

**MINUTES OF THE ORDINARY COUNCIL MEETING OF THE MUSWELLBROOK SHIRE
COUNCIL HELD IN THE SEMINAR ROOMS AT THE MUSWELLBROOK LIBRARY 126 BRIDGE
STREET MUSWELLBROOK ON 8 APRIL 2025 COMMENCING AT 6:00PM**

PRESENT: Cr J. Drayton (Mayor), Cr C. Bailey, Cr A. Barry, Cr D. Douglas,
Cr L. Dunn, Cr R. Mahajan, Cr D.E. Marshall, Cr M. Morris,
Cr R. Scholes and Cr S. Ward.

IN ATTENDANCE: Mr D. Finnigan (General Manager), Ms S. Pope (Director – Planning & Environment), Mr M. Lysaught (Director – Infrastructure & Property), Mr P. Chambers (Chief Engineer), Ms K. Hamm (Manager – Governance & Risk), Mr H. McTaggart (Development Co-Ordinator), Mr T. Connell (Communications Co-Ordinator), Mr S. Iagunkov (Manager - Water & Wastewater), Mrs M. Sandell-Hay (Governance Officer), Ms L. Ward (EA to the Mayor & GM) and 25 people in the public gallery and 1 person in the virtual gallery.

1. Application to Attend via Audio Visual Link

Nil

2. Acknowledgement of Country

The Acknowledgement of Country was read by Cr D. Douglas.

3. Civic Prayer

The Civic Prayer was read by Cr C. Bailey.

4. Apologies and Applications for a Leave of Absence by Councillors

248 RESOLVED on the motion of Cr R. Mahajan and Cr D. Douglas that:

The apologies for inability to attend the meeting submitted by Cr D. Hartley and Cr G. McNeill be ACCEPTED and the necessary Leave of Absence be GRANTED.

In Favour: Cr C. Bailey, Cr A. Barry, Cr D. Douglas, Cr J. Drayton, Cr L. Dunn, Cr R. Mahajan, Cr D. Marshall, Cr M. Morris, Cr R. Scholes and Cr S. Ward.

Against: Nil.

5. Disclosure of any Pecuniary or Non-Pecuniary Interests

Cr R. Scholes - Declared an insignificant non-pecuniary interest in Item 8.1.1.
Cr Scholes advised Council that some of the submitters are close friends and long term workmates.

Cr R. Scholes - Declared an insignificant non-pecuniary interest in Item 8.1.2.
Cr Scholes advised Council that some of the submitters are close friends and long term workmates

Cr D. Marshall - Declared an insignificant non-pecuniary interest in Item 8.1.1.
Cr Marshall advised Council he has friends and undertakes work for people who reside in the area of the proposed development.

Cr D. Marshall - Declared an insignificant non-pecuniary interest in Item 8.1.2.
Cr Marshall advised Council that he has friends and undertakes work for people who reside in the area of the proposed development.



6. Mayoral Minute

Nil

7. Public Participation

Disclosure of Interest

Cr D. Marshall declared an insignificant non-pecuniary interest in Item 8.1.1 and Item 8.1.2. Cr Marshall advised Council that he has friends and undertakes work for people who reside in the area of the proposed development..

Cr R. Scholes declared an insignificant non-pecuniary interest in Item 8.1.1 and Item 8.1.2.. Cr Scholes advised Council that some of the submitters are close friends and long term workmates.

At 6.03pm Cr Marshall and Cr Scholes left the meeting and did not return and therefore took no part in discussion or voting on those items.

1. **Edward Fernon** – In Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
2. **Bruce Baxter** – In Opposition to DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
3. **Rob Sampson** – in Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
4. **Erin Slade** - in Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
5. **Kylie Woolem** - In Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
6. **Louisa Ernst** - in Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
7. **Grace Mosley**- in Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
8. **Nikki Smith** in Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
9. **Jarna White** -in Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
10. **Rhiannon Loyd** - in Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
11. **Tameika Hughes** -in Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook
12. **Michael Mount** -in Support of DA 2024-36 – 33 Lot Subdivision & 76 Multi-Dwelling Houses – Ironbark Road, Muswellbrook



8. Business

8.1. Planning and Environment

8.1.1. Draft Development Control Plan - Ironbark Ridge Extension

Disclosure of Interest

Cr D. Marshall declared an insignificant non-pecuniary interest in this Item. Cr Marshall advised Council that he has friends and undertakes work for people who reside in the area of the proposed development.

Cr R. Scholes declared an insignificant non-pecuniary interest in this Item. Cr Scholes advised Council that some of the submitters are close friends and long term workmates.

Cr Marshall and Scholes remained absent from the meeting.

249 RESOLVED on the motion of Cr M. Morris and Cr S. Ward that:

Council resolves to adopt Section 30 of Muswellbrook Development Control Plan 2009 – Ironbark Ridge Extension, provided in Attachment A, in accordance with Section 14 of the Environmental Planning and Assessment Regulation 2021.

In Favour Cr C. Bailey, Cr A. Barry, Cr D. Douglas, Cr J. Drayton, Cr L. Dunn, Cr R. Mahajan, Cr M. Morris and Cr S. Ward

Against: Nil

8.1.2. Development Application 2024-36 - for 33 Lot Subdivision and 76 Multi-Dwelling Houses - Ironbark Road Muswellbrook

Disclosure of Interest

Cr D. Marshall declared an insignificant non-pecuniary interest in this Item.

Cr Marshall advised Council that he has friends and undertakes work for people who reside in the area of the proposed development..

Cr R. Scholes declared an insignificant non-pecuniary interest in this Item.

Cr Scholes advised Council that some of the submitters are close friends and long term workmates.

Cr Marshall and Scholes remained absent from the meeting.

250 RESOLVED on the motion of Cr M. Morris and Cr C. Bailey that:

Council approves Development Application No 2024-36 for a thirty-three (33) Lot subdivision and construction of seventy-six (76) multi-dwelling houses on Lots 101 and 103 DP 1170190, Ironbark Road Muswellbrook, subject to the conditions in Attachment G.

In Favour Cr C. Bailey, Cr A. Barry, Cr D. Douglas, Cr J. Drayton, Cr L. Dunn, Cr R. Mahajan, Cr M. Morris and Cr S. Ward

Against: Nil



8.2. Corporate Services

Nil

8.3. Infrastructure & Property

Nil

8.4. Community and Economy

Nil

9. Notices of Motion

Nil

10. Closed Council

Nil

11. Closure

The meeting was declared closed at 6:34pm.

THE MINUTES OF THE MEETING (PAGES 1 to 4) WERE CONFIRMED AT THE ORDINARY COUNCIL MEETING OF THE MUSWELLBROOK SHIRE COUNCIL HELD ON 22 APRIL, 2025 AND ARE A FULL AND ACCURATE RECORD OF PROCEEDINGS OF THE MEETING HELD ON TUESDAY 8 APRIL 2025.

.....
Mr D. Finnigan
General Manager

.....
Cr J. Drayton
Chairperson