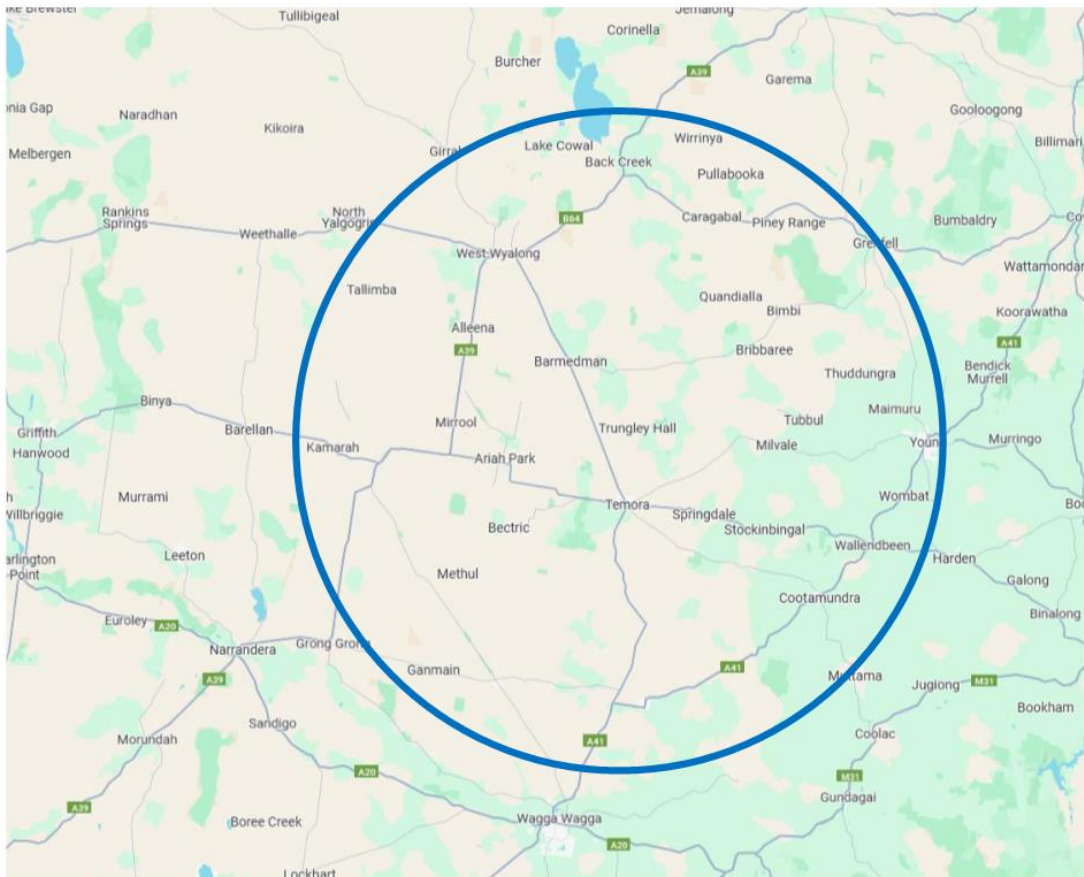


Figure 8 - Temora catchment area for medical services

Medical Precinct Study

The Medical Precinct Study is an independent analysis commissioned by Temora Shire Council to prepare for the anticipated population increase in the region. Its scope includes evaluating current service levels, infrastructure, and growth opportunities within the medical precinct. The study aims to:

- Identify gaps in healthcare service delivery.
- Forecast future community health needs based on demographic trends.
- Propose strategies to enhance health service integration and accessibility.

The study is currently in draft format and contains commercial-in-confidence information, so it cannot be shared at this stage. However, its findings strongly support the establishment of additional allied health services in Temora, citing the region's growth potential, service demand, and the strategic importance of the Temora Medical Precinct.

Overview of Existing Allied Health Services in Temora

Temora currently offers a range of allied health services, including physiotherapy, podiatry, dietetics, and mental health support. However, the Medical Precinct Study identifies several challenges in the delivery of these services:

- **Workforce Shortages:** Limited availability of allied health professionals leads to longer wait times for appointments and reduced access to care for patients.
- **Travel Burdens:** Patients from surrounding towns often travel significant distances to access specialized services in Temora, highlighting the need for increased service capacity.
- **Limited Scope of Services:** Some allied health disciplines, such as speech pathology and occupational therapy, are underrepresented in the region.

Despite these challenges, there are significant opportunities for growth:

- **Regional Hub Status:** Temora's established reputation as a healthcare hub makes it an attractive location for expanding services and attracting professionals.
- **Collaboration Potential:** Co-location with other healthcare providers in the Medical Precinct facilitates interdisciplinary care and referral pathways.
- **Growing Demand:** Population growth and an aging demographic underscore the need for additional allied health services.

HKA has the opportunity to address these gaps by offering a wider range of allied health services, reducing patient wait times, and improving healthcare outcomes in Temora and its catchment area.

Benefits of Co-Locating in NRCC House

1. **Proximity to Pinnacle Community Services:** Pinnacle Community Services is a key tenant in NRCC House, providing NDIS and aged care services. This co-location creates opportunities for:
 - Client referrals from Pinnacle’s extensive network.
 - Collaborative care for clients with complex needs.
2. **Opportunities Through Temora Library:** Located on the ground floor of NRCC House, the library serves diverse community groups, including:
 - Mothers groups, providing a channel to deliver child development programs.
 - Elderly patrons, creating an opportunity to promote allied health initiatives for aging populations.



Figure 9 - Pinnacle Community Services staff and clients

Population Growth and Housing Pipeline

Population projections indicate steady growth in Temora, supported by:

- A strong pipeline of **1,000 residential lots** under development, ensuring adequate housing for incoming professionals and families.
- The average rental price in Temora currently stands at **\$330 per week**, providing affordable options for HKA's workforce.

Table 1: Population Growth Projections

Year	Projected Population
2025	6,586
2026	6,716
2027	6,846
2028	6,976
2029	7,106
2030	7,236
2031	7,366
2032	7,496
2033	7,626
2034	7,756
2035	7,886
2036	8,016
2037	8,146
2038	8,276
2039	8,406
2040	8,536
2041	8,666
2042	8,796
2043	8,926
2044	9,056
2045	9,186

These projections are based on natural population growth, migration trends, and new residents occupying over 1,000 new housing lots currently in the development pipeline. Detailed methodology used for these projections can be found in the attached appendix.

Disclaimer: The forecasts, figures, and information provided in this proposal are indicative only and are based on the best information available at the time of preparation. While every effort has been made to ensure accuracy, readers are advised to conduct their own independent research and seek professional advice before making any business decisions. Temora Shire Council accepts no liability for any reliance placed on the information contained within this document.

Alignment with Temora Shire Community Strategic Plan

HKA's presence aligns with key priorities in the **Temora Shire Community Strategic Plan**, including:

- **Health and Wellbeing:** Enhancing access to allied health services supports the health outcomes of the community.
- **Economic Development:** Attracting professionals and increasing service offerings contribute to local economic growth.
- **Community Connections:** Facilitating collaboration between health providers, community organizations, and the public.



Figure 10 - An artist's impression of the proposed redevelopment of the Temora Health Service facility. Photo: NSW Health.

Infrastructure to Support Allied Health Services

Temora's infrastructure provides valuable resources for allied health professionals in treating patients, including:

- **Temora Recreation Centre:** A versatile facility offering a gymnasium, exercise studios, and spaces for group fitness and wellness workshops. These areas are ideal for physiotherapy programs, rehabilitation exercises, and lifestyle improvement classes tailored to various patient needs.
- **Temora Swimming Pool:** This facility includes both an outdoor pool with a ramp for easy access and a heated indoor pool equipped with a hoist for people with limited mobility. These features make the pools particularly suited for hydrotherapy, aquatic rehabilitation, and fitness programs for individuals recovering from surgery, injury, or managing chronic conditions. Hydrotherapy sessions can cater to both individual and group treatment plans.
- **Proposed Redevelopment of Temora Hospital:** The planned \$95M redevelopment, funded by NSW Health, is scheduled to commence in late 2025 and take 4 years to complete. It will include state-of-the-art facilities for acute care, day surgery, and outpatient services. Enhanced diagnostic capabilities, expanded maternity services, and modernized rehabilitation areas will further complement the offerings of allied health professionals. These updates will streamline patient care pathways and improve collaborative opportunities between healthcare providers.



Figure 11 - Aqua aerobics class at Temora Indoor Heated Pool

Conclusion

Leasing office space in NRCC House provides Health Klinix Australia with a strategic opportunity to establish and expand allied health services in a growing regional hub. By leveraging the co-location with Pinnacle Community Services and the Temora Library, HKA can create a robust referral network and connect directly with key community groups. The strong demand for allied health services, as identified in the Medical Precinct Study, underscores the immediate and long-term need for additional healthcare professionals in Temora.

Temora's supportive infrastructure—including the Recreation Centre, swimming pools, and a modernized hospital—offers essential resources for effective treatment and patient care. Additionally, affordable housing and ongoing residential developments ensure that workforce accommodation needs can be met. Aligning with the Temora Shire Community Strategic Plan, HKA's presence will enhance health outcomes, contribute to economic growth, and foster stronger community connections.

Temora Shire Council is committed to supporting HKA through flexible leasing arrangements and collaborative partnerships, ensuring a successful and sustainable presence in the Temora Medical Precinct.

Appendix: Methodology and Assumptions

1. Population Projections:

- Growth based on natural population changes (births and deaths) and migration trends.
- Birth rate: 11.0 per 1,000 residents annually.
- Death rate: 7.0 per 1,000 residents annually.
- Net migration reflects historical trends and accounts for new residents from housing developments.

2. Housing Development:

- All 1,000 lots in the development pipeline assumed sold and occupied within 20 years.
- Average household size: 2.4 residents.

3. Migration and Growth Distribution:

- Migration evenly distributed over the projection period.
- New arrivals assumed to align with local birth and death rates for natural population changes.

4. Data Sources:

- Australian Bureau of Statistics (ABS)
- Local government reports
- Regional Development Australia (RDA) Riverina

File Number: REP25/68
Author: Economic Development Manager
Authoriser: Director of Administration & Finance
Attachments: 1. Development Infrastructure Deferred Payment Application - SkyPark
2. Policy EW16 - Development Infrastructure Deferred Payment
3. Draft MOU - TSC and M&S Brennan Developments

The Council is satisfied that, pursuant to Section 10A(2) of the *Local Government Act 1993*, the information to be received, discussed or considered in relation to this agenda item is:

- c information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business
- di commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

REPORT

M&S Brennan Developments Pty Ltd has submitted an application (see attached) for funding under the Development Infrastructure Deferred Payment (DIDP) Policy (EW16) to support the SkyPark Estate development at 44 & 50 Airport Street, Temora. The project comprises 32 aviation-focused residential lots, critical infrastructure development, and enhancements supporting the broader expansion of the Temora Airpark Estate.

This report follows the previous Council report (Asset & Operations Committee) from December 2024, which provided an update on the Temora Airpark Estate expansion and the role of Council in facilitating key infrastructure. Council's previous consideration included the purchase of Lot 42 for taxiway development, the potential application from M&S Brennan Developments under the DIDP, and strategic alignment with the Temora Airport Master Plan.

Background

The DIDP Policy is aimed at fulfilling the following objectives:

- (a) Support the provision of a sufficient supply of development ready land, to meet demand
- (b) Assist the progression of large-scale subdivision development that may not occur without financial assistance
- (c) Ensure that new subdivision development is appropriately designed to respond to reasonably expected future infrastructure needs and avoid future adverse impacts upon other development
- (d) Ensure that pioneering developers within urban release areas are not unreasonably burdened by the costs associated with major development infrastructure and that costs are shared by those who benefit from infrastructure provision.

M&S Brennan Developments has applied for **\$3,711,057** funding under the DIDP Policy to cover infrastructure costs, including sewer, subdivision infrastructure, taxiway land purchase, and construction. The proposed development aligns with Council's strategic goals, enhancing aviation-

related residential opportunities and contributing to the broader economic growth of Temora Shire.

The funding request is structured under the following four options for Council's consideration:

Option 1 – Partial Funding with a \$600,000 T-Corp Loan

- **Total DIDP Funding:** \$2,229,657
- **Council Contribution (49% share of taxiway land/construction costs):** \$971,770
- **Total Upfront Council Investment:** \$3,201,427
- **Key Infrastructure Funded:**
 - Sewer: \$710,823
 - 44 Airport St Land Purchase: \$380,000 (book value of asset currently held by TSC)
 - Code B Taxiway Land Purchase (51%): \$306,000
 - Code B Taxiway Construction (51%): \$672,486
 - Subdivision Infrastructure (excluding sewer): \$127,400
 - Site Preparation & Design Costs (51%): \$32,948
- **Loan Requirement:** A \$600,000 T-Corp loan (below the usual \$1M minimum, requiring special approval, currently under consideration by T-Corp).

Option 2 – Partial Funding with a \$1M T-Corp Loan

- **Total DIDP Funding:** \$2,629,657
- **Council Contribution:** \$971,770
- **Total Upfront Council Investment:** \$3,601,427
- **Key Infrastructure Funded:**
 - Similar to Option 1, but with an additional \$400,000 allocated to subdivision infrastructure.
- **Loan Requirement:** A standard \$1M T-Corp loan.

Option 3 – Alternative Funding Level

- **Council to determine a funding amount.**
- **Implications:** A reduced amount may jeopardise project viability, while a higher contribution could increase Council's financial exposure.

Option 4 – Decline Application

Implication: Project may not proceed, limiting further economic development opportunities.

The DIDP Policy provides that any interest cost or interest forgone will be passed onto the developer (see the Operational Procedure section, page 5 of the Policy at Attachment 2 for further information).

Integrated Planning and Reporting

The proposed development aligns with key objectives in the Temora Shire Community Strategic Plan (2024-2030) and the Economic Development Strategy:

- **CSP Theme 1 – A Thriving Economy:** Expanding aviation infrastructure attracts businesses and tourism.
- **CSP Theme 2 – A Quality Lifestyle:** Providing diversified housing options.
- **CSP Theme 3 – Sustainable Infrastructure:** Ensuring strategic investment in essential infrastructure.

Council Policy/Legislation

The application is submitted under Council's attached **Development Infrastructure Deferred Payment Policy (EW16)**, which allows for infrastructure costs to be repaid upon the sale of subdivided lots.

The policy ensures that developers contribute to major infrastructure while enabling Council to support projects of strategic importance without immediate financial burden.

Memorandum of Understanding (MOU) and DIDP Agreement

A Memorandum of Understanding (see attached) has been drafted between Temora Shire Council and M&S Brennan Developments to provide a structured framework for the project. The MOU outlines key responsibilities, cost-sharing arrangements, and land ownership details related to the project.

The MOU integrates with the DIDP Agreement to establish an overall agreement for the subdivision and enabling infrastructure, including the Code B Taxiway. Key elements of the MOU include:

- Council's ownership and management of critical infrastructure upon completion.
- Deferred payment commitments by M&S Brennan Developments for infrastructure costs.
- Shared cost arrangements for the Code B Taxiway, ensuring fair distribution based on available land area.
- Defined roles and responsibilities for project facilitation, compliance, and stakeholder engagement.

The MOU ensures alignment with Council's strategic goals while securing financial arrangements that minimise risk and maximise project success.

Options

1. Approve the DIDP application with a **\$600,000 T-Corp loan** (requires special approval).

2. Approve the DIDP application with a **\$1M T-Corp loan**.
3. Approve an alternative funding amount (to be determined by Council).
4. Decline the application (project may not proceed).

Budget Implications

The financial implications vary based on the selected funding option:

- **Option 1:** Requires a \$600K T-Corp loan, total investment of **\$3.2M**.
- **Option 2:** Requires a \$1M T-Corp loan, total investment of **\$3.6M**.
- **Option 3:** To be determined.
- **Option 4:** No financial impact, but potential economic loss.

Additionally, a separate application is being prepared under the NSW Government’s Regional Economic Development and Community Investment Program due for submission on 20th February 2025, which, if successful, could reduce Council’s financial exposure.

The Director of Administration and Finance recommends option 1 due to the utilisation of reserve balances to support this project and other requests under the DIDP Policy.

Risk Implications

Key risks associated with the project and their mitigation strategies include:

Risk Category	Description	Likelihood	Impact	Mitigation Strategy
Financial	Cost overruns in infrastructure	Medium	High	Fixed-price contracts and financial monitoring
Legal	Disputes over funding terms	Medium	High	Clear agreements with legal oversight
Strategic	Project delays impacting development	Medium	High	Strong project management & stakeholder engagement
Financial	Delayed DIDP repayments	Medium	Medium	Repayment agreements tied to lot sales
Operational	Impact on airport operations during construction	Low	Medium	Coordination with aviation stakeholders

Mr Rob Fisher Executive Manager Engineering Services left the meeting at 3:28pm

Cr Belinda Bushell left the meeting at 3:28 pm.

Cr Belinda Bushell returned to the meeting at 3:29 pm.

Mr Kris Dunstan Director of Environmental Services left the meeting at 3:46pm

COMMITTEE RESOLUTION 7/2025

Moved: Cr Rick Firman

Seconded: Cr Belinda Bushell

That the Committee resolved to recommend to Council

1. Endorse Option 1 as noted in the report to support the SkyPark Estate development subject to the purchase of taxiway land being Lot 42, DP 1308941.
2. Acknowledge the ongoing NSW Government funding application and note its potential to reduce financial exposure.
3. Authorise negotiations with the applicant to finalise a funding agreement consistent with Council's selected option.

CARRIED

COMMITTEE RESOLUTION 8/2025

Moved: Cr Rick Firman

Seconded: Cr Graham Sinclair

That the Committee resolved to recommend to Council that the Development Infrastructure Deferred Payment Policy be placed in hiatus immediately after the funding agreement in relation to SkyPark Estate are signed.

CARRIED

Report by Craig Sinclair

BRENNAN.



Developer Infrastructure Deferred Payment Application: SkyPark Estate

44 & 50 Airport Street, Temora, NSW 2666

Introduction

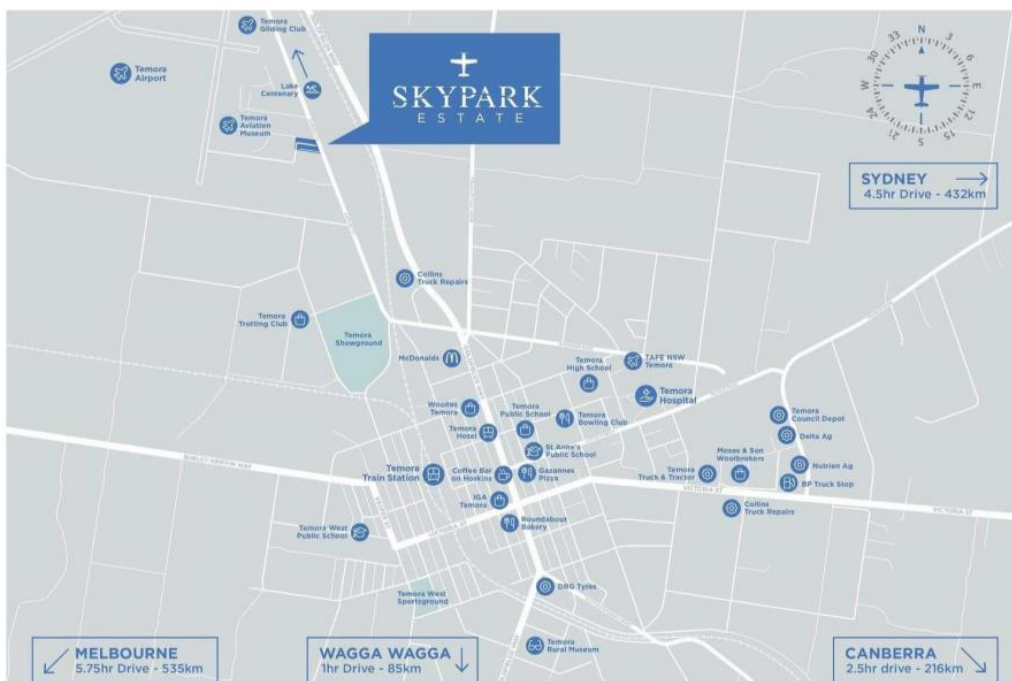
This application for Temora Shire Council's deferred costs program relates to the development known as SkyPark Estate.

SkyPark Estate is located at 44 & 50 Airport Street and consists of 32 residential lots ranging in size from 1114m² to 2260m². These lots have been selling in the market since July 2024. The infrastructure required for SkyPark Estate will enable the development of future subdivisions along Bartondale Road, including the former saleyards site (currently approved for 28 lots).

The SkyPark development is a strategic partnership between Temora Shire Council and M&S Brennan Developments Pty Ltd (Brennan Group Holdings Pty Ltd).

BRENNAN.

Strategic Importance of the Site



SkyPark Estate is uniquely positioned as part of the broader Temora Airport precinct, a key asset highlighted in the **Temora Airport Master Plan 2019**. The master plan emphasizes Temora Airport’s role as a hub for recreational aviation, emergency services, and economic diversification through aviation-related residential and commercial developments.

SkyPark Estate will be the only available SP1/Aviation land on the market once established. Local research and feedback from real estate agents indicate significant demand for more hangar homes in the area, driven by the popularity of the nearby Airpark Estate. Temora has become a favoured location within Australia’s aviation community, creating a need for additional hangar-based homes.

The development aligns strategically with the objectives of the Temora Airport Master Plan, including:

- Expanding the Airpark Estate to attract aviation enthusiasts and professionals.
- Strengthening Temora’s position as a leading destination for aviation tourism and lifestyle.
- Providing infrastructure that supports aviation training and economic activities.

Situated halfway between Temora Town Centre and Lake Centenary, SkyPark offers a prime location with convenient access to local amenities and a Code A taxiway directly accessible to residents. We are offering both land and hangar packages, as well as land-only options. This variety provides opportunities for those seeking assistance with construction or for buyers who prefer a blank canvas to create their vision, whether for commercial or residential purposes.

BRENNAN.

The development supports Temora's growth by addressing critical needs such as housing diversification, workforce attraction, and economic development. It is aligned with Council's strategic goals as outlined in the **Community Strategic Plan 2024-2030** and the **Economic Development Strategy**. This project will attract aviation professionals, increase local business activity, and contribute to the Shire's broader economic diversification strategy.

Current Zoning



The site is zoned **SP1 Special Activities – Aviation**. This zoning is defined under the **Temora Local Environmental Plan (LEP) 2010** and allows for specific land uses associated with aviation and complementary activities.

The objectives of the SP1 Special Activities zone are:

- To provide for special land uses that are not provided for in other zones.
- To allow for development that supports aviation-related infrastructure and operations.
- To facilitate compatible business premises, residential uses, and tourism developments incidental to aviation.

Permissible developments within the SP1 zone include:

- Aviation-related residential developments, such as hangar homes.
- Aircraft maintenance facilities and aviation training schools.
- Tourist and visitor accommodation aligned with aviation activities.

SkyPark Estate complies with these zoning requirements by delivering residential infrastructure specifically designed to cater to aviation enthusiasts and professionals. The estate includes shared infrastructure, such as taxiways and drainage, that aligns with the zoning objectives and enhances the functionality of the Temora Airport precinct.

BRENNAN.

Estimated Cost of Council Infrastructure

From the Bill of Quantities (BOQ) the estimated cost of Council-related infrastructure required for **SkyPark Estate** is detailed below:

Infrastructure Item	Cost (ex-GST)
Roads & Code A Taxiways	\$1,292,441
General items (e.g., site establishment, traffic control, dust control, survey & services identification)	\$314,703
Bulk Earthworks	\$507,693
Sewer	\$710,823
Stormwater	\$656,193
Grand Total	\$3,861,853

Notes:

- The cost of the Code B Taxiway, \$1,318,600, along with design costs is proposed to be a shared cost between Council (49%) and M&S Brennan Developments Pty Ltd (51%) under a separate agreement and is not included in this deferred payment application.
- While the \$380,000 purchase and holding costs for 44 Airport Street and the \$600,000 purchase price for 40 Airport Street (the land required for the Code B Taxiway) are not infrastructure costs, they are included in this application as a cost to be repaid to Council in accordance with the DIDP policy.

The total amount requested as part of this application is **\$3,711,057**. The breakdown of this sum is shown below.

Item	Value
Subdivision infrastructure 50 Airport Street:	\$2,170,360
Subdivision infrastructure 44 Airport Street	\$177,607
Purchase of 44 Airport Street from Council	\$380,000
Code B Taxiway construction (\$1,318,600.27 x 51%)	\$672,486
Code B Taxiway land purchase (\$600,000 x 51%)	\$306,000
Reimbursement to Council for Code B Taxiway land site preparation (relocation of building & capping of services) and Code B Taxiway Design Costs (51%)	\$64,604
Total:	\$3,711,057

BRENNAN.

Demonstrated Demand

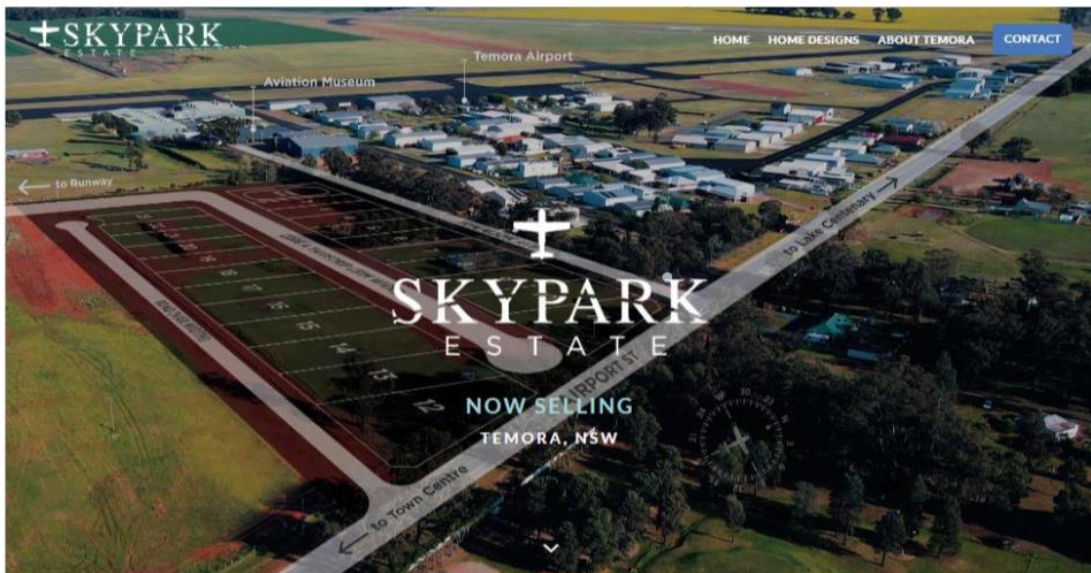
The lots have seen strong market interest since their release in July 2024.

- One lot has already been sold.
- Two sales are expected to exchange contracts shortly.
- Numerous inquiries and expressions of interest have been received.
- Letters of support from McGrath Riverina Real Estate affirm demand for hangar-based homes in the area.

The attached letter from McGrath Riverina Real Estate provides additional details on the sales and interest observed since the launch of pre-development sales in July 2024. According to the letter, one lot has already sold unconditionally for \$410,000, and there is significant interest in four to five other lots, which are expected to exchange contracts soon. This demonstrates a strong demand for the SkyPark Estate lots.

Additionally, McGrath Riverina Real Estate highlights the anticipated sale timeframes for Stage 1 (22 lots) as 12-18 months, with Stage 2 (10 lots) projected to follow a similar timeframe after the completion of Stage 1. This positive outlook reflects the unique appeal of the development and the ongoing interest in aviation-focused housing options.

The Warbirds event, held in October 2024, generated strong interest in SkyPark Estate through a dedicated stall set up at the event. This initiative led to several sales leads, further demonstrating the demand for these lots and the unique appeal of the development.



BRENNAN.

Business Plan

The SkyPark Estate development is divided into two stages:

- **Stage 1:** 22 lots at 50 Airport Street were released for sale in July 2024.
- **Stage 2:** 10 lots at 44 Airport Street will be released for sale once 50% of the lots in Stage 1 have exchanged contracts.

Based on historical sales at the Airpark Estate, it is anticipated that approximately 6 lots will sell per year. The table below provides a breakdown of projected lot sales, associated revenue, and the estimated repayment to Council per financial year:

Financial Year	Lots Sold	Revenue Projection (ex-GST)	Estimated Amount Repaid to Council (ex-GST)
2025/26	6	\$2,370,000	\$707,073
2026/27	6	\$2,370,000	\$707,073
2027/28	6	\$2,370,000	\$707,073
2028/29	6	\$2,370,000	\$707,073
2029/30	6	\$2,370,000	\$707,073
2030/31	2	\$790,000	\$235,691
Total	32	\$12,640,000	\$3,771,056

Calculation of Repayment to Council:

- Total amount to be repaid to Council = \$3,711,057
- Per lot repayment = \$3,711,057 ÷ 32 lots = \$117,845.53 per lot.
- Annual repayment = Lots Sold × \$117,845.53 per lot.

Advertising is managed by McGrath Riverina through social media, targeted email campaigns, and printed materials. Additional promotions will coincide with local events, including the Warbirds weekend.



BRENNAN.

Financial Capacity and Ownership

M&S Brennan Developments Pty Ltd is a subsidiary of Brennan Group Holdings Pty Ltd, alongside Brennan Civil Infrastructure Pty Ltd. M&S Brennan Developments owns 50 Airport Street, which is secured by a \$680,000 mortgage held with CommBank.

Temora Shire Council is the current owner of 44 Airport Street, with associated purchase and holding costs totalling approximately \$380,000. It is proposed that Council retain ownership of this land until the 10 new lots in Stage 2 are registered and sold. Upon sale, Council will be reimbursed the \$380,000 in 10 equal payments, ensuring the loaned sum is secured under the policy while retaining ownership of the developed land.

Brennan Civil Infrastructure Pty Ltd will serve as the principal contractor for delivering the works required for this development. Established in 2009, Brennan Civil Infrastructure has built a strong reputation in civil construction through its focus on quality, safety, and client satisfaction. The company is fully licensed (Contractor's license #230153C) and holds ISO certifications in Quality Management (ISO 9001), Environmental Management (ISO 14001), and Occupational Health and Safety (ISO 45001).

In the 2023/24 financial year, Brennan Civil Infrastructure reported a turnover of approximately \$8.8 million.

Key Capabilities of Brennan Civil Infrastructure:

- Residential and commercial subdivision development.
- Bulk earthworks, road building, and site preparation.
- Drainage, kerb and gutter, concrete structural slabs, and foundations.
- Civil construction for public and private clients, including the Australian Defence Force and Transport NSW.

Recent Projects:

- Principal contractor for a 72-lot subdivision in Temora, NSW (commenced January 2024).
- Principal contractor for a 6-lot rural subdivision in Exeter, NSW (commenced April 2024).
- RMS Weighbridge installation in Dubbo, NSW (completed July 2024).
- Landslide remediation for Water NSW in Kangaloon, NSW (commenced September 2024).

Brennan Civil's commitment to utilizing advanced technology and maintaining a well-equipped fleet ensures high-quality, efficient project delivery. A full capability statement will be included as an attachment to this application.

BRENNAN.

Proposed Infrastructure Design

The proposed infrastructure for SkyPark Estate has been carefully designed to meet both current and future needs. It includes:

- **Code A Taxiway:** A taxiway connecting residential lots directly to the aviation network.
- **Stormwater Drainage:** Shared infrastructure designed to manage water efficiently and support future developments along Bartondale Road.
- **New Kerb and Gutter for Tom Moon Avenue:** Improving accessibility and safety within the precinct.
- **Additional Intersection with Airport Street:** Enhancing connectivity to key transport routes.
- **Underground High Voltage Powerlines:** Installed to meet CASA requirements and support the aviation precinct.
- **Enabling Infrastructure:** Designed to support the approved saleyards subdivision.
- **Fully Serviced Lots:** All 32 lots will include power, water, sewer, and NBN connectivity, ensuring modern amenities for residents.

The design also integrates seamlessly with the existing road network, ensuring accessibility and functionality for both residents and future developments.

Timeframe of Proposed Development

- **February 2021:** M&S Brennan Developments purchased the site.
- **May 2024:** Development Application approved by Council.
- **August 2024:** Construction began.
- **December 2025:** Expected completion of infrastructure works.
- **February 2026:** Registration of lots.

The detailed program of works, attached as an appendix to this application, outlines key milestones, including site preparation, bulk earthworks, and the installation of essential services. This program provides a clear timeline for delivery, ensuring alignment with project goals and community expectations.

BRENNAN.

Conclusion

SkyPark Estate represents a significant opportunity for Temora Shire Council to invest in the region's economic and community development. By approving this deferred payment application, the Council will directly enable the creation of high-quality, aviation-focused residential infrastructure that aligns with the strategic goals outlined in the Temora Airport Master Plan, Community Strategic Plan 2024-2030, and the Economic Development Strategy.

This investment will deliver:

- **Economic Growth:** The project will attract aviation professionals and enthusiasts, boosting local business activity and tourism.
- **Housing Diversity:** By providing 32 fully serviced lots, the project addresses the growing demand for residential options in Temora.
- **Improved Infrastructure:** New roads, taxiways, kerb and guttering, and stormwater management will enhance connectivity and safety for the broader community.
- **Long-Term Community Benefits:** The project supports future developments, including the approved saleyards subdivision, ensuring continued growth and prosperity for the region.
- **Strategic Alignment:** SkyPark Estate complements Council's objectives for economic diversification and workforce attraction while capitalizing on Temora's reputation as a hub for aviation excellence.

Additionally, the proposed arrangement for 44 Airport Street allows Council to retain ownership of this valuable asset until the lots are registered and sold, ensuring security for the \$380,000 investment and delivering a structured repayment plan. This approach minimizes financial risk while fostering a strong partnership with M&S Brennan Developments.

Council's partnership in this development will ensure Temora remains at the forefront of regional innovation, creating lasting benefits for residents and businesses. The deferred payment arrangement will enable the project to move forward at an accelerated pace, unlocking opportunities that will shape Temora's future.

We strongly encourage Council to approve this application and look forward to working together to achieve mutual success.

BRENNAN.

Appendix 1: Letter of Support – McGrath Real Estate

QPL Rural Pty Ltd T/As
McGrath Riverina
License no. 1342670
ABN 57-057-103-321
ACN 057-103-321

McGrath
Riverina

QPL Rural Pty Ltd
Officers in effective control:
Craig Pellow License No. 1284323
Bev Pellow License No. 20095106

Temora Shire Council
105 Loftus Street,
Temora NSW 2666

23/01/2025

Subject: Letter of Support for "SkyPark Estate" Temora

Dear Temora Shire Council,

We are expressing our strong support for "SkyPark Estate" at 50 Airport Street, Temora. This development, led by M & S Brennan Developments Pty Ltd, aims to create 22 new lots at Temora Airport, marking a significant step towards the overall development of the Temora Airpark Estate.

The new subdivision, with its 32 fully serviced Airpark lots (including stages 1 & 2), each offering direct taxiway access to Temora Airport, not only aligns with the existing 111 developed lots but also provides a platform for a diverse range of aviation-related recreation and housing. The Temora Airpark Estate is becoming a hub for innovation, collaboration, and economic development within the region, this project will amplify the growth our community has already seen in this sector.

Our organisation views this expansion project as an instrumental opportunity to contribute to the strategic objectives that we share with the Temora Shire Council. The development of the expanded Airpark Estate aligns seamlessly with our goals, fostering economic growth, promoting innovation, and enhancing the overall appeal of the town.

Furthermore, through our extensive involvement with selling previous stages, we recognise the positive impact that the Airpark Estate has had on attracting a diverse range of individuals to the area. The direct taxiway access and fully serviced lots have proven to be attractive features, contributing to the success of previous releases between 2011 & 2021. As a result, we anticipate a continued high level of demand for these new lots and expect the following sale timeframe.

Stage 1: (22-lots) 12-18 Months

Stage 2: (10 Lots) 12-18 months from completion of stage 1.

The sale campaign has already begun with contracts unconditionally exchanged for lot 23 (\$410,000), we have significant interest in 4-5 other lots which we hope to get under contract in the coming week, showcasing demand for this project.

Narrandera

113 East Street
Narrandera 2700
T - 02-69594450

Temora

129-131 Hoskins Street
Temora 2666
T - 02-69781008

Leeton

4-6 Kurrajong Avenue
Leeton 2075
T - 02-69594450

Coolamon

95 Cowabbie Street
Coolamon 2701
T - 02-69781008

BRENNAN.

QPL Rural Pty Ltd T/As
McGrath Riverina
License no. 1342670
ABN 57-057-103-321
ACN 057-103-321

McGrath
Riverina

QPL Rural Ptd Ltd
Officers in effective control:
Craig Pellow License No. 1284323
Bev Pellow License No. 20095106

In conclusion, we fully endorse "SkyPark Estate" and believe that the approved development aligns harmoniously with the existing infrastructure. We appreciate the efforts of the Temora Shire Council in driving this initiative forward and believe that the successful execution of the project will bring lasting benefits to the community and the broader aviation industry.

Please consider this letter as a formal expression of our support for the project. If you require any additional information or clarification, please do not hesitate to contact us.

Thank you for your attention to this matter.

Sincerely,

Lachlan Pellow

Licensed Agent

McGrath Estate Agents

Narrandera

113 East Street
Narrandera 2700
T - 02-69594450

Temora

129-131 Hoskins Street
Temora 2666
T - 02-69781008

Leeton

4-6 Kurrajong Avenue
Leeton 2075
T - 02-69594450

Coolamon

95 Cowabbie Street
Coolamon 2701
T - 02-69781008

BRENNAN.

Appendix 2: Capability Statement



CERTIFICATIONS

Contractor's license # 230153C
Supervisor Certificates in Concrete and Excavation # 59169S
ISO 45001 Occupational Health and Safety Management Systems
ISO 14001 Environmental Management Systems
ISO 9001 Quality Management Systems

COMPANY SUMMARY

Core Competencies

- Residential Construction
- Commercial Construction
- Subdivision Development
- Road building
- Site Preparation
- Haulage
- Concrete Structural Slabs
- Foundations
- Weighbridge Construction
- Drainage
- Landscaping
- Remediation

Brennan Civil is a highly trusted and professional company established in 2009, nearing 20 years in the industry. They have built a strong reputation in civil infrastructure through their commitment to superior results, client satisfaction, and timely project handovers.

The company handles all aspects of civil construction, allowing them to work on both residential and commercial projects for a diverse clientele. They are fully insured, licensed, and ISO certified, and take pride in their well-maintained fleet, using the latest technology, including GPS and hitch attachments, to ensure safe operation.

Their past and current clients include the Australian Defence Force, BIG4 Tourist Parks, private investment projects, global mining company TRONOX, and contractors to Transport NSW and RMS.
(further examples on page 2)

KEY PERSONNEL

Mitch Brennan – Managing Director
Tom Fuller – Project Manager
Jack Strachan – Construction Manager
Samantha Stephenson – Accounts Manager

Current projects: Principle contractor for a 72 lot subdivision in Temora NSW, commenced January 2024. Principle Contractor Rural 6 Lot subdivision, Exeter NSW, commenced April 2024. Recently completed RMS Weighbridge installation in July 2024, Dubbo, NSW. Large scale land slide remediation working with Water NSW, Kangaloon NSW commenced Sept 2024.

BRENNAN.

Past Performance



Residential and Commercial Construction / Land Development / Subdivision

- 7 Lots Holly Rd, Bowral / 15 Lots Bundaroo St, Mittagong / 30 units Station St, Mittagong / 5 Lots, Kangaroo Valley Road, Berry

Road Construction – Asphalt, Bitumen, Concrete

- Range road, Mittagong. Sheirlaw rd, Robertson, Oxley Hill, Bowral. Wombeyan Caves, Highrange.

Bulk and Detail excavation including Dam building, Site preparation and Levelling, Tree clearing, Equine facilities, GPS and laser grading.

- Berry Road, Berry. Yuille Avenue, Bundanoon. Pulpit Road, Bullio. Nannas Lane, Mittagong.

Plumbing – Sub-division infrastructure, coastal drainage projects.

- East Beach, Kiama NSW. Bundanoon rd, Exeter. Komatsu Warehouse, Fairfield.

Landscaping – Retaining walls, School Play grounds, Tennis Courts, Fencing, Steel infrastructure, Irrigation design and installation. Swimming Pool excavation. ATV and Motorbike Tracks. Tennis Courts and Pickle ball court.

- Tangara School, Mittagong. Oxley Hill road, Bowral. Meryla Road, Mossvale. Duke Street, Mittagong. Range Road, Mittagong.

Concrete – Foundations, Residential and Commercial Structural slabs, Pavements, Kerb and Gutter, Pathways and Driveways, Fords.

- Station Steet, Mittagong. Woodlands Road, Woodlands. Bundanoon Road, Exeter. Darraby Dr, Mossvale.

Commercial Weighbridges – Both In and Above ground weighbridge construction. Steel and concrete suspended decks.

- Australian Defence, Newcastle and TransportNSW, Dunedoo contracts. Tronox Mine, Atlas. Tronox Mine, Ivanhoe. Coreen Av, Penrith. Bingo Waste, Smithfield.

Private Access Bridges and Fords.

- Sawyers Creek, Kangaroo Valley. Sheirlaw Road, Robertson. Old South Road, Mittagong. Birchwood Dr, Bundanoon. Emu Creek, Belangalo.

Demolition – Full demolition and site clearance, licensed asbestos removal.

- Merrigang Street, Bowral. Beach Road, Stanwell Park.

Shed Construction – Including interior fit out.

- Woodlands Road, Woodlands. Oxley Hill Road, Bowral.

Remedial works – Dam rectification, Drainage issues, Road maintenance

- Manchester Square, Mossvale. Manning Lookout Rd, Fitzroy Falls. Sally's Corner Road, Exeter. Orfords Road, Kangaloon – Land slip remediation in conjunction with WaterNSW.

CONTACT INFO

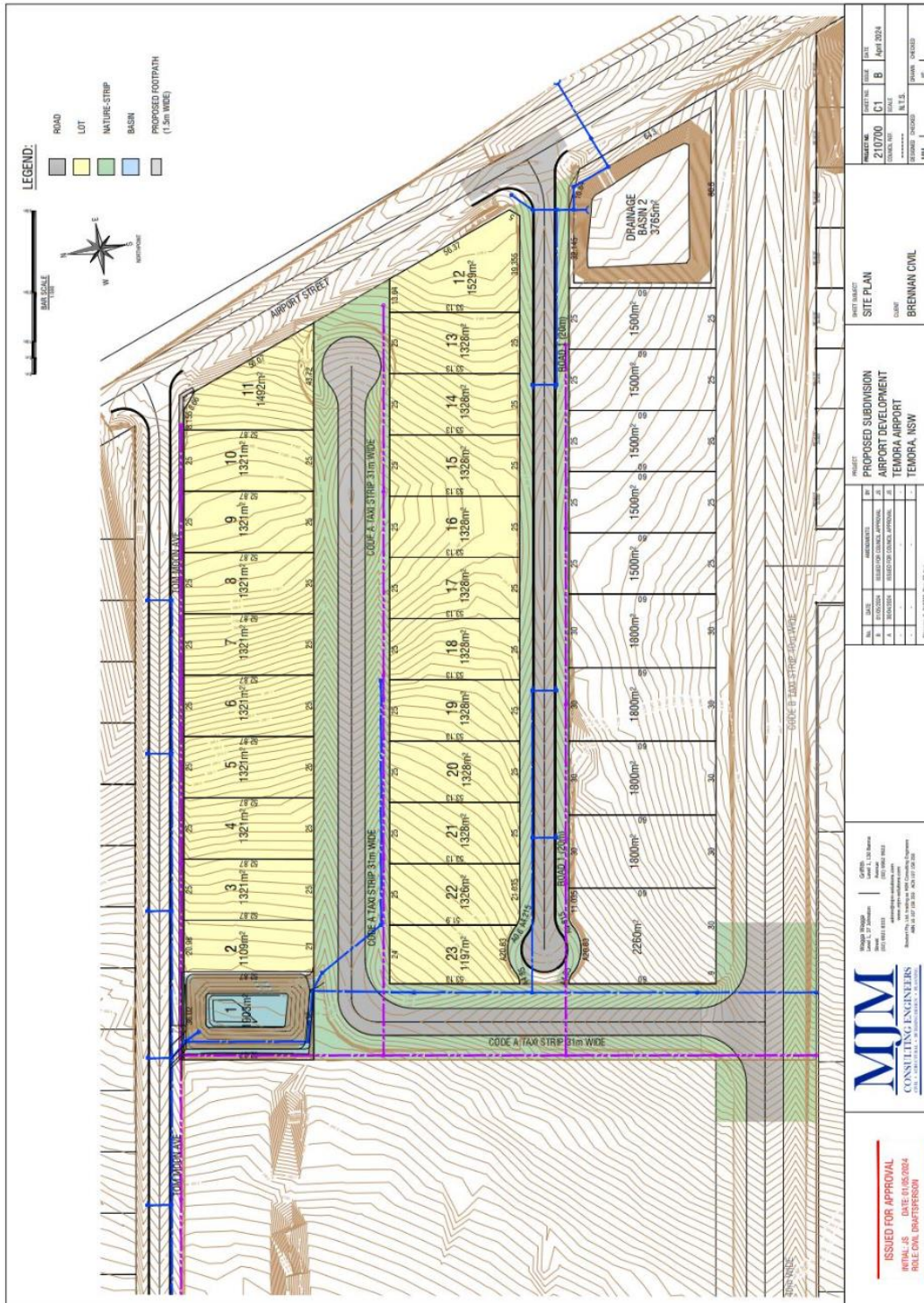
Brennan Civil Infrastructure Pty Ltd
ABN : 50 137 720 677 ACN : 1377200677
License No : 230153C
admin@brennancivil.com.au
www.brennancivil.com.au
PO Box 587, Bowral, NSW 2576



BRENNAN.

BRENNAN.

Appendix 3: Proposed Subdivision Lot Layout



BRENNAN.

Appendix 4: Schedule of Works

ID	Task Name	Duration	Start	Finish
1	Site preparation	3 days	Mon 3/02/25	Wed 5/02/25
2	Survey	3 days	Thu 6/02/25	Mon 10/02/25
3	Bulk Earthworks	10 days	Tue 11/02/25	Mon 24/02/25
4	Design finalisation Electrical	60 days	Tue 25/02/25	Mon 19/05/25
5	Design finalisation M&M	60 days	Tue 25/02/25	Mon 19/05/25
6	Road Sub Grade	14 days	Tue 25/02/25	Fri 14/03/25
7	Sewer	30 days	Mon 17/03/25	Fri 25/04/25
8	Stormwater/ponds	30 days	Mon 24/04/25	Fri 6/06/25
9	Water	21 days	Mon 21/07/25	Mon 18/08/25
10	Power	30 days	Mon 9/06/25	Fri 18/07/25
11	Road Sub Base	30 days	Tue 19/06/25	Mon 29/09/25
12	Kerb Gutter	20 days	Tue 30/06/25	Fri 17/12/25
13	Nature Strip Footpath & Landscaping	20 days	Tue 30/06/25	Fri 17/12/25
14	Nature Strip Footpath & Landscaping	40 days	Tue 9/12/25	Mon 2/02/26
15	Bhumen	5 days	Fri 12/12/25	Thu 18/12/25

**SUBDIVISION OF
 SKYPARK, TEMORA**

BRENNAN CIVIL INFRASTRUCTURE PTY LTD

NOTE - Program excludes inclement weather and unforeseen site condition

Function: Engineering

Temora Shire Council

Policy Number: EW16

TEMORA SHIRE COUNCIL



TEMORA
The Friendly Shire

DEVELOPMENT INFRASTRUCTURE DEFERRED PAYMENT POLICY

ACTIVE

Revision Number: 3
File Name: Development Infrastructure Deferred Payment Policy

Revision Date: December 2024
Page Number: Page 1 of 7

Function: Engineering

Temora Shire Council

Policy Number: EW16

Review Details

ABOUT THIS RELEASE

DOCUMENT NAME: Development Infrastructure Deferred Payment Policy
CODE NUMBER: EW16
AUTHOR: Temora Shire Council
ENDORSEMENT DATE: 17 June 2021

REVIEW

Revision Date	Revision Description		Date approved by Council	General Managers Endorsement
June 2021	New Policy	1	17 June 2021	GCL
October 2021	Amendments to operational procedure	2	21 October 2021	GCL
March 2022	Amendments to policy	3	17 March 2022	GCL
May 2023	Review	4	18 May 2023	GCL
December 2023	Review	5	21 December 2023	MKB
June 2024	Review	6	20 June 2024	MKB
December 2024	Review	7	19 December 2024	MKB

PLANNED REVIEW

Planned Review Date	Revision Description		Review by
June 2022	Review		Town Planner
May 2023	Review		Town Planner
December 2023	Review		Town Planner
June 2024	Review		Town Planner
December 2024	Review		Town Planner
June 2025	Review		Town Planner

Function: Engineering

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PART A Outline

Objectives

This policy is aimed at fulfilling the following objectives:

- (a) Support the provision of a sufficient supply of development ready land, to meet demand
- (b) Assist the progression of large-scale subdivision development that may not occur without financial assistance
- (c) Ensure that new subdivision development is appropriately designed to respond to reasonably expected future infrastructure needs and avoid future adverse impacts upon other development
- (d) Ensure that pioneering developers within urban release areas are not unreasonably burdened by the costs associated with major development infrastructure and that costs are shared by those who benefit from infrastructure provision.

Background

The residential population of Temora is currently increasing. Alongside improving economic conditions and emerging employment opportunities, the demand for new subdivision development has returned. Temora Shire is seeking to offer the opportunity for existing and future residents to build a new home, or a new employment premises, and support ongoing population retention and growth, whilst contributing to employment opportunities in the construction industry over the short-medium term.

However, the high cost of servicing new development remains a constraint to opening up vacant urban zoned land to new subdivision. This policy provides a framework for Council to consider requests from developers of proposed subdivisions to assist with managing the costs associated with Council owned infrastructure, specifically new roads, sewer and stormwater infrastructure.

The opportunity exists for Council to play a more active role in assisting landowners to develop land that is deemed strategically important to the future growth of Temora Shire. This could involve funding some or all of the upfront costs of the shared infrastructure components for which Council has responsibility.

A portion of these costs, commensurate to the level of usage of the developed land (as identified and costed during the planning stage), can be repaid to Council at the point at which the subdivided lots are sold. This releases capital for the developer to ensure the project can progress more quickly, and complements similar schemes offered by other service providers, such as Goldenfields Water County Council. It is also aligned to the support that Council provides to developers of employment generating development from time to time, where there is a strong case that is aligned to Council's strategy.

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Application

This policy applies to all land within Temora Shire. Council offers this scheme to all developers of land, to be assessed on a case-by-case basis.

The focus of this policy is major Council servicing infrastructure that services multiple development lots, with the proposal to involve the creation of at least three (3) or more additional lots. The policy does not apply to the costs associated with servicing individual lots.

Council officers will confirm that the proposed subdivision is permitted with consent in the land zone that applies to the subject land.

The application for deferred payment will not be finalised by Council until the proposal has a relevant development application approved by Council.

The applicant must agree in writing to the legal controls that will apply to the deferred payment agreement.

PART B Procedures

Application Procedure

A written application for consideration by Council for Development Infrastructure Deferred Payment is made by the land developer. The letter of request is considered on a preliminary basis by Council officers. Council officers will consider the following factors in assessing the request:

- Strategic importance of the site
- Current zoning of the land
- Scale of development proposed, which justifies Council assistance
- Estimated cost of Council infrastructure to service the development – roads, kerb and gutter, sewer, stormwater infrastructure
- Demonstrated demand for new development and/or demonstrated future lack of supply
- Provision of a business plan by the developer detailing development staging (if applicable), forecast development costs, forecast lot sale price and estimated sales period, involving current lot demand, to be verified by local real estate agents
- Financial capacity and level of financial commitment offered by the applicant
- Capability of the developer to undertake the project
- Proposed infrastructure design and response to reasonably expected future infrastructure needs (sewer and stormwater capacity, integration with existing road network)
- Current levels of financial assistance provided to the applicant
- Timeframe of the proposed development
- Current availability of Council funds to support deferred infrastructure payments
- Current borrowing interest rates available to Council (if applicable)

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Each of these factors will be considered as part of a written assessment report to be completed by the relevant Council officers.

Where Council officers consider that a request has reasonable merit, the request will be referred to Council for their consideration and determination.

The applicant will be notified of the outcome of Council's decision in writing.

If the applicant wishes to appeal the decision of the Council officers, they may do so in writing and the matter will be referred to Council for their consideration and determination.

Where an application involves Council staff or Councillors who are directly involved with the assessment process, the application will be referred to an external assessment process.

Operational Procedure

The developer of the subdivision is responsible for payment to Council of the initial \$50,000 (or 10% of infrastructure value, whichever is greater) of Council infrastructure costs (road, kerb and gutter, sewer and stormwater infrastructure) before works commence. Council will only consider to deferred payment of infrastructure costs above the initial \$50,000 (or 10% of infrastructure value, as applicable).

The costs associated with the provision of Council infrastructure are provided on a deferred payment basis. Costs of infrastructure provision must be repaid to Council, at the point of sale of each lot serviced under the agreement.

In cases where it is determined that the full value of Council infrastructure will not be deferred, Council may require payment from the developer of the non-deferred value prior to works commencing.

Council will require input to the design and scale of Council infrastructure delivered under the agreement, to ensure services that are provided are of sufficient standard to meet current and future expected demand. Council is responsible for the delivery of infrastructure works covered by the agreement.

The timeframe for repayment of the deferred infrastructure payments is a maximum of five (5) years from the date of signing the agreement, or the completed sale of all lots proposed to be delivered by the subject application, whichever is sooner.

Only one Development Infrastructure Deferred Payment will be granted per applicant, irrespective of whether development is staged or not.

The applicant will be responsible for all legal costs incurred by Council in discharging responsibilities under this policy. The outstanding balance of advancements under the Development Infrastructure Deferred Payments Policy will attract an administration fee equal to the T-Corp 5 year borrowing rate plus 0.5%. The administration fee will be calculated daily and invoiced quarterly to the developer, commencing on the day the maximum agreed advancement is reached, or the date from which it is determined that

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no further advancements will be required, whichever is sooner. Administration fees will not form part of the agreed maximum advancement amount. Legal and Administration fees will be charged.

The Development Infrastructure Deferred Payment agreement is confidential between Council and the applicant. No details of the agreement may be disclosed by the applicant to another party without the written authorisation of Council.

Legal Protections

The following legal mechanisms could assist Council to mitigate some of the risks associated with the scheme:

1. Funding Deed

An agreement between Council and the Developer that outlines the terms of the agreement. This will include a list and cost of the works to be undertaken by Council and outline the value of the works to be repaid and the mechanism for repayment. The agreement will also detail arrangements to protect the interests of Council in instances where there is a transfer of ownership of the subject land, situations where the developer falls into administration, or the subject land value becomes unviable to develop.

A sample funding agreement is attached to this policy for the purposes of demonstrating the likely terms of an agreement.

2. Registration of Caveat

Council will register a caveat on the title of the land to be developed. The caveat will be shown when a title search is conducted by the purchaser's solicitor. The caveat will be released at the time of sale only when the repayment is made to Council's solicitor.

Council will register a caveat on title of the land to be developed, that is, prior to development. The caveat is a registered secured interest which means it appears on any title search. Council will need to consent to the subdivision as Caveator. The Council will remain as Caveator on each individual lot once subdivided. Council will participate in each of the conveyancing transactions until such time as the debt owed to Council is repaid. It will be at Council's discretion whether all of the complete deferred payment is required to be paid on the sale of the first lot.

3. Registration of Interest

A registered interest provides protection to Council in the event that the developer is placed into administration. With this protection, Council, along with other registered interested parties, will be prioritised for payment from the disposal of assets owned the developer.

A registered interest on title provides security that the developer cannot assign the debt to the purchaser as part of the sale.

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Limitations to this Policy

This policy does not include the following:

- Development infrastructure that is not within the control of Council, including water, electricity, telecommunications infrastructure.
- Development costs that are the direct responsibility of the developer, including site studies to support rezoning, Environmental Impact Statements, surveying, design costs, legal costs, earthworks, land purchase, private driveways, servicing connections to new development.

CONFIDENTIAL

Memorandum of Understanding (MOU)

Between

Temora Shire Council

(Hereinafter referred to as “Council”)

And

M&S Brennan Developments

(Hereinafter referred to as “The Developer”)

Subject: Development Infrastructure Deferred Payment Policy Agreement for Temora Airpark Expansion Project

Purpose

This Memorandum of Understanding (“MOU”) sets forth the intentions of the Council and The Developer to collaborate on the development of the Temora Airpark Expansion Project. The MOU establishes a framework for the roles, responsibilities, and key terms of the agreement, subject to the project securing appropriate funding. This document is non-binding and does not create enforceable legal obligations.

Background

The Temora Airpark Expansion Project aims to support regional economic growth through infrastructure development, attracting investment and facilitating aviation-related activities. M&S Brennan Developments has expressed interest in partnering with Temora Shire Council under the Development Infrastructure Deferred Payment Policy to deliver the project.

Infrastructure to be Delivered

The Temora Airpark Expansion Project will deliver the following infrastructure:

1. **Code B Taxiway:**
 - Construction of a Code B taxiway to connect the airpark subdivision to existing runway infrastructure. The design is complete, requiring construction only, noting that a reduction in specification in the width of the taxiway from 15m to 10.5m.
2. **Code A Taxiways:**
 - Construction of Code A taxiways to enhance connectivity within the airpark.
3. **Roadways:**
 - Construction of roadways connecting the airpark subdivision to Airport Street, including provisions for kerb and guttering.
4. **Stormwater Management:**

- Installation of stormwater infrastructure, including the development of two detention basins to manage water flow and mitigate flooding. Limit of works as per the construction drawings C_210700_CombinedRev1 produced by MJM Consulting Engineers.
5. **Utilities:**
- Installation of essential utilities, including electricity, water, sewer, and NBN infrastructure to service the expanded airpark.
6. **Signage and Signalling Systems:**
- Installation of signage and signalling systems to ensure safe and efficient navigation within the airpark to be design to comply with CASA standard.
7. **Landscaping:**
- Development of landscaped areas to enhance the visual appeal and functionality of the airpark.

Land Ownership Details

1. **Council-Owned Land:**
- **Lot 43 DP 1308941 (44 Airport Street):** This parcel will contain shared infrastructure, including roadways, taxiways, and one detention basin. Ownership will remain with the Council upon completion of the development.
 - **Lot 44 DP 1308941 (42 Airport Street):** Formerly known as 44 Airport Street, this parcel is owned by the Council and will be transferred to the ownership of the purchasers upon subdivision completion, with profits transferred to M&S Brennan Developments as per the DIDP Agreement.
2. **Developer-Owned Land:**
- **Lot 1111 DP 750587 (50 Airport Street):** This parcel is owned by M&S Brennan Developments Pty Ltd and will remain under their ownership.
3. **Third-Party Land:**
- **Lot 42 DP 1308941 (40 Airport Street, formerly known as Greenacres):** This parcel, the location of the Code B taxiway, is currently owned by Temora Aviation Museum. The Council agrees to purchase this land from the Museum as part of this MOU.
4. **Future Ownership:**
- Any new infrastructure built on Council-owned land as part of this development will become the property of the Council upon completion of the development and at the point of registering the subdivided lots.

Cost Sharing

This cost-sharing arrangement specifically applies to the Code B Taxiway. The purchase price of the land (\$600,000), the site preparation costs related to the relocation of buildings and services to clear the land required for the Code B Taxiway, as well as the construction costs, will be included in the cost-sharing for this part of the development.

The portion of the contribution of each party to shared, enabling infrastructure for the development will be relative to the area of land available for subdivision on each Lot (being the size of the existing Lot minus the shared infrastructure located on that Lot as identified in the Masterplan as annexed in Schedule A of this Agreement). The table below outlines the contribution breakdown:

The portion of the contribution of each party to shared, enabling infrastructure for the development will be relative to the area of land available for subdivision on each Lot (being the size of the existing Lot minus the shared infrastructure located on that Lot as identified in the Masterplan as annexed in Schedule A of this Agreement). An updated table reflecting this information is as follows:

Party	Land Total (m²)	%	Shared (m²)	Non-Shared (m²)	%
The Developer, 50 Airport St	42,578	28	13,074	29,504	32
The Developer, 42 Airport St	46,673	31	29,653	17,020	19
Temora Shire Council, 34 Bartondale Rd	62,682	41	17,762.4	44,919.6	49
Total	151,933	100	60,489.4	91,443.6	100

Roles and Responsibilities

Temora Shire Council

1. **Project Facilitation:** Provide strategic oversight and administrative support to advance the project.
2. **Infrastructure Contributions:** Coordinate funding applications and explore opportunities to secure grants and subsidies.
3. **Policy Guidance:** Implement the Development Infrastructure Deferred Payment Policy framework and ensure compliance with applicable regulations.
4. **Community Engagement:** Facilitate communication with the community and other stakeholders to ensure alignment with local needs and priorities.
5. **Approval Processes:** Expedite planning and regulatory approvals required for the project, where feasible.

M&S Brennan Developments

1. **Project Design and Delivery:** Lead the planning, design, and construction of infrastructure components of the Temora Airpark Expansion Project.
2. **Financial Contributions:** Commit to deferred payments under the Development Infrastructure Deferred Payment Policy, as negotiated and agreed.
3. **Compliance:** Ensure all project activities comply with relevant legislation, regulations, and Council requirements.
4. **Stakeholder Collaboration:** Work collaboratively with the Council, funding bodies, and other stakeholders to ensure project success.
5. **Reporting:** Provide progress updates and necessary documentation to the Council in a timely manner.

Key Terms

1. **Project Scope:** The project encompasses the planning, design, and construction of infrastructure that aligns with the objectives of the Temora Airpark Expansion Project.
2. **Funding Dependency:** This MOU and all related commitments are contingent upon the successful acquisition of external funding. No party shall be liable for failure to proceed if funding is not secured.
3. **Deferred Payment Terms:** Specific deferred payment terms, including timelines, amounts, and interest (if applicable), will be negotiated and outlined in a separate agreement, subject to funding availability.
4. **Collaboration:** Both parties commit to working in good faith to achieve the objectives of the project, including timely communication and mutual cooperation.
5. **Confidentiality:** Information shared between the parties for the purpose of this MOU will remain confidential unless otherwise agreed in writing or required by law.
6. **Non-Binding Nature:** This MOU is a statement of intent and does not constitute a legally binding agreement. The parties agree that any future binding agreement will require formal negotiation and execution.

Duration and Termination

This MOU will remain in effect until the earlier of the following:

- A binding agreement is executed between the parties.
- The parties mutually agree to terminate this MOU in writing.
- It becomes clear that funding for the project cannot be secured.

Signatories

Signed on this ___ day of _____, 2025.

For Temora Shire Council

Name: _____

Position: _____

Signature: _____

For M&S Brennan Developments

Name: _____

Position: _____

Signature: _____

Acknowledgment By signing this MOU, both parties affirm their commitment to collaborating on the Temora Airpark Expansion Project in accordance with the terms outlined above.

COMMITTEE RESOLUTION 9/2025

Moved: Cr Rick Firman
Seconded: Cr Graham Sinclair

It was resolved that Council adopts the motions from the closed Committee and move motions into Open Council.

CARRIED

COMMITTEE RESOLUTION 10/2025

Moved: Cr Rick Firman
Seconded: Cr Graham Sinclair

That Council moves out of Closed Council into Open Council at 3:54pm.

CARRIED

**This is the Confidential Confidential Economic Development and Visitations Committee Meeting
held on 11 February 2025**

.....
GENERAL MANAGER

.....
CHAIRMAN

21.2 GENERAL MANAGER INFORMAL REVIEW - 23 JANUARY 2025

File Number: REP25/50
Author: Executive Assistant
Authoriser: General Manager
Attachments: Nil

The Council is satisfied that, pursuant to Section 10A(2) of the *Local Government Act 1993*, the information to be received, discussed or considered in relation to this agenda item is:

- a personnel matters concerning particular individuals (other than councillors).

REPORT

Informal Review of the General Manager – Thursday 23rd January 2025, held in the Council Chambers.

PRESENT: Panel Members Mayor R B Firman, Deputy Mayor G P Sinclair, Cr N A Judd & Cr B J Bushell.

IN ATTENDANCE: Ms M K Boxall (General Manager)

The Mayor chaired an 'informal' meeting of the General Manager's Performance Review.

The Panel have one formal review of the General Manager each year, with up to three informal reviews carried out. The informal reviews are deemed most important as the Panel and General Manager are able to discuss matters in a relaxed atmosphere.

The following items were discussed with the General Manager:

1. *The very busy capital works programme schedule*
2. *Main street upgrade – pressure on the Executive Manager of Engineering Services (Mr R N Fisher) and his team. Panel happy with efforts of Council staff and Contractors, thus far.*
3. *Integrated Planning & Reporting (IPR) documents being prepared – extremely busy time.*
4. *Strategic assets planning taking place*
5. *Long term financial planning also taking place. Some crucial decisions for Council to occur in the financial sustainability space.*

The General Manager advised that she will be attending the Local Government Chief Executive Officers Group Forum in Tauranga, Bay of Plenty, New Zealand from Thursday 27 to Friday 28 February 2025.

Prior to the Forum, the General Manager will be taking some of her annual leave traveling to New Zealand with her family. The cost to Council is only the conference fees. Therefore, the General Manager will be away from the office from Friday 21 February until Friday 28 February 2025.

The Director of Administration & Finance (Mrs E L Smith) will be the Acting General Manager for that period.

Councillors on the Panel spoke on various issues.

The Panel advised that the General Manager was doing a very good job. Further, that the General Manager continues to enjoy Council's full support.

Should any Councillor (who does not sit on the Panel) wish to discuss these matters further, please follow up with the Mayor, Deputy Mayor, Cr Judd or Cr Bushell.

Integrated Planning and Reporting

Community Strategic Plan Theme 2: providing local leadership

Delivery Program Strategy 2.1: A community with strong local leadership

Council Policy/Legislation

The management of the General Manager's performance is undertaken in accordance with *Policy G29 - General Manager Performance Review Policy*.

Options

N/A

Budget Implications

N/A

Risk Implications

N/A

Mr Craig Sinclair left the meeting at 5:05PM and left the meeting.

Mr Rob Fisher (Executive Manager Engineering Services), Mr Kris Dunstan (Director of Environmental Services), Mrs Elizabeth Smith (Director of Administration & Finance), Ms Melissa Boxall (General Manager), Mrs Anne Rands (Executive Assistant), Ms Grace Mannion (Secretary Environmental/Engineering Departments), Media Officer Ms Lauren Carr, declared a pecuniary interest in relation to item REP25/50, due to discussion on the General Managers informal review.

Mr Rob Fisher (Executive Manager Engineering Services), Mr Kris Dunstan (Director of Environmental Services), Mrs Elizabeth Smith (Director of Administration & Finance), Ms Melissa Boxall (General Manager), Mrs Anne Rands (Executive Assistant), Ms Grace Mannion (Secretary Environmental/Engineering Departments), Media Officer Ms Lauren Carr, left the meeting at 5:05PM and took no further part in the discussion.

RESOLUTION 8/2025

Moved: Cr Brenton Hawken

Seconded: Cr Nigel Judd

It was resolved that Council notes the report.

CARRIED

Report by Mayor Rick Firman

Mr Rob Fisher (Executive Manager Engineering Services), Mr Kris Dunstan (Director of Environmental Services), Mrs Elizabeth Smith (Director of Administration & Finance), Ms Melissa Boxall (General Manager), Mrs Anne Rands (Executive Assistant), Ms Grace Mannion (Secretary Environmental/Engineering Departments), Media Officer Ms Lauren Carr, returned to the meeting at 5:11PM.

21.3 SPRINGDALE FLOOD WARNING SYSTEM INVESTIGATION AND DESIGN

File Number: REP25/82
Author: Town Planner
Authoriser: Director of Environmental Services
Attachments: Nil

The Council is satisfied that, pursuant to Section 10A(2) of the *Local Government Act 1993*, the information to be received, discussed or considered in relation to this agenda item is:

- c information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

REPORT

The Arianh Park and Springdale Floodplain Risk Management Study and Plan (FRMS&P) was adopted by Council in March 2024. The Plan recommends to investigate, design and implement a flood warning system for Springdale as a high priority measure. This measure would reduce flood damages and the risk to life in the village and prevent motorists from driving through floodwater as a result of flooding in Gundibindyal Creek. This project is focused on the investigation and design of a flood warning system for Springdale in consultation with Council, Bureau of Meteorology (BoM) and the NSW State Emergency Service (SES).

The Arianh Park and Springdale FRMS&P project investigated a range of measures to reduce the flood risks at Springdale. Due to Gundibindyal Creek running through the Village creating a high flood risk and the relatively short catchment upstream, it was recommended that a flood warning system be investigated to aid in emergency response. Other flood risk management measures were investigated but none were found to be effective in reducing the flood risks. The Burley Griffin Way also crosses the Creek at Springdale that is frequently cut during flood events creating a significant traffic hazard.

Council applied for funding for the delivery of this flood warning system investigation and design in 2024 and was notified on 6 February 2025 that their application for funding assistance was successful. Council has been allocated an amount of \$51,429. It is a requirement that Council must accept the funding by 14 March 2025. The funding is provided by the NSW Government - Department of Climate Change, Energy, the Environment and Water (DCCEEW).

If Council determine to proceed with the project, Council is required to make a co-contribution of funding. As the funding agreement is a 6:1 ratio, Council's require contribution will be \$8,571. If supported, Council will include this amount within the 2025/26 Council budget.

Council will be required to engage a specialist consultant to undertake the Flood Warning Review project following a competitive tendering process. Council will provide a guide to the budget of the project as part of the tender process. However, the exact project budget is kept confidential within this report.

Expected outputs from the project are:

- A review of the existing flood warning system
- Consultation with key agencies and stakeholders (BoM, NSW SES, DCCEEW, Community)
- Development of options for improving the flood warning system
- Design of recommended flood warning options

- Preparation of a flood warning system investigation and design report.

Integrated Planning and Reporting

Community Strategic Plan Theme 4: Enjoying our beautiful environment

Strategy 4.5 A community that sustainably plans for its future

Council Policy/Legislation

Ariah Park and Springdale Floodplain Risk Management Study and Plan

Options

Council has the option to accept the funding and allocate co-contribution funds within the next budget, or to choose not to accept the funding.

Budget Implications

A budget amount of \$8,571 is required.

Risk Implications

There is a risk that if Council does not proceed with the project, Council will not make progress towards addressing flood risks identified within the relevant flood study.

RESOLUTION 9/2025

Moved: Cr Graham Sinclair

Seconded: Cr Narelle Djukic

It was resolved that Council:

1. Accept the funding offered by the NSW Government to prepare the Springdale Flood Warning System Investigation and Design,
2. Allocate the appropriate amount within the 2025/26 Council budget as a co-contribution and
3. Receive a future report as the project progresses.

CARRIED

Report by Claire Golder

RESOLUTION 10/2025

Moved: Cr Graham Sinclair

Seconded: Cr Paul Mahon

It was resolved that Council adopts the motions from the closed Committee and move motions into Open Council.

CARRIED

RESOLUTION 11/2025

Moved: Cr Ken Smith

Seconded: Cr Graham Sinclair

That Council moves out of Closed Council into Open Council at 5:17PM.

CARRIED

This is the Confidential Confidential Council Meeting held on 20 February 2025

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GENERAL MANAGER

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CHAIRMAN