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**NARROMINE SHIRE COUNCIL**  
**ORDINARY MEETING BUSINESS PAPER – 9 AUGUST 2023**  
**CONFIDENTIAL MATTERS REPORT**

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**Item from the Director Community and Economic Development:**

*The following item is reported in a Closed Meeting of Council in accordance with Section 10A(2)(d)(i) of the Local Government Act 1993 as the matter contains commercial information that would, if disclosed, prejudice the commercial position of the person who supplied it. Early disclosure would prevent Council from achieving best value for money.*

**1. NARROMINE INDUSTRIAL PRECINCT AND FREIGHT EXCHANGE**

**Author** Director Community and Economic Development  
**Responsible Officer** Director Community and Economic Development

**Link to Strategic Plans**

**Economic Development Strategy**

2.5.2 Work with the Economic Development Group to develop a business case utilising industry case studies that support the development of the Inland Rail Project.  
4.5 Work with State and Federal Governments to deliver key infrastructure needs

**Delivery Plan**

2.1.5.1 Review Land Use Strategies in line with results of Economic Development Strategy to ensure planned new land releases to stimulate economy.  
2.2.4.1 Work with State Government agencies to appropriately identify high value land resources, where Government priorities are identified.  
2.3.3.2 Identify potential value-added sites with good inter-modal transport links

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**Executive Summary**

The development of the Narromine Freight Exchange and Industrial Precinct is ongoing. This report further details the special conditions to be included in an option to purchase land at the Narromine Freight Exchange and Industrial Precinct site.

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**Report**

In March 2023 Councillors held a workshop with representatives from Asia Pacific Waste Solutions (APWS) who outlined the development of the Narwonah Energy Project on the Western portion of land to be purchased by Council.

A further report was considered in April 2023 and as a result Council resolved:

1. That Council staff develop an option agreement for the sale of 225 HA of land adjacent to Craigie Lea Lane described as Part lot 16 and 17 DP 755131.
2. That a report detailing the option, including pricing, be brought back to Council for consideration. (2023/61).

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**1. NARROMINE INDUSTRIAL PRECINCT AND FREIGHT EXCHANGE (Cont'd)**



**Asia Pacific Waste Solutions Pty Ltd (APWS)**

APWS is currently negotiating with joint venture partners to establish an integrated resource recovery and energy generation facility at Narromine.

The plan for Narromine is still being developed but it is expected it will treat in its initial phase up to 150,000 tons of waste per annum with the ability to increase in size if there is demand.

Subsequent to the Councillor workshop held in March 2023 on the 29<sup>th</sup> of March 2023, Mr Tracy Dignum, Director, Asia Pacific Waste Solutions Pty Ltd wrote:

*We would formally like to request an option on the property at Craigie Lea Lane Lots 16 and 17 DP755131 approximately 225 Hectares which is adjacent to the Narwonah inland rail distribution Hub.*

*As per our presentation to council we propose to build a Waste to Energy Facility that will bring new opportunities to the Narromine Shire community. The benefits of more employment in the Shire will bring additional money circulating that must help local existing business and attract new business to town.*

**1. NARROMINE INDUSTRIAL PRECINCT AND FREIGHT EXCHANGE (Cont'd)**

*The facility at Narwonah will be able to produce many products including Electricity, Hydrogen and BTX.*

*We will mainly be using rail for RDF coming in and other products going out which will assist in the viability of all those using the Narwonah intermodal freight hub.*

*I am very excited about the future for Narromine and it gives me great pleasure to be a part of it. We are very happy with the support we have received to date and look forward to working with council to make this project a reality.*

**Development of option**

Following the Council meeting a valuer was engaged to undertake a valuation of the property. The purpose of valuation was to provide a market value for pre-sale.

The development of the option details should be further considered.

**Financial Implications**

At this stage Council has committed to the purchase of 522.1 HA of land at a total price of \$1,893,134.60 (ex GST).

**Legal and Regulatory Compliance**

Local Government Act 1993.

Disposal of Goods and Property. Local councils are bound by s 55 and s 377 of the *Local Government Act 1993*, and Part 7 of the *Local Government (General) Regulation 2021*.

Environment Planning and Assessment Act 1979

Narromine Shire Council Property Strategy

**Risk Management Issues**

There is a risk that Council agrees to an option to purchase process and the development does not proceed. This would be mitigated through the development of conditions that may need to be met in order for the sale to proceed.

**1. NARROMINE INDUSTRIAL PRECINCT AND FREIGHT EXCHANGE (Cont'd)**

There is a reputational risk to Council that a direct sale is made without a public process and this not being seen as transparent. This is mitigated in a number of ways, including, ensuring a reasonable price is paid for the land, the availability of other land for development and the sale being based on employment outcomes and development spending.

***Internal/External Consultation***

- Potential new businesses
- ARTC- Inland Rail
- Department of Regional NSW
- NSW Department of Planning, Industry and Environment

**RECOMMENDATION**

That Council consider the matter of Narromine Industrial Precinct and Freight Exchange Business Paper in Closed Meeting in accordance with Section 10A(2)(d)(i) of the Local Government Act 1993 as the matter contains commercial information that would, if disclosed, prejudice the commercial position of the person who supplied it. Early disclosure would prevent Council from achieving best value for money.