



AGENDA

ORDINARY COUNCIL MEETING

23 NOVEMBER 2023

MEMBERSHIP: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

The meeting is scheduled to commence at 5.30 pm.

PRAYER:

O God, Grant that by the knowledge of thy will, all we may resolve shall work together for good, we pray through Jesus Christ our Lord. Amen!

ACKNOWLEDGEMENT OF COUNTRY:

"I would like to acknowledge the Wiradjuri People who are the Traditional Custodians of the Land. I would also like to pay respect to the Elders past, present and emerging of the Wiradjuri Nation and extend that respect to other Aboriginal peoples from other nations who are present".

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CCL23/303 LEAVE OF ABSENCE (ID23/2710)

CCL23/304 CONFLICTS OF INTEREST (ID23/2711)

In accordance with their Oath/Affirmation under the Act, and Council's Code of Conduct, Councillors must disclose the nature of any pecuniary or non-pecuniary interest which may arise during the meeting, and manage such interests accordingly.

CCL23/305 PUBLIC FORUM (ID23/2712)

CCL23/306 CONFIRMATION OF MINUTES (ID23/2614)

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 26 October 2023.

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INFORMATION ONLY MATTERS:

CCL23/307 MAYORAL APPOINTMENTS AND MEETINGS (ID23/2664)

The Council had before it the report dated 6 November 2023 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.

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CCL23/308	MONTHLY REPORTING SNAPSHOT FOR COUNCILLORS - OCTOBER 2023 (ID23/2690)	35
	The Council had before it the report dated 13 November 2023 from the Director Strategy, Partnerships and Engagement regarding Monthly Reporting Snapshot for Councillors - October 2023.	
 MATTERS CONSIDERED BY COMMITTEES:		
CCL23/309	REPORT OF THE FINANCIAL PERFORMANCE COMMITTEE - MEETING 16 NOVEMBER 2023 (ID23/2738)	50
	The Council had before it the report of the Financial Performance Committee meeting held 16 November 2023.	
CCL23/310	REPORT OF THE PUBLIC SPACES TREE COMMITTEE - MEETING 1 NOVEMBER 2023 (ID23/2696)	53
	The Council had before it the report of the Public Spaces Tree Committee meeting held 1 November 2023.	
CCL23/311	REPORT OF THE DISABILITY ACCESS AND INCLUSION ADVISORY COMMITTEE - MEETING 30 OCTOBER 2023 (ID23/2729)	56
	The Council had before it the report of the Disability Access and Inclusion Advisory Committee meeting held 30 October 2023.	
CCL23/312	REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE - MEETING 9 NOVEMBER 2023 (ID23/2691)	61
	The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 9 November 2023.	
CCL23/313	REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 9 NOVEMBER 2023 (ID23/2692)	65
	The Council had before it the report of the Culture and Community Committee meeting held 9 November 2023.	
CCL23/314	REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 9 NOVEMBER 2023 (ID23/2693)	71
	The Council had before it the report of the Corporate Services Committee meeting held 9 November 2023.	

- CCL23/315 REPORT OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE - MEETING 24 OCTOBER 2023 (ID23/2673)** 76
The Council had before it the report of the Audit, Risk and Improvement Committee meeting held 24 October 2023.
- REPORTS FROM STAFF:**
- CCL23/316 DRAFT ANNUAL REPORT 2022/2023 (ID23/2376)** 79
The Council had before it the report dated 29 September 2023 from the Corporate Strategy Performance Coordinator regarding Draft Annual Report 2022/2023.
- CCL23/317 SEPTEMBER 2023 QUARTERLY BUDGET REVIEW STATEMENT (ID23/2676)** 83
The Council had before it the report dated 8 November 2023 from the Chief Financial Officer regarding September 2023 Quarterly Budget Review Statement.
- CCL23/318 PLANNING PROPOSAL - RECLASSIFICATION OF BOURKE HILL (1L NARROMINE ROAD, DUBBO) (ID23/2532)** 123
The Council had before it the report dated 7 November 2023 from the Team Leader Growth Planning Projects regarding Planning Proposal - Reclassification of Bourke Hill (1L Narromine Road, Dubbo).
- CCL23/319 PLANNING PROPOSAL R23-006 - NORTH-WEST URBAN RELEASE AREA (ID23/2612)** 146
The Council had before it the report dated 8 November 2023 from the Senior Growth Planner regarding Planning Proposal R23-006 - North-West Urban Release Area.
- CCL23/320 D23-232 - SECONDARY DWELLING - LOT 51 DP 522340, 16 SPENCE STREET DUBBO** 205
OWNER/APPLICANT: ROB STARCIC (ID23/2552)
The Council had before it the report dated 3 November 2023 from the Planner regarding D23-232 - Secondary Dwelling - Lot 51 DP 522340, 16 Spence Street Dubbo
Owner/Applicant: Rob Starcic.
- CCL23/321 COMMENTS AND MATTERS OF URGENCY (ID23/2744)**

CONFIDENTIAL

CCL23/322 BATTERY ENERGY STORAGE SYSTEMS - PLANNING AGREEMENTS (ID23/2674)

The Council had before it the report dated 8 November 2023 from the Manager Growth Planning regarding Battery Energy Storage Systems - Planning Agreements.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CCL23/323 RECRUITMENT OF INDEPENDENT MEMBERS TO ARIC (ID23/2679)

The Council had before it the report dated 10 November 2023 from the Manager Corporate Governance regarding Recruitment of Independent Members to ARIC.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: personnel matters concerning particular individuals (other than Councillors) (Section 10A(2)(a)).

CCL23/324 PEOPLE CULTURE AND SAFETY QUARTERLY METRICS REPORT (ID23/2665)

The Council had before it the report dated 6 November 2023 from the Manager People Culture and Safety regarding People Culture and Safety Quarterly Metrics Report.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: personnel matters concerning particular individuals (other than Councillors) (Section 10A(2)(a)).



Confirmation of Minutes

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 26 October 2023.

RECOMMENDATION

That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 26 October 2023 comprising pages 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 of the series be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

APPENDICES:

- [1](#) Minutes - Ordinary Council Meeting - 26/10/2023



REPORT ORDINARY COUNCIL MEETING 26 OCTOBER 2023

PRESENT: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Team Leader, the Governance Officer, the Chief Financial Officer, the Statutory Accountant, the Director Strategy, Partnerships and Engagement, the Communications Partner, the IT Infrastructure Specialist, the Corporate Strategy and Performance Coordinator, the Director Development and Environment, the Manager Growth Planning, the Senior Growth Planner, the Team Leader Growth Planning Projects, the Director Infrastructure, the Manager Strategy Water Supply and Sewerage, the Director Community, Culture and Places (Kathryn McAlister), the Manager Recreation and Open Space and the Events and Partnerships Team Leader.

Councillor M Dickerson assumed the Chair of the meeting.

The proceedings of the meeting commenced at 5.32 pm at the Dubbo Civic Administration Building, Council Chamber, with a prayer for Divine Guidance to the Council in its deliberations and activities read by Councillor V Etheridge. The acknowledgement of country was also read by Councillor Burns.

CCL23/269 LEAVE OF ABSENCE (ID23/2340)

There were no requests for leaves of absence.

CCL23/270 CONFLICTS OF INTEREST (ID23/2339)

The following conflicts of interest were declared:

- Councillor L Burns – Pecuniary Significant in CCL23/277 (CCC23/84)
- Councillor S Chowdhury – Non Pecuniary Less than Significant in CCL23/277 (CCC23/84)
- Councillor S Chowdhury – Non Pecuniary Less than Significant in CCL23/277 (CCC23/85)
- Councillor M Dickerson – Non Pecuniary Significant in CCL23/277 (CCC23/84)
- Councillor J Gough – Pecuniary Significant in CCL23/277 (CCC23/85)
- Councillor P Wells – Non Pecuniary Less than Significant in CCL23/277 (CCC23/84)

ORDINARY COUNCIL MEETING - 26 OCTOBER 2023
REPORT**CCL23/271 PUBLIC FORUM (ID23/2341)**

The Council reports having met with the following persons during Public Forum.

- Ms Kerry Palmer - regarding CCL23/287 – Tree Preservation Order – Outcome of Community Consultation

CCL23/272 CONFIRMATION OF MINUTES (ID23/2346)

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 28 September 2023.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 28 September 2023 comprising pages 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 of the series be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

INFORMATION ONLY MATTERS:**CCL23/273 MAYORAL APPOINTMENTS AND MEETINGS (ID23/2465)**

The Council had before it the report dated 9 October 2023 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.

Moved by Councillor R Ivey and seconded by Councillor M Wright

MOTION

That the information contained in the report be noted.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/274 STATUS OF NOTICES OF MOTION - QUARTERLY UPDATE (ID23/2466)

The Council had before it the report dated 9 October 2023 from the Manager Corporate Governance regarding Status of Notices of Motion - Quarterly Update.

ORDINARY COUNCIL MEETING - 26 OCTOBER 2023
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Moved by Councillor R Ivey and seconded by Councillor J Gough

MOTION

That the report prepared by the Manager Corporate Governance be noted.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/275 MONTHLY REPORTING SNAPSHOT FOR COUNCILLORS - SEPTEMBER 2023 (ID23/2468)

The Council had before it the report dated 9 October 2023 from the Director Strategy, Partnerships and Engagement regarding Monthly Reporting Snapshot for Councillors - September 2023.

Moved by Councillor P Wells and seconded by Councillor J Gough

MOTION

That the information contained within the report of the Director Strategy, Partnerships and Engagement dated 9 October 2023, be noted.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

MATTERS CONSIDERED BY COMMITTEES:**CCL23/276 REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE - MEETING 12 OCTOBER 2023 (ID23/2343)**

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 12 October 2023.

Moved by Councillor M Wright and seconded by Councillor V Etheridge

MOTION

That the report of the Infrastructure, Planning and Environment Committee meeting held on 12 October 2023, be adopted.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

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CCL23/277 REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 12 OCTOBER 2023 (ID23/2344)

The Council had before it the report of the Culture and Community Committee meeting held 12 October 2023.

Moved by Councillor J Gough and seconded by Councillor P Wells

MOTION

That the report of the Culture and Community Committee meeting held on 12 October 2023, save and except clauses CCC23/84 and CCC23/85, be adopted.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCC23/84 COMMUNITY SERVICES FUND 2023/2024 - ROUND 1 - COMMUNITY BENEFIT FUNDING IN ACCORDANCE WITH SECTION 356 LOCAL GOVERNMENT ACT 1993 (ID23/2233)

The Committee had before it the report dated 7 September 2023 from the Manager Community Services regarding Community Services Fund 2023/2024 - Round 1 - Community Benefit Funding in Accordance with Section 356 Local Government Act 1993.

Moved by Councillor D Mahon and seconded by Councillor V Etheridge
RECOMMENDATION

1. That Council allocate \$101,800.99 to the community based organisations in accordance with Section 356 of The Local Government Act 1993 and notification to be sent to each recommended applicant:
 - Orana Education & Training Co Operative - \$ 993.89
 - Dubbo Legacy/Division of Orange Legacy - \$ 5,000.00
 - Orana Arts Inc - \$15,556.00
 - Boys to the Bush Ltd - \$12,800.00
 - Creative Community Concepts - \$16,000.00
 - Tubba-Gah Wiradjuri Aboriginal Corporation - \$11,220.00
 - City of Dubbo Turf Club - \$16,859.80
 - Orana Broadcasters Inc - \$ 8,716.60
 - Comobella Hall Trust - \$ 3,307.70
 - Orana Support Services - \$ 4,726.00
 - Dubbo Rivercare Group - \$ 1,856.00
 - Dubbo View Club - \$ 1,395.00
 - Western Region Academy of Sport - \$ 3,370.00
2. That all not recommended applicants be advised of Council's Grants Hub, as well as other funding opportunities and any advice to assist future applications for council financial assistance.

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3. That surplus funds remaining from the 2023/2024 Round One be rolled over to 2023/2024 Round Two of the Community Services Fund.

Moved by Councillor J Gough and seconded by Councillor S Chowdhury

MOTION

1. That Council allocate \$90,233.24 to the community based organisations in accordance with Section 356 of The Local Government Act 1993 and notification to be sent to each recommended applicant:

• Orana Education & Training Co Operative -	\$ 993.89
• Dubbo Legacy/Division of Orange Legacy -	\$ 5,000.00
• Orana Arts Inc -	\$15,556.00
• Boys to the Bush Ltd -	\$12,800.00
• Creative Community Concepts -	\$16,000.00
• Tubba-Gah Wiradjuri Aboriginal Corporation -	\$11,220.00
• Orana Broadcasters Inc -	\$ 8,716.60
• Comobella Hall Trust -	\$ 3,307.70
• Orana Support Services -	\$ 4,726.00
• Dubbo Rivercare Group -	\$ 1,856.00
• Dubbo View Club -	\$ 1,395.00
• Western Region Academy of Sport -	\$ 3,370.00
2. That the application from Binjang Community Radio Incorporated, totalling \$5,292.05, be included in the Community Services Fund 2023/2024 Round 1 funding allocation.
3. That all not recommended applicants be advised of Council's Grants Hub, as well as other funding opportunities and any advice to assist future applications for council financial assistance.
4. That surplus funds remaining from the 2023/2024 Round One be rolled over to 2023/2024 Round Two of the Community Services Fund.

The amendment on being put to the meeting was carried.

CARRIED

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

Councillor R Ivey assumed the Chair of the meeting during discussion of this item.

Councillor L Burns declared a pecuniary, significant interest in the matter now before the Council and left the room during the Council's consideration of this matter. The reason for such interest is that Councillor L Burns sits on the board of the Tubba-Gah Wiradjuri Aboriginal Corporation.

Councillor M Dickerson declared a non-pecuniary, significant interest in the matter now before the Council and left the room during the Council's consideration of this matter. The reason for

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such interest is that Councillor M Dickerson is a volunteer board member of Orana Education and Training Co Operative (OEC), who have applied for funding from Council.

Councillor S Chowdhury declared a non-pecuniary, less than significant interest in the matter now before the Council and remained in the room during the Council's consideration of this matter. The reason for such interest is that Councillor S Chowdhury was previously part of the ORISCON INC community group, but is no longer part of this group.

Councillor P Wells declared a non-pecuniary, less than significant interest in the matter now before the Council and remained in the room during the Council's consideration of this matter. The reason for such interest is that Councillor P Wells is a volunteer member of the Tubba-Gah Corporation, but has no decision making responsibilities.

Councillor M Dickerson reassumed the Chair of the meeting.

CCC23/85 2023/2024 EVENT ASSISTANCE PROGRAM (ID23/2347)

The Committee had before it the report dated 21 September 2023 from the Events and Partnerships Team Leader regarding 2023/2024 Event Assistance Program.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

MOTION

That each applicant be advised of the outcome of their application in accordance with the Financial Assistance Policy.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

Councillor J Gough declared a pecuniary, significant interest in the matter now before the Council and left the room during the Council's consideration of this matter. The reason for such interest is that Councillor J Gough owns a business which has applied/will be applying to trade at these events.

Councillor S Chowdhury declared a non-pecuniary, less than significant interest in the matter now before the Council and remained in the room during the Council's consideration of this matter. The reason for such interest is that Councillor S Chowdhury volunteers for the Stuart Town Multicultural Festival and the Cross Cultural Carnivale events.

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REPORT**CCL23/278 REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 12 OCTOBER 2023 (ID23/2345)**

The Council had before it the report of the Corporate Services Committee meeting held 12 October 2023.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells

MOTION

That the report of the Corporate Services Committee meeting held on 12 October 2023, be adopted.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/279 REPORT OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE - MEETING 3 OCTOBER 2023 (ID23/2380)

The Council had before it the report of the Audit, Risk and Improvement Committee meeting held 3 October 2023.

Moved by Councillor R Ivey and seconded by Councillor M Wright

MOTION

That the report of the Audit, Risk and Improvement Committee meeting held on 3 October 2023, be adopted.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

NOTICES OF MOTION:**CCL23/280 TREE PLANTING (ID23/2369)**

Council had before it a Notice of Motion dated 27 September 2023 from Councillor S Chowdhury regarding the Tree Planting.

Moved by Councillor S Chowdhury and seconded by Councillor Wright

MOTION

That the CEO provide a report on potential community tree planting activities from existing funding.

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CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/281 CONCEPT DUBBO INDOOR AQUATIC CENTRE (ID23/2370)

Council had before it a Notice of Motion dated 27 September 2023 from Councillor S Chowdhury regarding the Concept Dubbo Indoor Aquatic Centre.

Moved by Councillor S Chowdhury and seconded by Councillor J Black

MOTION

That the CEO provide a report back to council that:

- a. includes previous architectural concept designs for indoor aquatic facilities, and
- b. costs and associated quantity surveying for construction, operational costs and provide funding alternatives.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, R Ivey, D Mahon, P Wells and M Wright.

Against: Councillor J Gough

The Director Organisational Performance entered the meeting at 6.04 pm.

CCL23/282 RENEWABLE ENERGY AWARENESS AND CAREER TRAINING (REACT) CENTRE (ID23/2510)

Council had before it a Notice of Motion dated 18 October 2023 from Councillor R Ivey regarding the Renewable Energy Awareness and Career Training (REACT) Centre.

Moved by Councillor R Ivey and seconded by Councillor J Gough

MOTION

That the Chief Executive Officer produce a high level conceptual business case for a Renewable Energy Awareness and Career Training (REACT) Centre by December 2023. The proposal will have, at a minimum, the following focus areas:

- To be based in Wellington district.
- Focused on building skills in the renewable sector as a whole.
- Focused on building capacity in the local community to participate in the REZ delivery and maintenance.
- Providing a tourism and public education experience that has state-wide significance and quality as the long lasting legacy for the region.

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- **Opportunities for external funding.**

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/283 CALLING FOR ACTION TO REDUCE RATES OF CRIME IN THE DUBBO LOCAL GOVERNMENT AREA (ID23/2514)

Council had before it a Notice of Motion dated 19 October 2023 from Councillor J Black regarding the Calling for Action to Reduce Rates of Crime in the Dubbo Local Government Area.

Moved by Councillor J Black and seconded by Councillor J Gough

MOTION

- 1 That Dubbo Regional Council acknowledges that the Dubbo Regional Council LGA has levels of crime in numerous categories that are well above the NSW State average as recorded by the NSW Bureau of Crime Statistics and Research (BOCSAR), and that this is a completely unsatisfactory situation which requires immediate government action.
- 2 That the Mayor write to relevant Federal and State Government Ministers on the following matters:
 - a. the need to address the underlying causes of these high crime rates.
 - b. requesting funding for Justice Reinvestment pilot projects, and other initiatives, to be implemented in the Dubbo LGA with a focus on reducing the underlying factors which lead to engagement with the criminal justice system.
- 3 That the Mayor write to the NSW Minister for Police and Counter-terrorism on the following matters
 - a. to request an audit of police numbers across the Dubbo LGA, and for all vacant positions that service the Dubbo LGA to be filled immediately.
 - b. to immediately implement 24 hour policing in Wellington, which includes a 24-hour police presence (meaning on-duty police) and a 24 hour police station.
- 4 That the CEO provide a report back to Council updating on responses received.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

REPORTS FROM STAFF:

CCL23/284 PRESENTATION OF COUNCIL'S 2022/2023 FINANCIAL STATEMENTS (ID23/2366)

The Council had before it the report dated 26 September 2023 from the Statutory Accountant regarding Presentation of Council's 2022/2023 Financial Statements. The Council were

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provided with a presentation by the NSW Audit Office on this item.

Moved by Councillor M Wright and seconded by Councillor L Burns

MOTION

That the General Purpose Financial Statements and the Special Purpose Financial Statements for the year ended 30 June 2023 be accepted by Council.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/285 APPROACH ROAD TO NEW DUBBO BRIDGE INTERSECTION - FUNDING CONSIDERATIONS (ID23/2506)

The Council had before it the report dated 17 October 2023 from the Chief Executive Officer regarding Approach Road to New Dubbo Bridge Intersection - Funding Considerations.

Moved by Councillor V Etheridge and seconded by Councillor M Wright

MOTION

That Council accepts the risk that there is the potential that Council is required to fund the signalised intersection on the new Dubbo Bridge approach road to the value of \$11 million should grant applications be unsuccessful.

CARRIED

For: Councillors L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Councillor J Black.

CCL23/286 DRAFT BUNGLEGUMBIE ROAD DEVELOPMENT CONTROL PLAN (ID23/2373)

The Council had before it the report dated 13 October 2023 from the Senior Growth Planner regarding Draft Bunglegumbie Road Development Control Plan.

Moved by Councillor M Wright and seconded by Councillor S Chowdhury

MOTION

- 1. That Council adopt the draft Bunglegumbie Road Development Control Plan (attached in Appendix 1) for the purposes of public exhibition only.**
- 2. That the draft Bunglegumbie Road Development Control Plan be placed on public exhibition for a period of not less than 28 days in accordance with the requirements of the Environmental Planning and Assessment Act 1979.**
- 3. That following completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.**

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CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

**CCL23/287 TREE PRESERVATION ORDER - OUTCOME OF COMMUNITY CONSULTATION
(ID23/2384)**

The Council had before it the report dated 4 October 2023 from the Manager Recreation and Open Space regarding Tree Preservation Order - Outcome of Community Consultation.

Moved by Councillor J Black and seconded by Councillor S Chowdhury
RECOMMENDATION

1. That Council prepare a report to come back to Council outlining a proposed framework for tree management guidelines for Trees on private land to an intervention level of 8 metres or higher and also 10 metres or higher (with DBH measurements) threshold, including:
 - Administration design;
 - Compliance; and
 - Resourcing implications
2. That Council develops an education program highlighting the importance of retaining trees, increasing canopy coverage and the benefits that they provide to our urban communities.

Moved by Councillor P Wells and seconded by Councillor V Etheridge

MOTION

1. That Council prepare a report to come back to Council outlining a proposed framework for tree management guidelines for Trees on private land to an intervention level of 8 metres or higher and also 10 metres or higher (with DBH measurements) threshold, including:
 - Administration design;
 - Compliance; and
 - Resourcing implications
2. That Council develops an education program highlighting the importance of retaining trees, increasing canopy coverage and the benefits that they provide to our urban communities.
3. That Council undertake a statistically valid survey to understand community attitude towards a Tree Preservation Order and that it be funded from the Tree Management Budget.

The amendment on being put to the meeting was carried.

CARRIED

For: Councillors L Burns, M Dickerson, V Etheridge, P Wells and M Wright.

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Against: Councillors J Black, S Chowdhury, J Gough, R Ivey and D Mahon.

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Councillor Ivey

CCL23/288 DISCLOSURE OF INTEREST RETURNS (ID23/2490)

The Council had before it the report dated 13 October 2023 from the Manager Corporate Governance regarding Disclosure of Interest Returns.

Moved by Councillor S Chowdhury and seconded by Councillor D Mahon

MOTION

1. That the information in the report of the Manager Corporate Governance dated 13 October 2023, be noted.
2. That the tabling of the Disclosure of Interest Returns, as detailed in the report, be noted.
3. That it be noted that as there were no failures to lodge Disclosure of Interest Returns for the return period, no advice is required to be provided to the Office of Local Government in this matter.
4. That the lodged Disclosure of Interest Returns for Councillors and Designated Persons be placed on Council's website no later than 30 November 2023, noting that some private information will be redacted prior to publishing online.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/289 ANNUAL REPORT ON COMPLAINT STATISTICS UNDER COUNCIL'S CODE OF CONDUCT - SEPTEMBER 2022 TO AUGUST 2023 (ID23/2485)

The Council had before it the report dated 11 October 2023 from the Manager Corporate Governance regarding Annual Report on Complaint Statistics Under Council's Code of Conduct - September 2022 to August 2023.

Moved by Councillor M Wright and seconded by Councillor V Etheridge

MOTION

1. That the information contained within the report of the Manager Corporate Governance, dated 11 October 2023, be noted.
2. That quarterly Code of Conduct complaint reporting periods be amended as per the details contained within this report.

CARRIED

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For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/290 AMENDMENT TO COUNCIL POLICY - PUBLIC INTEREST DISCLOSURES AND INTERNAL REPORTING (ID23/2170)

The Council had before it the report dated 3 October 2023 from the Manager Corporate Governance regarding Amendment to Council Policy - Public Interest Disclosures and Internal Reporting.

Moved by Councillor D Mahon and seconded by Councillor V Etheridge

MOTION

That the amendments to the Public Interest Disclosures and Internal Reporting Policy attached at Appendix 1, be adopted.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/291 REVIEW OF COUNCIL COMMUNITY COMMITTEES (ID22/2626)

The Council had before it the report dated 13 October 2023 from the Manager Corporate Governance regarding Review of Council Community Committees.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge.

MOTION

1. That Council maintain the existing committees until the end of the Council term.
2. That the findings of the service review be considered by the new council following election in September 2024.
3. That each community committee hold a workshop with members to improve effectiveness and propose relevant changes to the terms of reference to enable better community engagement outcomes.

The amendment on being put to the meeting was carried.

CARRIED

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

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Against: Nil.

CCL23/292 COMMENTS AND MATTERS OF URGENCY (ID23/2342)

There were no matters recorded under this clause.

CONFIDENTIAL

In accordance with Section 9(2A) Local Government Act 1993, in the opinion of the Chief Executive Officer, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a Confidential Session of the Council meeting closed to the press and public.

The items listed come within the following provisions of the Act:

- *CCL23/293 – Dubbo Advanced Wastewater Treatment Plant Proposal* (Section 10A(2)(d)(i)) - information that would, if disclosed, prejudice the commercial position of the person who supplied it.
- *CCL23/294 – Annual Urban and Rural Bitumen Sealing Program – Quotation Approval* (Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
- *CCL23/295 – River Street West Stage 1 – Pre-Cast Stormwater Pipes* (Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
- *CCL23/296 – Wheelers Lane Dubbo stage 2 – Asphalt Tender Approval* (Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
- *CCL23/297 – Tender for the Resurfacing of Barden Park Athletic Track* (Section 10A(2)(d)(i)) - information that would, if disclosed, prejudice the commercial position of the person who supplied it.
- *CCL23/298 – Strategic Plan for Acquisition of the Former Dubbo City Bowling Club Site* (Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
- *CCL23/299 – Compulsory Acquisition of Easements for the Huckel/Macquarie Street Sewerage and Stormwater Upgrade Works* (Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
- *CCL23/300 – Proposed Sale of, and Creation of Easement Over, Lot 131 on DP1277458* (Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

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- *CCL23/301 – Appointments to the Audit, Risk and Improvement Committee* (Section 10A(2)(a)) - personnel matters concerning particular individuals (other than Councillors).
- *CCL23/302 – Amended Compulsory acquisition of Crown Land for Public Road – Upgrade of Goolma Road and Twelve Mile Road Intersection* (Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

There were no submissions as to whether the meeting should be closed for this item.

At this juncture it was moved by Councillor S Chowdhury and seconded by Councillor V Etheridge that the Council resolves into closed session, the time being 7.50 pm.

The open session resumed at 8.28 pm.

The Mayor read out the following resolutions made in the closed session in Council.

**CCL23/293 DUBBO ADVANCED WASTEWATER TREATMENT PLANT PROPOSAL
(ID23/2486)**

The Council had before it the report dated 11 October 2023 from the Manager Strategy Water Supply and Sewerage regarding Dubbo Advanced Wastewater Treatment Plant Proposal.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

CARRIED

Moved by Councillor L Burns and seconded by Councillor V Etheridge

MOTION

1. That it be noted that Council's existing strategies have considered the benefits and constraints as to how recycled water, when treated to a higher standard than currently delivered at the Dubbo Sewerage Treatment Plant (STP), can be utilised in times of water scarcity for purposes such as industrial potable water replacement and the irrigation of recreational assets that are located along the Macquarie-Wambuul River foreshores of Dubbo's urban area.
2. That Council proceed with a Public Private Partnership (PPP) with the private entity identified within the report to deliver a higher level of effluent treatment capability at

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the Dubbo Sewerage Treatment Plant (STP) in line with Council's strategic plans described above and that the CEO be authorised to submit the proposal to the Office of Local Government for consideration.

3. That at this initial assessment stage, the dimensions of the project and its outcomes should be costed based on expectations about responsibilities, risk management and anticipated or preferred sources of funding. The January 2022 Public Private Partnerships Guidelines (PPP Guidelines) stipulate that it is vital at this early stage that Council determine what the project will deliver so that it can make a clear and unambiguous resolution to that effect. It is expected that at this stage, Council will have before it the material it is intending to submit to the Office of Local Government for assessment under the PPP Guidelines.

CARRIED

For: Councillors J Black, L Burns, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

Councillor S Chowdhury left the room, the time being 7.52 pm and was absent for this item.

CCL23/294 ANNUAL URBAN AND RURAL BITUMEN SEALING PROGRAM – QUOTATION APPROVAL (ID23/2457)

The Council had before it the report dated 5 October 2023 from the Manager Infrastructure Delivery regarding Annual Urban and Rural Bitumen Sealing Program – Quotation Approval.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CARRIED

Moved by Councillor J Gough and seconded by Councillor L Burns

MOTION

1. That the contract for the 'Annual Urban and Rural Bitumen Resealing Program' be awarded to 'Countrywide Asphalt and Civil' in accordance with Local Government Act 1993 Section 55 (3) for the amount of \$1,353,649 (incl GST).
2. That Council delegate the Chief Executive Officer to approve the extension options for this contract if required.
3. That Council delegate the Chief Executive Officer to approve contract variations for this contract subject to budget limitations.
4. That all documentation in relation to this matter remain confidential to Council.
5. That all documentation in relation to this matter be signed under the Common Seal of Council.

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For: Councillors J Black, L Burns, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/295 RIVER STREET WEST STAGE 1 - PRE-CAST STORMWATER PIPES (ID23/2487)

The Council had before it the report dated 11 October 2023 from the Project Engineer regarding River Street West Stage 1 - Pre-cast Stormwater Pipes.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CARRIED

Moved by Councillor V Etheridge and seconded by Councillor M Wright

MOTION

1. That the contract for River Street West Stage 1 – Pre-cast Stormwater Products be awarded to Holcim (Australia) Pty Ltd in accordance with Local Government Act 1993 Section 55 (3) for the amount of \$644,047.23 (incl GST).
2. That Council delegate the Chief Executive Officer to approve the extension options for this contract if required.
3. That Council delegate the Chief Executive Officer to approve contract variations for this contract subject to budget limitations.
4. That all documentation in relation to this matter remain confidential to Council.
5. That all documentation in relation to this matter be signed under the Common Seal of Council.

CARRIED

For: Councillors J Black, L Burns, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

Councillor S Chowdhury returned to the room, the time being 7.55 pm.

CCL23/296 WHEELERS LANE DUBBO STAGE 2 - ASPHALT TENDER APPROVAL (ID23/2410)

The Council had before it the report dated 4 October 2023 from the Project Engineer

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regarding Wheelers Lane Dubbo Stage 2 - Asphalt Tender Approval.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CARRIED

Moved by Councillor P Wells and seconded by Councillor V Etheridge

MOTION

1. That the contract for the construction of asphalt deep lift road pavement for Wheelers Lane stage 2 be awarded to Bitupave Ltd T/A Boral Asphalt in accordance with Local Government Act 1993 Section 55 (3) for the amount of \$2,023,262 (excl GST).
2. That Council delegate the Chief Executive Officer to approve the extension options for this contract if required.
3. That Council delegate the Chief Executive Officer to approve contract variations for this contract subject to budget limitations.
4. That all documentation in relation to this matter remain confidential to Council.
5. That all documentation in relation to this matter be signed under the Common Seal of Council.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/297 TENDER FOR THE RESURFACING OF BARDEN PARK ATHLETIC TRACK (ID23/2386)

The Council had before it the report dated 3 October 2023 from the Sporting Asset Coordinator regarding Tender for the Resurfacing of Barden Park Athletic Track.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

CARRIED

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Moved by Councillor V Etheridge and seconded by Councillor L Burns

MOTION

1. That the tender received for the resurfacing of the Barden Park Track be noted.
2. That Dubbo Regional Council engage Polytan Asia Pacific Pty Ltd for the resurfacing of Barden Park Athletics for the amount of \$1,236,496.27 including GST (\$1,112,846.67 ex gst).
3. That Council delegate the Chief Executive Officer to approve variations to the contract relating to the tender subject to budget limitations in relation to any change of scope of the works.
4. That all documents in relation to this matter remain confidential to Council.
5. That all documentation in relation to this matter be signed under the Common Seal of Council.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/298 STRATEGIC PLAN FOR ACQUISITION OF THE FORMER DUBBO CITY BOWLING CLUB SITE (ID23/2375)

The Council had before it the report dated 29 September 2023 from the Director Organisational Performance regarding Strategic Plan for Acquisition of the Former Dubbo City Bowling Club Site.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CARRIED

Moved by Councillor J Black and seconded by Councillor V Etheridge

MOTION

1. That the CEO be authorised to enter into negotiations with the Dubbo RSL Memorial Club to purchase the former Dubbo city bowling club site.
2. That a subsequent report be brought to council with the outcome of the negotiations
3. That the information contained within this report remain confidential to the council.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon and M Wright.

Against: Councillors M Dickerson and P Wells.

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CCL23/299 COMPULSORY ACQUISITION OF EASEMENTS FOR THE HUCKEL/MACQUARIE STREET SEWERAGE AND STORMWATER UPGRADE WORKS (ID23/2469)

The Council had before it the report dated 10 October 2023 from the Manager Property and Land Development regarding Compulsory Acquisition of Easements for the Huckel/Macquarie Street Sewerage and Stormwater Upgrade Works.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CARRIED

Moved by Councillor D Mahon and seconded by Councillor V Etheridge

MOTION

1. That Council approve and proceed with the compulsory acquisition of easements for the purposes, and for the areas, as detailed in this report, over the following properties:
 - (a) Lot 6 on DP1237318;
 - (b) Lot 334 on DP659254;
 - (c) Lot 11 on DP1246403;
 - (d) Lot W on DP395875; and
 - (e) Lot X on DP395875.
2. That the compulsory acquisition of easements over the properties noted in resolution no. 1 (above) are acquired:
 - (a) pursuant to s186(1) of the *Local Government Act 1993*; and
 - (b) in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*, and upon acquisition, that Council's interests are classified as operational in accordance with Chapter 6, Part 2 of the *Local Government Act 1993*.
3. That Council register an acquisition plan against the properties noted in resolution no. 1 (above).
4. That Council approve the making of an application to the Minister for Local Government to issue a Proposed Acquisition Notice under the *Land Acquisition (Just Terms Compensation) Act 1991* for Council to compulsorily acquire easements over the properties noted in resolution no. 1 (above).
5. That Council approve the making of an application to the Governor of NSW for the publication of an Acquisition Notice in the NSW Government Gazette under the *Land Acquisition (Just Terms Compensation) Act 1991* for Council to compulsorily acquire easements over the properties noted in resolution no. 1 (above).
6. That Council delegate to the Chief Executive Officer the power to negotiate, finalise and execute any applications, notices, documents and compensation claims required

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to be executed as part of the process for Council to compulsorily acquire the easements over the properties noted in resolution no. 1 (above).

7. That any documents which may not be executed by the Chief Executive Officer under delegation be executed under the Common Seal of Council.
8. That all documentation in relation to this matter remain confidential to Council.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/300 PROPOSED SALE OF, AND CREATION OF EASEMENT OVER, LOT 131 ON DP1277458 (ID23/2488)

The Council had before it the report dated 11 October 2023 from the Manager Property and Land Development regarding Proposed Sale of, and Creation of Easement Over, Lot 131 on DP1277458.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CARRIED

Moved by Councillor M Wright and seconded by Councillor S Chowdhury

MOTION

1. That Council agree to the sale of Lot 131 on DP1277458 to the parties, and on the terms, as detailed in this report.
2. That if a contract for the sale of Lot 131 on DP1277458:
 - (a) is not exchanged by 31 December 2023; or
 - (b) is rescinded or terminated,
 then Council agrees to undertake an expression of interest for the sale of Lot 131 on DP1277458.
3. That Council agree to grant an easement to protect Telstra infrastructure located within Lot 131 on DP1277458, with such easement to burden the title to Lot 131 on DP1277458.
4. That Council delegate to the Chief Executive Officer the power to negotiate, finalise and execute any documents relating to:
 - (a) an agreement for the sale of Lot 131 on DP1277458, including any contractual documentation, provided that the terms of the contract are in accordance with Council's resolution to this report;
 - (b) any easement over Lot 131 on DP1277458; and
 - (c) any NSW Land Registry Service documentation relating to resolution no. 3(a) and 3(b).

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5. That any documents which may not be executed by the Chief Executive Officer under delegation be executed under the Common Seal of Council.
6. That all documentation in relation to this matter remain confidential to Council.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

**CCL23/301 APPOINTMENTS TO THE AUDIT, RISK AND IMPROVEMENT COMMITTEE
(ID23/2484)**

The Council had before it the report dated 11 October 2023 from the Manager Corporate Governance regarding Appointments to the Audit, Risk and Improvement Committee.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned personnel matters concerning particular individuals (other than Councillors) (Section 10A(2)(a)).

CARRIED

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

RECOMMENDATION

1. That Council proceed to interview the five applicants that submitted Expressions of Interest to be Independent Representatives on the Audit, Risk and Improvement Committee.
2. That the interview panel members be the Mayor, Deputy Mayor, Chief Executive Officer and Councillor S Chowdhury.
3. That Council delegate authority to the interview panel members to appoint the Chairperson and Independent Representatives, following the interview process.
4. That the information contained within this report remain confidential to the Council.

Moved by Councillor J Black and seconded by Councillor L Burns

MOTION

1. That Council proceed to interview the five applicants that submitted Expressions of Interest to be Independent Representatives on the Audit, Risk and Improvement Committee.
2. That the interview panel members be the Mayor, Deputy Mayor, Chief Executive Officer and Councillor S Chowdhury.
3. That the independent interview panel make a recommendation to Council of the independent panel members.

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4. That the information contained within this report remain confidential to the Council.

The amendment on being put to the meeting was carried.

CARRIED

The amendment then became the motion and on being put to the meeting was carried.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCL23/302 AMENDED COMPULSORY ACQUISITION OF CROWN LAND FOR PUBLIC ROAD - UPGRADE OF GOOLMA ROAD AND TWELVE MILE ROAD INTERSECTION (ID23/2483)

The Council had before it the report dated 11 October 2023 from the Property Development Officer regarding Amended Compulsory Acquisition of Crown Land for Public Road - Upgrade of Goolma Road and Twelve Mile Road Intersection.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

CARRIED

Moved by Councillor J Black and seconded by Councillor M Wright

MOTION

1. That Council approve the new Plan of Acquisition DP1299112 noted within this report.
2. That Council approve compulsory acquisition of the land noted within the report pursuant to sections 177 and 178 of the *Roads Act 1993 (NSW)* and undertake all necessary actions accordingly, if agreement cannot be reached between Council and the relevant owner of the land.
3. That Council acquire by compulsory acquisition under sections 177 and 178 of the *Roads Act 1993 (NSW)*, Lot 11, Lot 12 and Lot 13 in registered acquisition plan DP1299112 for the purposes of public road.
4. That Council approve the making of an application to the Minister for Local Government to issue Proposed Acquisition Notice(s) under the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)* for Council to compulsorily acquire Lot 11, Lot 12 and Lot 13 in registered acquisition plan DP1299112.
5. That Council approve the making of an application to the Governor of NSW for the publication of an Acquisition Notice in the NSW Government Gazette under the *Land Acquisition (Just Terms Compensation) Act 1991 (NSW)* for Council to compulsorily acquire Lot 11, Lot 12 and Lot 13 in registered acquisition plan DP 1299112.

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6. That upon acquisition, Lot 11, Lot 12 and Lot 13 in registered acquisition plan 1299112 be classified as operational land in conformity with the *Local Government Act 1993 (NSW)*.
7. That Council execute the Deed of Variation to the Head Licence with Department of Community and Justice, Corrective Services NSW noted within the report, under the Common Seal of Council.
8. That Council execute the Deed of Assignment and Variation to the Sub-Licence with UWF Nominees (A.C.N. 660 499 221) noted within this report, under Common Seal of Council.
9. That Council delegate to the Chief Executive Officer the power to negotiate, finalise and execute any applications, notices, documents and compensation claims required to be executed as part of the process for Council to compulsorily acquire Lot 11, Lot 12 and Lot 13 in registered acquisition plan 1299112.
10. That any documents which may not be executed by the Chief Executive Officer under delegation be executed under the Common Seal of Council.

CARRIED

For: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

The meeting closed at 8.38 pm.

.....
CHAIRPERSON



DUBBO REGIONAL
COUNCIL

REPORT: Mayoral Appointments and Meetings

DIVISION: Chief Executive Officer
REPORT DATE: 6 November 2023
TRIM REFERENCE: ID23/2664

EXECUTIVE SUMMARY

Purpose	Provide review or update	
Issue	Details of Mayoral appointments and meetings for the period 9 October 2023 through to 5 November 2023.	
Reasoning	To ensure transparency of Mayoral appointments and meetings.	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

The 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes five principle themes and a number of strategies and outcomes. This report is aligned to:

Theme: 4 Leadership

CSP Objective: 4.1 Council provides transparent, fair and accountable leadership and governance

Delivery Program Strategy: 4.1.2 Council's decision-making processes are open, transparent and accountable

RECOMMENDATION

That the information contained in the report be noted.

MW
Chief Executive Officer

REPORT

Consultation

Details follow in the body of the report regarding all meetings and appointments of the Mayor for the given period. These meetings and appointments are representative of community, business, political and Council consultation.

Resourcing Implications

Nil

For the information of Councillors, the following details of mayoral appointments and attendances are provided:

Monday, 9 October 2023

- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Attended the Veterans Cricket NSW Championship match to toss the coin.

Tuesday, 10 October 2023

- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.
- Attended a meeting with Councillor Pam Wells.
- Attended along with Councillors Pam Wells, Lewis Burns, Jess Gough, Josh Black and Matt Wright, Council's Chief Executive Officer, Murray Wood the Dubbo Regional Council Community Panel for the 2023 Referendum.

Wednesday, 11 October 2023

- Attended radio interview with Triple M.

Thursday, 12 October 2023

- Attended a meeting with Jason Willoughby, CEO of Squadron Energy.
- Attended Legacy Shared Pathway media opportunity.
- Attended Briefing for Standing Committee Meetings.
- Attended Standing Committee Meetings.

Friday, 13 October 2023

- Attended radio interview with 2DU.
- Attended radio interview with DC FM.
- Attended radio interview with Binjang.

- Recorded 'Straight From the Mayor's Mouth' with Mark Barnes.

Saturday, 14 October 2023

- *Deputy Mayor Councillor Richard Ivey attended the Paramount Tennis Club 100 Year Celebration in lieu of the Mayor.*

Monday, 16 October 2023

- Attended radio interview with Zoo FM.
- Attended an interview with Tom Barber from the Daily Liberal.
- Attended a meeting with the Hon. Ben Franklin, MLC President of the Legislative Council of NSW.
- Attended the Youth Ocean Workshop at St John's College.
- Attended an interview with Prime 7.

Tuesday, 17 October 2023

- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.
- Attended along with Council's Chief Executive Officer, Murray Wood a meeting with Errin Williamson and Michael McKenna from Dubbo Business Chamber.
- Attended a phone meeting with Luke Costin from AAP.

Wednesday, 18 October 2023

- Attended the Ironbark Arts Residency Event in Stuart Town.
- Attended a phone meeting with Scott Hudson, CEO, Western Sydney Wanderers.
- Attended along with Councillors Jess Gough, Vicki Etheridge and Shibli Chowdhury, Council's Chief Executive Officer, Murray Wood the Launch of the new Visitor Guide.

Thursday, 19 October 2023

- Attended phone interview with Jess McSweeney from the Sunday Telegraph
- Attended along with Councillors Richard Ivey; Jess Gough; Shibli Chowdhury and Matt Wright, Council's Chief Executive Officer, Murray Wood and Manager People, Culture and Safety, Karen Robertson a meeting to discuss Chief Executive Officer's PD and New Performance Framework.
- Attended along with Councillors Jess Gough; Josh Black; Lewis Burns; Matt Wright; Shibli Chowdhury; Pam Wells; Richard Ivey and Vicki Etheridge a Councillor Workshop – Financial Sustainability Review and Special Rate Variation Process – Part 2.

Friday, 20 October 2023

- Attended along with Council's Chief Executive Officer, Murray Wood the Central West Orana REZ Steering Committee meeting with Minister for Energy The Hon. Penny Sharpe MLC and Member for Dubbo, Dugald Saunders, MP.
- Attended a meeting to discuss possibility of Michael Durrant's "World of Fossils" Project coming to Wellington.
- Attended along with Councillor Matt Wright and Council's Chief Executive Officer, Murray Wood, Member for Parkes, the Hon. Mark Coulton, MP and Member for Dubbo, Dugald Saunders, MP the 2023 Dubbo Business Chamber Rhino Awards.

Saturday, 21 October 2023

- Recorded 'Straight From the Mayor's Mouth'.
- Attended a meeting with Councillor Shibli Chowdhury.
- Attended an impromptu inspection of the Dubbo Aquatic Leisure Centre along with Councillor Shibli Chowdhury.
- Attended along with Councillor Pam Wells and Member for Dubbo, Dugald Saunders, MP the Holland Open Garden and Memory Makers Art Prize Event.

Sunday, 22 October 2023

- Attended Dubbo's First Walk to Remember Event.

Monday, 23 October 2023

- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Attended interview with 2BS Live and Local.

Tuesday, 24 October 2023

- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.
- Attended along with Councillor Richard Ivey the Audit, Risk and Improvement Committee Meeting.
- Attended the Regional Capitals Australia Board meeting via videoconference.

Wednesday, 25 October 2023

- Attended radio interview with Triple M.
- Attended a meeting with Councillor Damien Mahon.
- Attended interview with Zac from ABC Western Plains.
- Attended along with Councillors Shibli Chowdhury; Jess Gough; Josh Black; Richard Ivey; Pam Wells; Damien Mahon and Matt Wright and Council's Chief Executive Officer,

Murray Wood a Councillor Briefing on Dubbo Regional Livestock Markets, Tree Preservation Order and Financial Sustainability Review.

Thursday, 26 October 2023

- Attended along with Councillors Josh Black; Lewis Burns; Shibli Chowdhury; Vicki Etheridge; Jess Gough; Richard Ivey; Damien Mahon; Pam Wells and Matt Wright a Formal Councillor Group photo.
- Attended Council Briefing.
- Attended Ordinary Council Meeting.

Friday, 27 October 2023

- Attended radio interview with 2DU.
- Attended radio interview with DC FM.
- Attended radio interview with Binjang Radio.
- *Deputy Mayor, Councillor Richard Ivey attended the Official Opening of the Dubbo Art Fair 2023 in lieu of the Mayor.*

Saturday, 28 October 2023

- Recorded 'Straight From the Mayor's Mouth'.

Sunday, 29 October 2023

- Attended radio interview with 2DU News.

Tuesday, 31 October 2023

- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

Thursday, 2 November 2023

- *Deputy Mayor, Councillor Richard Ivey attended the Bamara Disability Services Grand Opening in lieu of the Mayor.*

Friday, 3 November 2023

- Attended radio interview with 2DU.
- Attended interview with Nick from the Daily Liberal.

Saturday, 4 November 2023

- Recorded 'Straight From the Mayor's Mouth'.



REPORT: Monthly Reporting Snapshot for Councillors - October 2023

DIVISION: Strategy, Partnerships and Engagement
REPORT DATE: 13 November 2023
TRIM REFERENCE: ID23/2690

EXECUTIVE SUMMARY

Purpose	Provide review or update	
Issue	<ul style="list-style-type: none"> Provide high level report snapshots for Councillors regarding Council's Financial Performance, Facility Performance and Customer Experience. 	
Reasoning	<ul style="list-style-type: none"> Councillors are provided high level data and reporting on a monthly basis for visibility and oversight on performance trends. 	
Financial Implications	Budget Area	Various
	Funding Source	Various
	Proposed Cost	N/A
	Ongoing Costs	N/A
Policy Implications	Policy Title	There are no policy implications arising from this report
	Impact on Policy	N/A

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

- Theme: 4 Leadership
- CSP Objective: 4.1 Council provides transparent, fair and accountable leadership and governance
- Delivery Program Strategy: 4.1.2 Council's decision-making processes are open, transparent and accountable
-
- Theme: 4 Leadership
- CSP Objective: 4.1 Council provides transparent, fair and accountable leadership and governance
- Delivery Program Strategy: 4.1.3 Council provides quality customer service

RECOMMENDATION

That the information contained within the report of the Director Strategy, Partnerships and Engagement dated 13 November 2023, be noted.

Natasha Comber
Director Strategy, Partnerships and Engagement

NC
Director Strategy,
Partnerships and
Engagement

BACKGROUND

Previous Resolutions of Council

11 May 2023 CSC23/19	<ol style="list-style-type: none">1. That the report from the Chief Executive Officer dated 11 April 2023, be noted.2. That the report in the current format continue to be produced monthly until the end of the current Council term.3. That upon election of a new Council in September 2024, a review of the Monthly Report for Councillors be undertaken in consideration of the new Councillor's priorities.
24 August 2023 CCL23/212	<ol style="list-style-type: none">1. That the information contained within the report of the Chief Executive Officer dated 1 July 2023, be noted.2. That the proposed changes to the presentation of Major Capital Projects dashboard, as outlined in the report, be endorsed.

REPORT

This report is a standing monthly report for Councillors and provides high level data, statistics and commentary for Councillors from the Financial Performance and Services and Facility Performance dashboards. It should be noted that select data is public facing, data that is not public facing is not provided within the monthly report and is provided to Councillors via other methods.

Data collected at the time of the reporting may not have been validated/audited and numbers are subject to change pending published annual reports.

Highlights and commentary

Customer Experience Charter:

- Call Centre Efficiency
 - October witnessed a notable achievement with a significant decrease in the call abandon rate, marking a departure from the established trend observed over the past five years.
 - Impressively, the call abandon rate decreased by 3% compared to the previous month, showcasing a commendable improvement in customer experience responsiveness.
- Bulky Waste YourSay Campaign Impact:
 - The successful implementation of the streamlined Bulky Waste campaign, spanning October to November, played a pivotal role in reducing both call volume and abandon rates.
 - A well-executed communications, marketing, and engagement plan contributed to the decline in customer volume.
 - The dedicated YourSay project page garnered substantial attention in October, registering a total of 7,507 views.

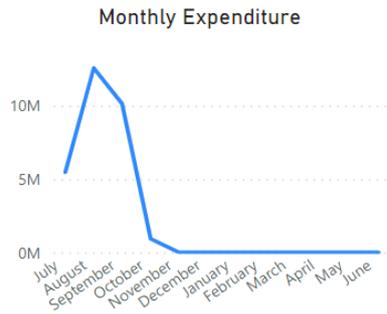
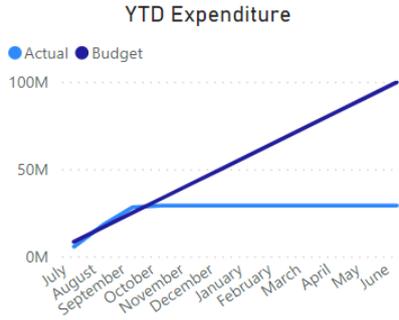
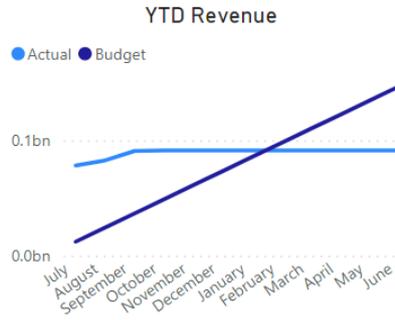
- Community participation was robust, with 199 valuable contributions made through the engagement tools, reflecting the success of the campaign.

Major Projects: As at the end of October, Council's Your Say platform was showcasing 47 Community consultation or engagement projects, with 10 of these being active capital works projects.

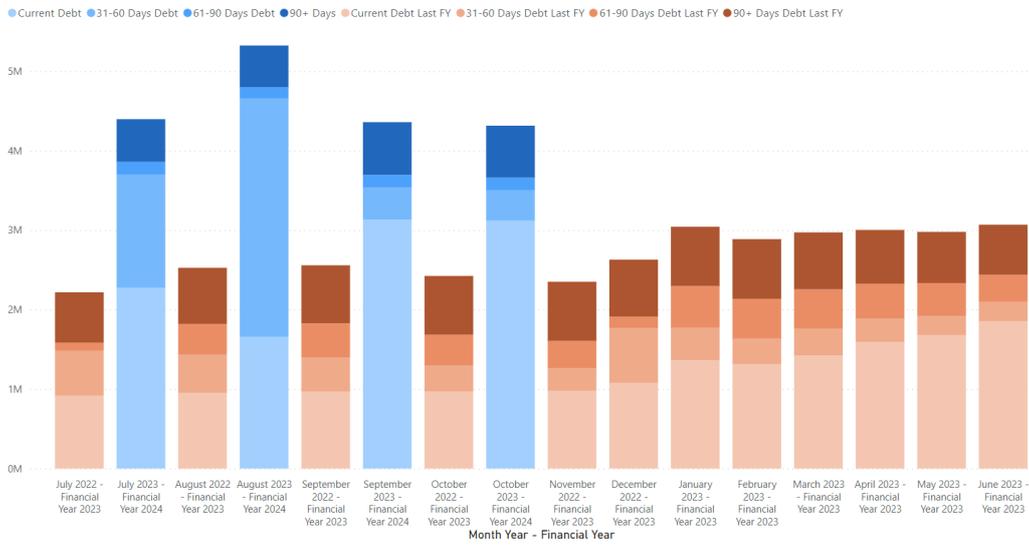
APPENDICES:

[1](#) Dashboard Snapshots - October 2023

DUBBO REGIONAL COUNCIL | FINANCIAL PERFORMANCE DASHBOARD | REPORT PRINT DATE: 13/11/2023



Current and Last Financial Year Overdue Debt

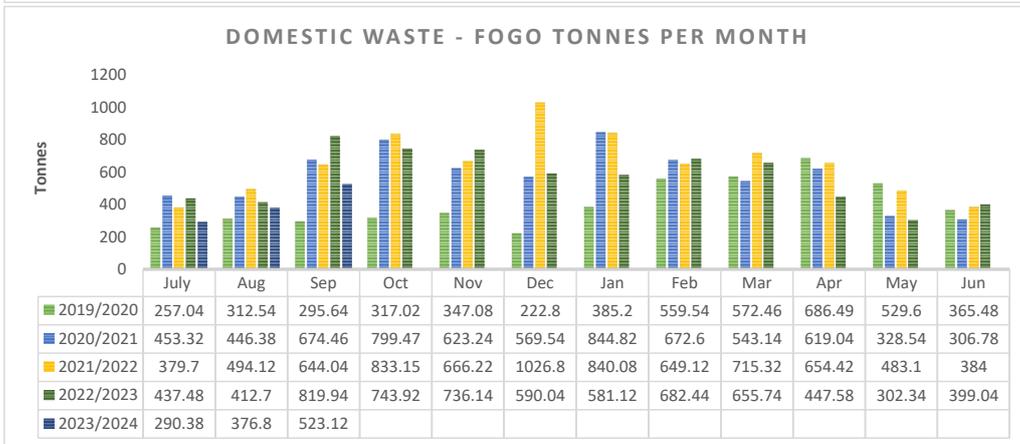




FACILITY AND SERVICE
PERFORMANCE DASHBOARD

REPORT PRINT DATE: 13/11/2023

SERVICES PERFORMANCE

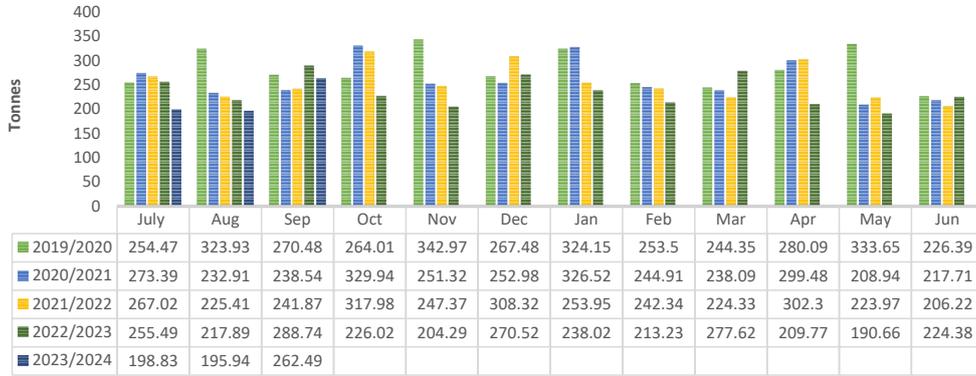




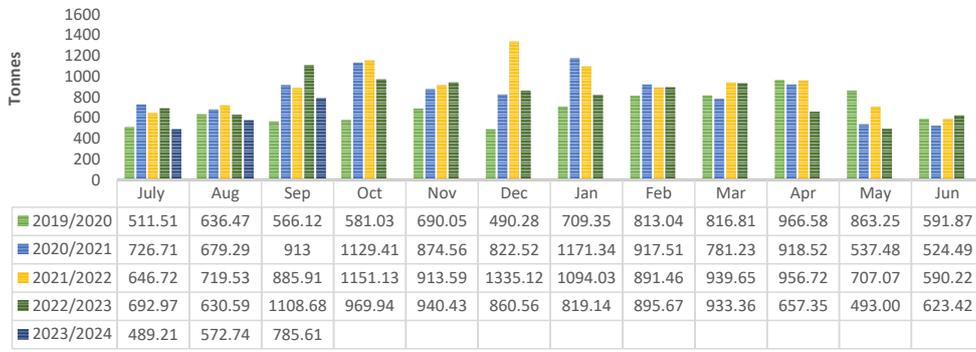
FACILITY AND SERVICE
PERFORMANCE DASHBOARD

REPORT PRINT DATE: 13/11/2023

DOMESTIC WASTE - RECYCLING TONNES PER MONTH



DOMESTIC WASTE - DIVERTED FROM LANDFILL
TONNES PER MONTH

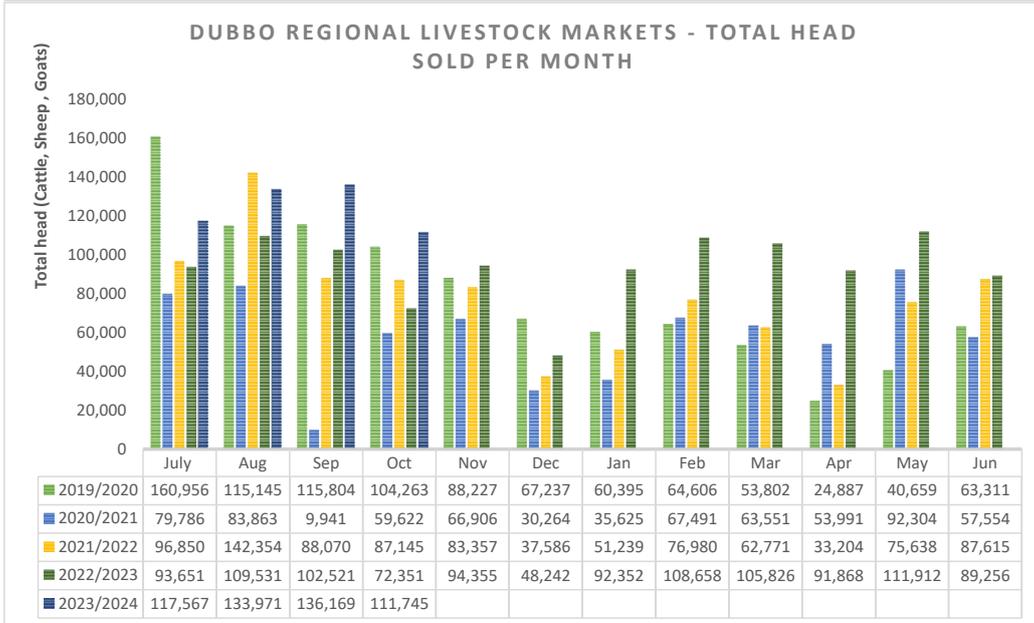
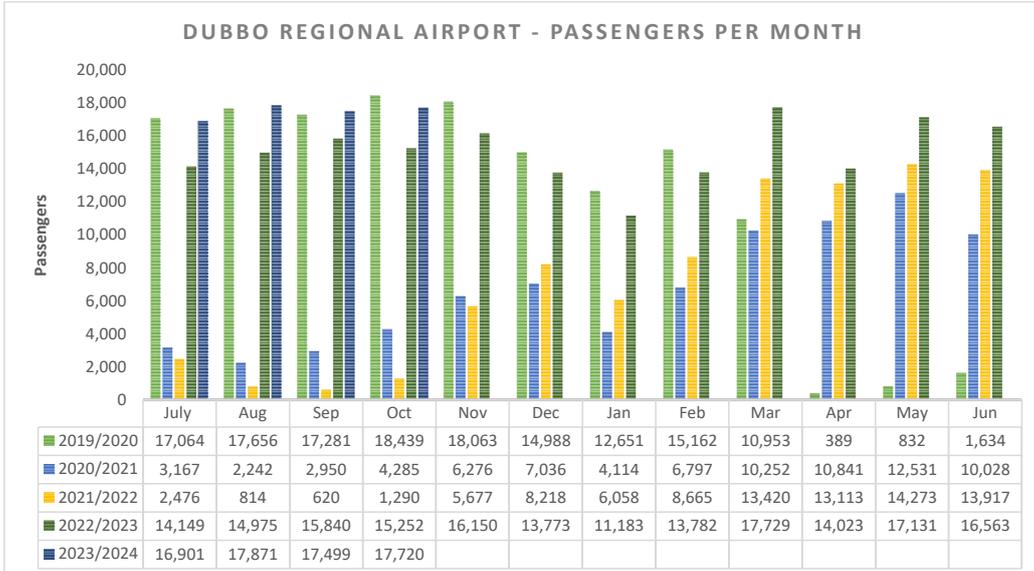




FACILITY AND SERVICE
PERFORMANCE DASHBOARD

REPORT PRINT DATE: 13/11/2023

VISITORS & VOLUME – COMMERCIAL

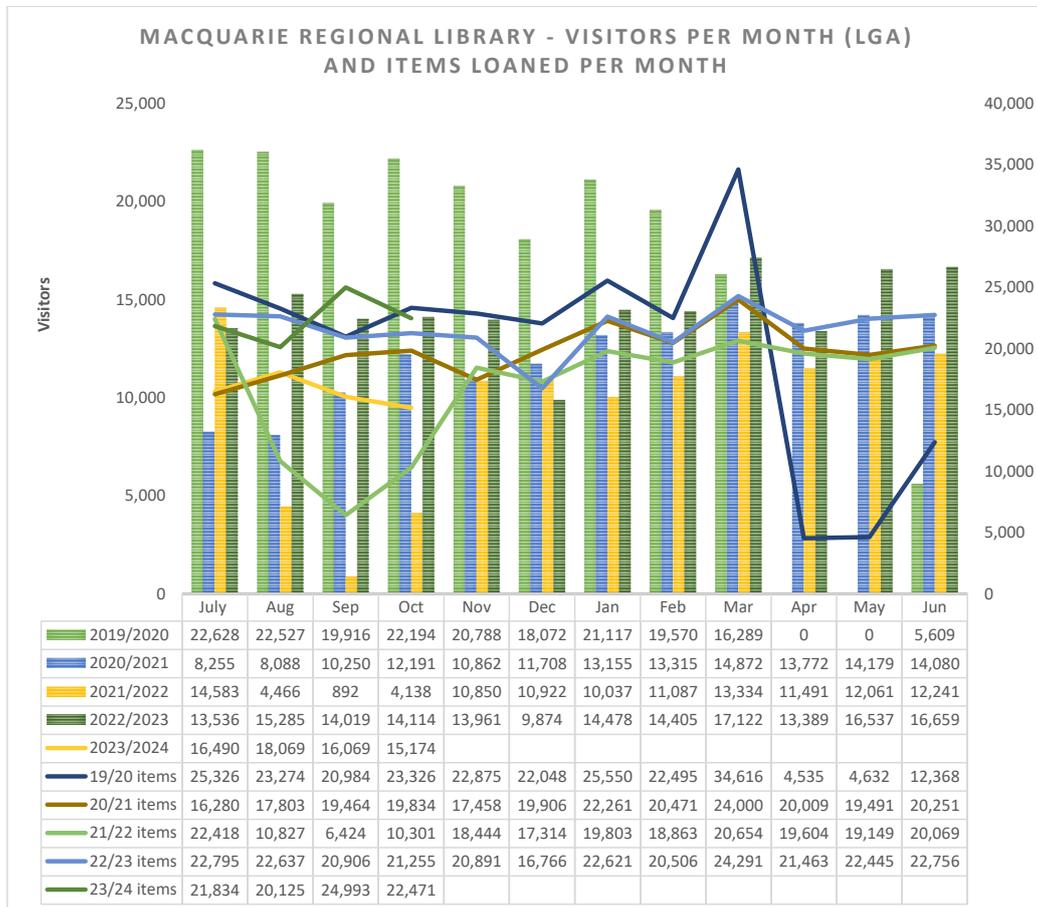
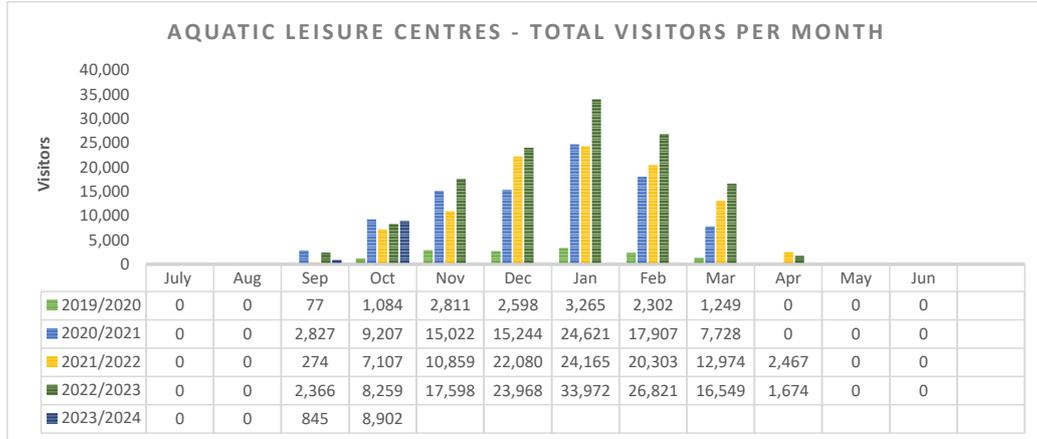




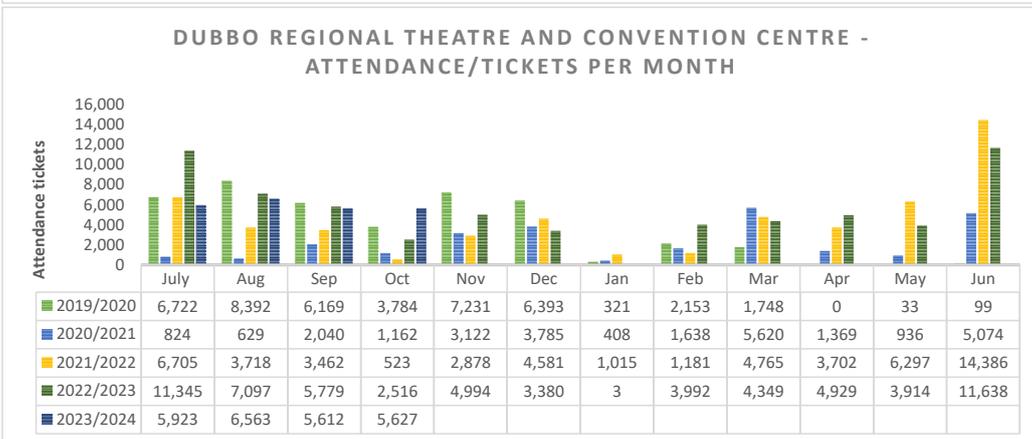
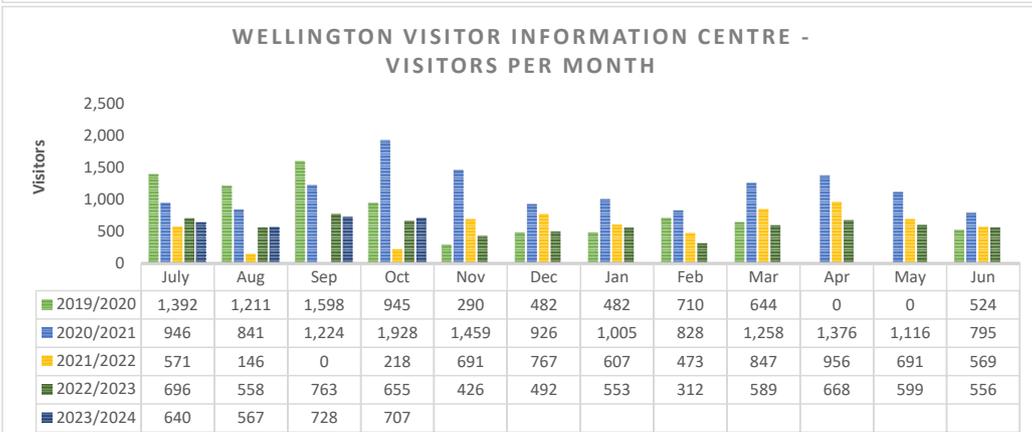
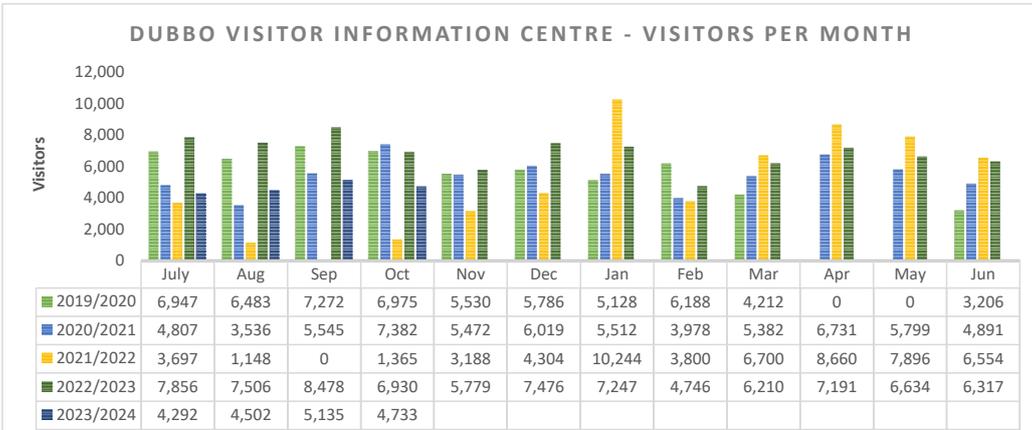
**FACILITY AND SERVICE
PERFORMANCE DASHBOARD**

REPORT PRINT DATE: 13/11/2023

VISITORS & CUSTOMERS – COMMUNITY



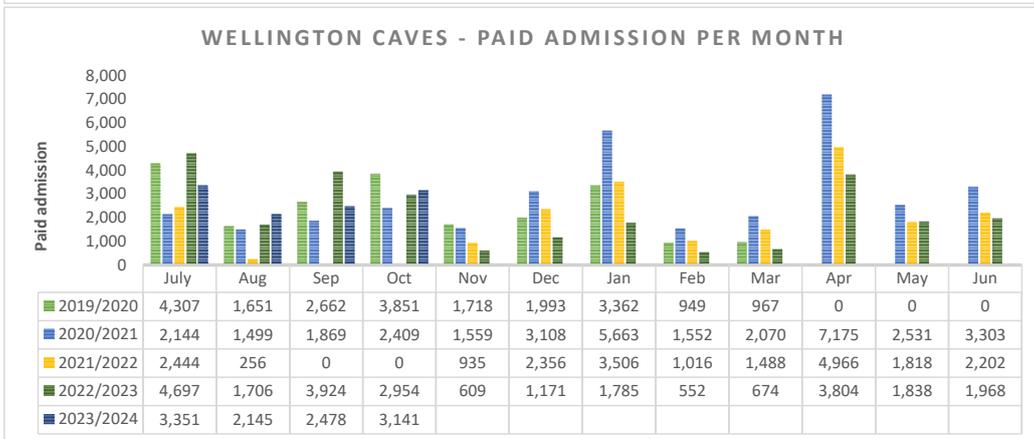
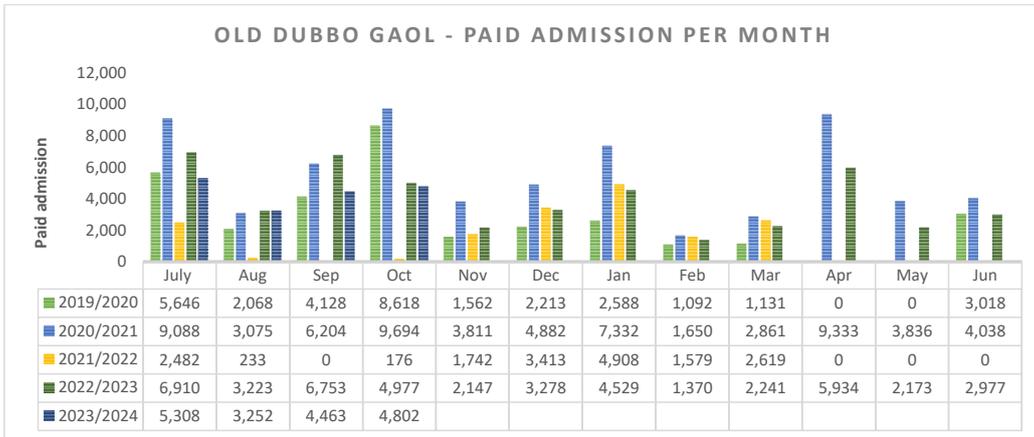
VISITORS & CUSTOMERS – TOURISM & CULTURAL





FACILITY AND SERVICE
PERFORMANCE DASHBOARD

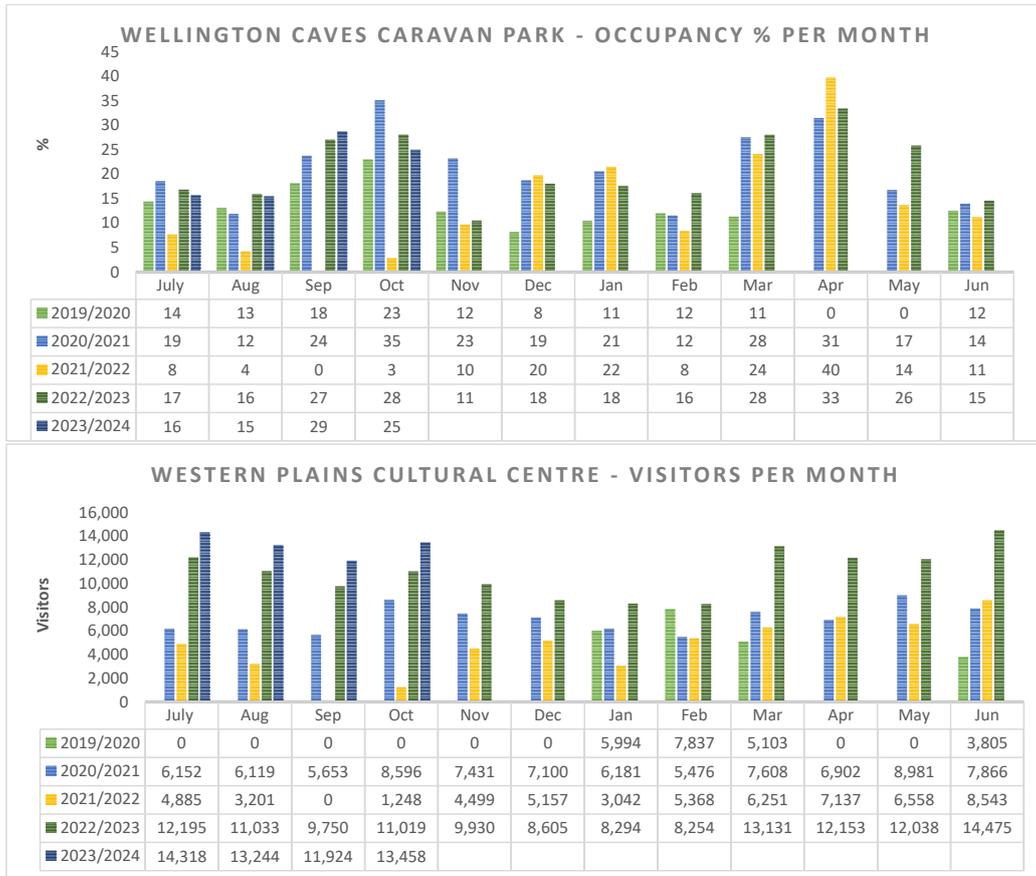
REPORT PRINT DATE: 13/11/2023





FACILITY AND SERVICE
PERFORMANCE DASHBOARD

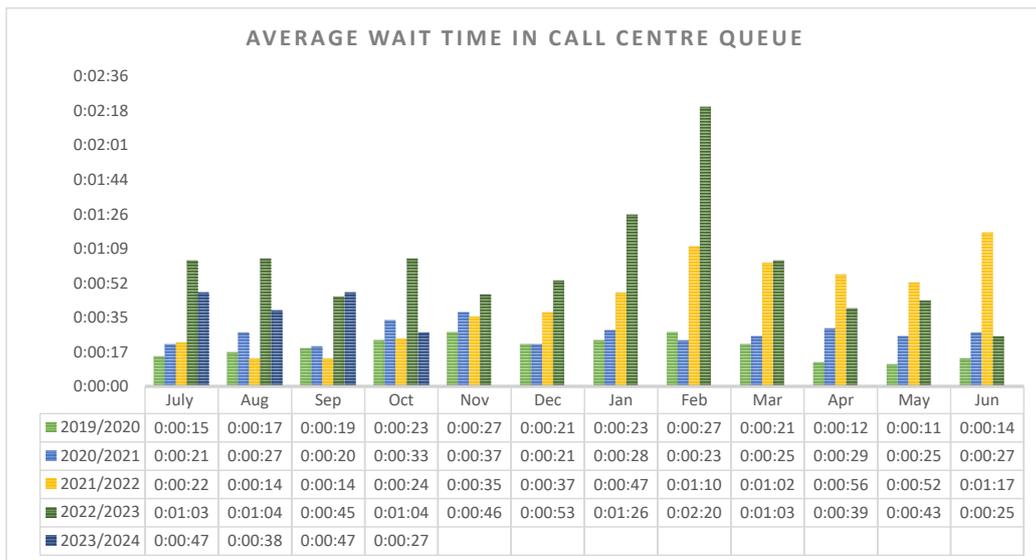
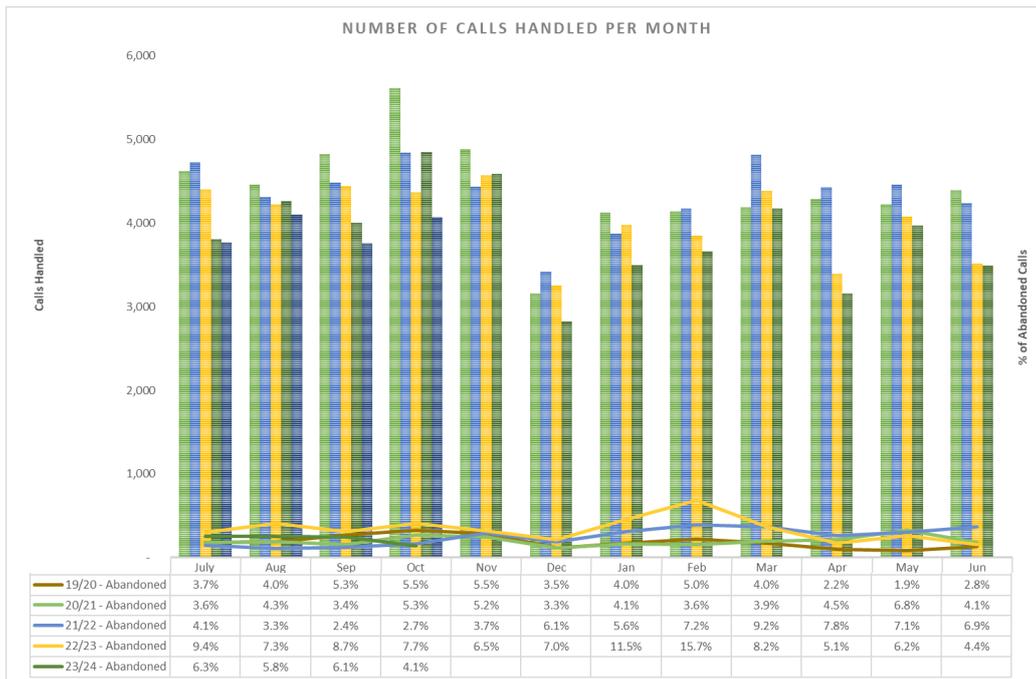
REPORT PRINT DATE: 13/11/2023





CUSTOMER EXPERIENCE
CHARTER DASHBOARD

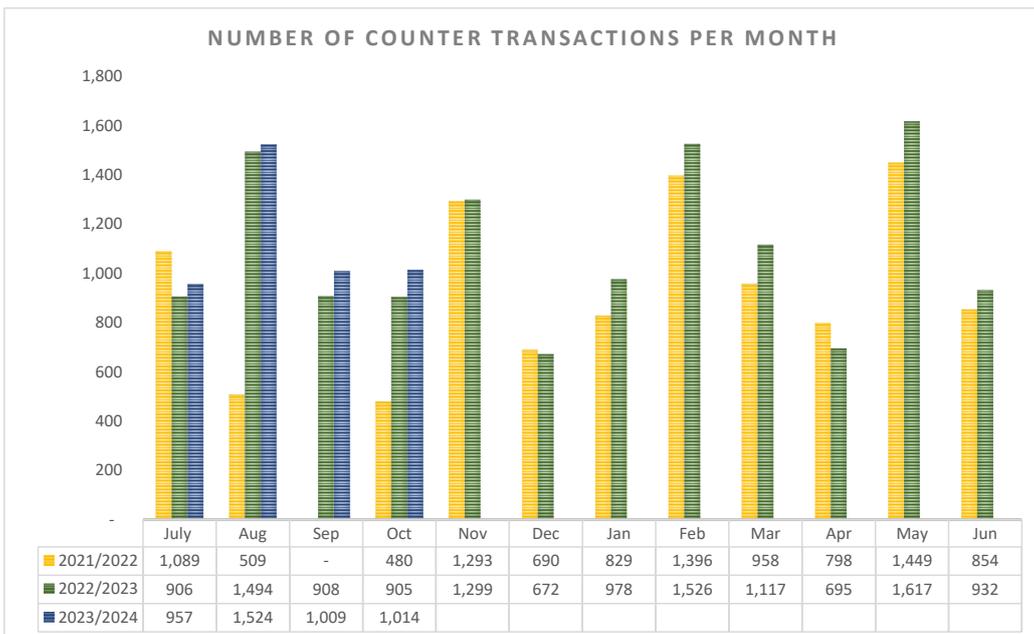
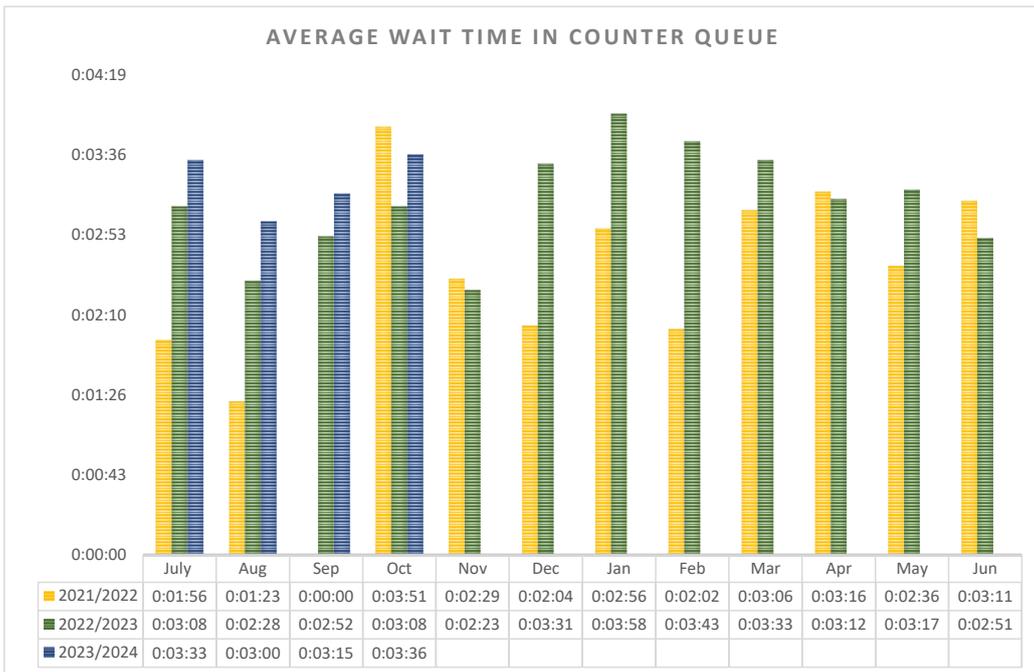
REPORT PRINT DATE: 13/11/2023





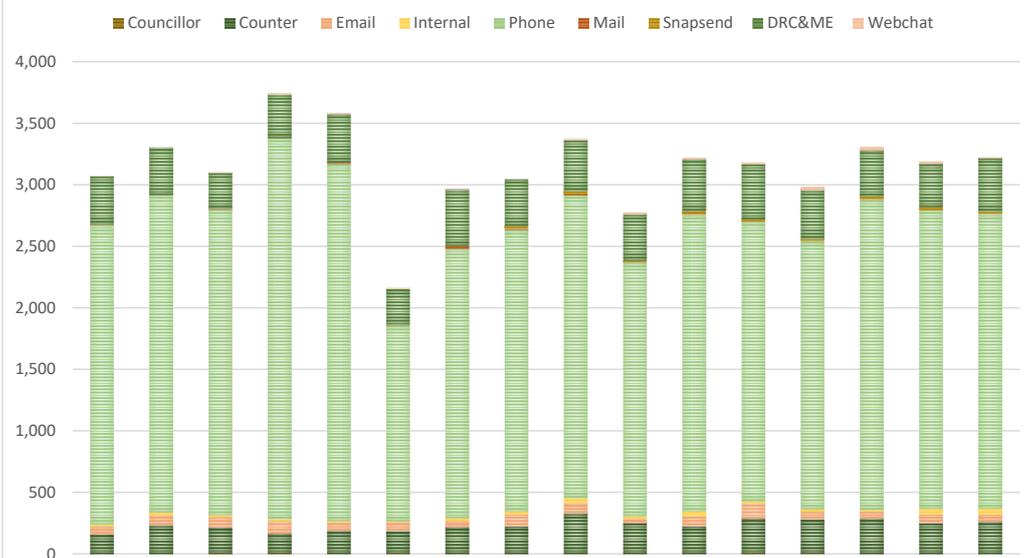
CUSTOMER EXPERIENCE
CHARTER DASHBOARD

REPORT PRINT DATE: 13/11/2023





CUSTOMER SERVICE REQUEST TOTAL PER MONTH BY CATEGORY



	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23
Webchat	2	4	5	8	8	8	7	5	9	13	11	13	26	25	15	7
DRC&ME	391	384	292	354	394	295	457	381	417	380	422	449	400	379	354	436
Snaresend	0	0	0	0	0	0	0	18	24	8	25	18	15	22	23	17
Mail	1	1	3	4	9	2	20	7	8	2	2	0	0	2	1	0
Phone	2,433	2,577	2,485	3,091	2,900	1,590	2,191	2,292	2,459	2,067	2,411	2,272	2,177	2,518	2,427	2,394
Internal	16	25	14	16	11	9	23	21	42	17	38	14	22	13	45	48
Email	68	78	86	103	70	73	51	101	83	35	84	125	61	61	72	60
Counter	158	233	211	161	186	180	217	222	328	249	222	284	279	285	249	260
Councillor	0	1	4	4	2	5	1	1	1	2	1	4	3	0	0	0



**DUBBO REGIONAL
COUNCIL**

Report of the Financial Performance Committee - meeting 16 November 2023

**AUTHOR: Governance Team Leader
REPORT DATE: 16 November 2023**

The Council had before it the report of the Financial Performance Committee meeting held 16 November 2023.

RECOMMENDATION

That the report of the Financial Performance Committee meeting held on 16 November 2023, be adopted.



DUBBO REGIONAL
COUNCIL

**REPORT
FINANCIAL PERFORMANCE COMMITTEE
16 NOVEMBER 2023**

PRESENT: Councillors M Dickerson, M Wright, R Ivey, the Director Organisational Performance, the Chief Executive Officer and the Chief Financial Officer.

ALSO IN ATTENDANCE:

The Director Strategy, Partnerships and Engagement, the Director Community, Culture and Places, the Corporate Strategy and Performance Coordinator and the Executive Officer Organisational Performance.

Councillor M Wright assumed the Chair of the meeting.

The proceedings of the meeting commenced at 8.04 am.

FP23/30 ACKNOWLEDGEMENT OF COUNTRY (ID23/2683)

Councillor M Wright delivered an Acknowledgement of Country.

FP23/31 LEAVE OF ABSENCE (ID23/2684)

There were no requests for leave of absence.

R Ivey attended via Audio-Visual link.

FP23/32 CONFLICTS OF INTEREST (ID23/2723)

There were no Conflicts of Interest declared.

**FP23/33 REPORT OF THE FINANCIAL PERFORMANCE COMMITTEE - MEETING 19
SEPTEMBER 2023 (ID23/2734)**

The Committee had before it the report of the Financial Performance Committee meeting held 19 September 2023.

RECOMMENDATION

That the report of the Financial Performance Committee meeting held on 19 September 2023, be adopted.

**FP23/34 DRAFT SEPTEMBER 2023 QUARTERLY BUDGET REVIEW STATEMENTS (QBRs)
(ID23/2675)**

The Committee had before it the report dated 8 November 2023 from the Director Organisational Performance regarding Draft September 2023 Quarterly Budget Review Statements (QBRs).

RECOMMENDATION

- 1. That the Quarterly Budget Review Statements as at 30 September 2023, as attached to this report be noted.**
- 2. That a notes coding methodology be included in future finance reporting to provide more clarity.**
- 3. That the Committee presentation be provided on the Hub 2 days prior to the meeting date.**

FP23/35 FINANCIAL SUSTAINABILITY REVIEW - NEXT STEPS (ID23/2715)

The Committee will receive a presentation from the Director Organisational Performance regarding this matter.

RECOMMENDATION

- 1. That Council develop an Organisational Sustainability Review and Improvement Plan, as part of the development of the 2024/2025 Operational Plan and Budget process.**
- 2. That item CSC23/65 from the Corporate Services Committee meeting held 9 November 2023 be pulled out for further discussion and review at the November 2023 Ordinary Council Meeting.**

FP23/36 UPDATE ON SERVICE REVIEWS (ID23/2713)

The Committee was addressed by the Director Organisational Performance and the Director Strategy, Partnerships and Engagement regarding this matter.

The meeting closed at 9.41 am.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Public Spaces Tree Committee - meeting 1 November 2023

**AUTHOR: Governance Officer
REPORT DATE: 13 November 2023**

The Council had before it the report of the Public Spaces Tree Committee meeting held 1 November 2023.

RECOMMENDATION

That the report of the Public Spaces Tree Committee meeting held on 1 November 2023, be adopted.



**REPORT
PUBLIC SPACES TREE COMMITTEE
1 NOVEMBER 2023**

PRESENT: W Browne (Community Representative), E Holmes (Community Representative), N Grant (Community Representative), E Webster (Community Representative) and G Avery (Community Representative).

ALSO IN ATTENDANCE

The Manager Recreation and Open Spaces, Director Community, Culture and Places, Director Development and Environment and Director Infrastructure.

The Director Community, Culture and Places assumed the Chair of the meeting.

The proceedings of the meeting commenced at 4:33 pm.

PSTC23/28 ACKNOWLEDGEMENT OF COUNTRY (ID23/2602)

The Director Community, Culture and Places delivered an Acknowledgement of Country.

PSTC23/29 LEAVE OF ABSENCE (ID23/2603)

Requests for Leave of Absence were received from Councillors M Dickerson and J Gough, B Sutherland (Community Representative) and B Edmondson (Community Representative).

Councillors R Ivey and J Black attended via Audio-Visual Link.

PSTC23/30 CONFLICTS OF INTEREST (ID23/2604)

There were no Conflicts of Interest declared.

PSTC23/31 REPORT OF THE PUBLIC SPACES TREE COMMITTEE - MEETING 13 SEPTEMBER 2023 (ID23/2605)

The Committee had before it the report of the Public Spaces Tree Committee meeting held 13 September 2023.

MOTION

That the report of the Public Spaces Tree Committee meeting held on 13 September 2023, be adopted.

CARRIED

PSTC23/32 UPDATE ON THE TREE PRESERVATION ORDER (ID23/2606)

The Committee was addressed by the Manager Recreation and Open Spaces regarding this matter.

MOTION

That the address from the Manager Recreation and Open Spaces be noted.

CARRIED

PSTC23/33 PUBLIC TREES - AMENITY VALUATION POLICY - UPDATE (ID23/2607)

The Committee was addressed by the Manager Recreation and Open Spaces regarding this matter.

MOTION

That the address from the Manager Recreation and Open Spaces be noted.

CARRIED

The meeting closed at 5:33 pm.

.....
CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Disability Access and Inclusion Advisory Committee - meeting 30 October 2023

AUTHOR: Governance Officer
REPORT DATE: 15 November 2023

The Council had before it the report of the Disability Access and Inclusion Advisory Committee meeting held 30 October 2023.

RECOMMENDATION

That the report of the Disability Access and Inclusion Advisory Committee meeting held on 30 October 2023, be adopted.



**REPORT
DISABILITY ACCESS AND INCLUSION
ADVISORY COMMITTEE
30 OCTOBER 2023**

PRESENT: Councillors J Black, P Wells, the Director Community, Culture and Places, the Manager Community Services, the Community Development Officer Seniors and People with Disability, V Avila (Community Representative), D Sparrow (Community Representative), R Mason (Community Representative) and P Settree (Community Representative).

ALSO IN ATTENDANCE:

M Binet (Point to Point Transport Commission) and T Nagy (Community Representative).

Councillor P Wells assumed the Chair of the meeting.

The proceedings of the meeting commenced at 5.17 pm.

DAIAC23/17 ACKNOWLEDGEMENT OF COUNTRY (ID23/2156)

Councillor P Wells delivered an Acknowledgement of Country.

DAIAC23/18 LEAVE OF ABSENCE (ID23/2157)

Apologies were received from M Johnston (Manager Infrastructure Strategy and Design) and S Ellis (Community Representative).

DAIAC23/19 CONFLICTS OF INTEREST (ID23/2158)

There were no declarations for Conflicts of Interest.

DAIAC23/20 REPORT OF THE DISABILITY ACCESS AND INCLUSION ADVISORY COMMITTEE - MEETING 21 AUGUST 2023 (ID23/2159)

The Committee had before it the report of the Disability Access and Inclusion Advisory Committee meeting held 21 August 2023.

RECOMMENDATION

That the report of the Disability Access and Inclusion Advisory Committee meeting held on 21 August 2023, be adopted.

CARRIED

DAIAC23/21 LACK OF AGENDA ITEMS FROM COMMITTEE MEMBERS (ID23/2498)

The Committee discussed the Lack of Agenda Items from Committee Members.

OUTCOME

- **Members to provide items for discussion before future meetings when requested. If unable to do so by due date, items can still be forwarded to R Hill (Community Development Officer Seniors and People with Disability).**
- **Late items most likely will be added to a future agenda.**

DAIAC23/22 PROVISION OF CONTACT DETAILS - POINT TO POINT TRANSPORT COMMISSION NSW ENGAGEMENT EVENT - 15 NOVEMBER 2023 (ID23/2494)

The Committee discussed the Provision of Contact Details – Point to Point Transport Commission NSW Engagement Event – 15 November 2023.

OUTCOME

- **Point to Point Transport Commission community engagement event in Dubbo now on the new date of 29 November 2023.**
- **Point to Point Transport Commission to provide information about the event to R Hill (Community Development Officer Seniors and People with Disability) for distribution to committee members. Members can then distribute the information to their networks and correspond directly with Point to Point Transport representatives.**
- **Point to Point Transport Commission to promote the engagement event through Dubbo Events Calendar and other social media.**

DAIAC23/23 PRESENTATION - POINT TO POINT TRANSPORT COMMISSION (ID23/2495)

The Committee received a Presentation from Point to Point Transport Commission for this item.

OUTCOME

- **Point to Point representative, M. Binet, informed of the purpose and goals of NSW Transport's Point to Point program for wheelchair safety relevant to public transport.**

DAIAC23/24 UPDATE - DRC WEBSITE AND SOFTWARE PROGRAMS FOR NON-VISION DISABILITIES (ID23/2496)

The Committee discussed the Update – DRC Website and Software Programs for Non-Vision Disabilities.

OUTCOME

- **Current considerations before the Dubbo Regional Council’s Marketing and Creative team include:**
 - Plain text word document converted into PDF
 - Plain text webpage
 - Update current PDF link with Issuu (flip book)
- **Feedback to Marketing team from this meeting;**
 - Provision of both a word document and a PDF document for the Dubbo Regional Council Disability Action Plan
 - Potential for an audio reader button
 - Provision of both Easy Read and Comprehensive documents options on DRC website
- **Additional:**
 - Feedback mechanisms to inform Dubbo Regional Council of user accessibility issues, inclusive current and Facebook polling by Communication Services team.

DAIAC23/25 ACTION LIST (ID23/2499)

The Committee had before it the report dated 16 October 2023 from the Community Development Officer Seniors and People with Disability regarding Action List.

OUTCOME

That the Action Plan provided, be noted.

DAIAC23/26 NEW RESIDENT NIGHT - 15 NOVEMBER 2023 (ID23/2501)

The Committee discussed the New Resident Night to be held on 15 November 2023.

OUTCOME

- **Community event to welcome new residents to Dubbo on Wednesday, 15 November 2023 at Dubbo Visitor Information Centre 5.30 pm to 7.30 pm.**

ADDITIONAL ITEM

The following item was discussed:

Points to be discussed at the next DAIAC meeting:

- Disability parking plans for Dubbo

- Parking strategy for Dubbo to commence in fourth quarter of the current financial year.
- Project to include complete review of location and number of disabled parking spaces in Dubbo CBD according to best practice guidelines and Australian Standards.
- Current Council pedestrian access and mobility plans for both Dubbo and Wellington. Review is scheduled to commence in the 2024/2025 financial year.
- Discussion with Manager Infrastructure Strategy and Design and Senior Traffic Engineer at next meeting.

Next meeting to be held on Tuesday, 12 December 2023 at 5.15 pm.

The meeting closed at 6.30 pm.

.....
CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Infrastructure, Planning and Environment Committee - meeting 9 November 2023

AUTHOR: Governance Officer
REPORT DATE: 13 November 2023

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 9 November 2023.

RECOMMENDATION

That the report of the Infrastructure, Planning and Environment Committee meeting held on 9 November 2023, be adopted.



**REPORT
INFRASTRUCTURE, PLANNING AND
ENVIRONMENT COMMITTEE
9 NOVEMBER 2023**

PRESENT: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Officers, the Director Strategy Partnership and Engagement, the Communication Services Team Leader, the IT Infrastructure Specialist, the Manager Strategic Partnerships and Investment, the Economic Development and Visitor Services Team Leader, the Director Development and Environment, the Manager Growth Planning, the Director Infrastructure, the Director Community Culture and Places, the Cultural Development Coordinator, the Manager Macquarie Regional Library and the Manager Recreation and Open Space.

Councillor M Wright assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.30 pm.

IPEC23/50 ACKNOWLEDGEMENT OF COUNTRY (ID23/2615)

Councillor S Chowdhury delivered an Acknowledgement of Country.

IPEC23/51 LEAVE OF ABSENCE (ID23/2616)

Requests for leave of absence were received from Councillors M Dickerson and L Burns who were absent from the meeting due to personal reasons.

Councillor P Wells attended via audio-visual link.

IPEC23/52 CONFLICTS OF INTEREST (ID23/2617)

There were no Conflicts of Interest declared.

At this juncture, the Committee paused the Infrastructure, Planning and Environment Committee to receive a presentation from the Exchange Students and their chaperones regarding CCC23/91.

The Infrastructure Planning and Environment Committee resumed at 5.54 pm.

IPEC23/53 NEW DUBBO BRIDGE UPDATE (ID23/2378)

The Committee had before it the report dated 17 October 2023 from the Director Infrastructure regarding New Dubbo Bridge Update.

Moved by Councillor D Mahon and seconded by Councillor S Chowdhury

MOTION

1. That Council endorse the reclassification of Bourke Street from River Street to Erskine Street, from a State road to a Regional road, following the completion of the bridge and associated works; and the acceptable condition of the road prior to the formalisation of the reclassification.
2. That Council partner with Transport for NSW on the consultation process for the naming of the new bridge as detailed in the report.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

IPEC23/54 BUILDING SUMMARY - OCTOBER 2023 (ID23/2503)

The Committee had before it the report dated 31 October 2023 from the Director Development and Environment regarding Building Summary - October 2023.

Moved by Councillor R Ivey and seconded by Councillor S Chowdhury

MOTION

That the report of the Director Development and Environment, dated 31 October 2023, be noted.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

IPEC23/55 DRAFT HOLCIM QUARRY PLANNING AGREEMENT - RESULTS OF PUBLIC EXHIBITION (ID23/2463)

The Committee had before it the report dated 26 October 2023 from the Graduate Growth Planner regarding Draft HOLCIM Quarry Planning Agreement - Results of Public Exhibition.

Moved by Councillor J Black and seconded by Councillor D Mahon

MOTION

1. That Council enter into a Planning Agreement (attached in Appendix 1) with HOLCIM Australia Pty Ltd.
2. That Council execute the Planning Agreement by affixing the Common Seal.
3. That Council note the submission received during the public exhibition period (attached in Appendix 2).

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

The meeting closed at 6.08 pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Culture and Community Committee - meeting 9 November 2023

AUTHOR: Governance Officer
REPORT DATE: 13 November 2023

The Council had before it the report of the Culture and Community Committee meeting held 9 November 2023.

RECOMMENDATION

That the report of the Culture and Community Committee meeting held on 9 November 2023, be adopted.



REPORT
CULTURE AND COMMUNITY COMMITTEE
9 NOVEMBER 2023

**DUBBO REGIONAL
COUNCIL**

PRESENT: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Officers, the Director Strategy Partnership and Engagement, the Communication Services Team Leader, the IT Infrastructure Specialist, the Manager Strategic Partnerships and Investment, the Economic Development and Visitor Services Team Leader, the Director Development and Environment, the Manager Growth Planning, the Director Infrastructure, the Director Community Culture and Places, the Cultural Development Coordinator, the Manager Macquarie Regional Library and the Manager Recreation and Open Space.

Councillor J Gough assumed the chair of the meeting.

The proceedings of the meeting commenced at 6.09 pm.

CCC23/87 LEAVE OF ABSENCE (ID23/2618)

Requests for leave of absence were received from Councillors M Dickerson and L Burns who were absent from the meeting due to personal reasons.

Councillor P Wells attended via audio-visual link.

CCC23/88 CONFLICTS OF INTEREST (ID23/2619)

The following Conflicts of Interest were declared:

- Clr S Chowdhury – Non Pecuniary Less than Significant in Item CCC23/92

CCC23/89 REPORT OF THE WELLINGTON TOWN COMMITTEE - MEETING 4 SEPTEMBER 2023 (ID23/2622)

The Committee had before it the report of the Wellington Town Committee meeting held 4 September 2023.

Moved by Councillor R Ivey and seconded by Councillor V Etheridge

MOTION

That the report of the Wellington Town Committee meeting held on 4 September 2023, be noted.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCC23/90 REPORT OF THE PUBLIC SPACES TREE COMMITTEE - MEETING 13 SEPTEMBER 2023 (ID23/2623)

The Committee had before it the report of the Public Spaces Tree Committee meeting held 13 September 2023.

Moved by Councillor J Black and seconded by Councillor S Chowdhury

MOTION

That the report of the Public Spaces Tree Committee meeting held on 13 September 2023, be noted.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCC23/91 2023 SISTER CITY STUDENT EXCHANGE VISIT BY DUBBO STUDENTS TO MINOKAMO (ID23/2541)

The Committee had before it the report dated 23 October 2023 from the Cultural Development Coordinator regarding 2023 Sister City Student Exchange visit by Dubbo Students to Minokamo. The Committee received a presentation from the Exchange Students and the Chaperones regarding this item.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

MOTION

- 1. That the report from the Sister City Officer dated 24 October 2023, be noted.**
- 2. That the presentation by students Jim Richardson and Abigail Pearse, be noted.**

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCC23/92 2023 ROUND ONE - SPARC GRANT ASSESSMENT REPORT (ID23/2509)

The Committee had before it the report dated 17 October 2023 from the Cultural Development Coordinator regarding 2023 Round One - SPARC Grant Assessment Report.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

MOTION

1. That Council allocate \$10,000 to the community based organisations in accordance with Section 356 of The *Local Government Act 1993* and notification to be sent to each recommended applicant:
 - ORISCON Dubbo - \$1,600.00
 - Dubbo and Districts Family History - \$2,000.00
 - University of the Third Age - \$4,000.00
 - Spare Parts, Wellington - \$2,400.00
2. That all unsuccessful applicants be advised of Council's Grants Hub, as well as other funding opportunities and any advice to assist future applications for Council financial assistance.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

Councillor S Chowdhury declared a non-pecuniary, less than significant interest in the matter now before the Council and remained in the room during the Council's consideration of this matter. The reason for such interest is that Councillor S Chowdhury was previously a member of the ORISCON Committee, but is no longer a member.

CCC23/93 PUBLIC MEMORIALS AND DONATION OF FURNITURE AND TREES POLICY (ID23/2548)

The Committee had before it the report dated 27 October 2023 from the Manager Recreation and Open Space regarding Public Memorials and Donation of Furniture and Trees Policy.

Moved by Councillor M Wright and seconded by Councillor V Etheridge

MOTION

1. That this report be noted.
2. That the Draft Council Policy - Public Memorials and Donation of Furniture and Trees Policy be adopted.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCC23/94 MACQUARIE REGIONAL LIBRARY CUSTOMER POLICIES - CUSTOMER INFORMATION PRIVACY AND CHILD SAFE STANDARDS UPDATES (ID23/2284)

The Committee had before it the report dated 12 October 2023 from the Director Community, Culture and Places regarding Macquarie Regional Library Customer Policies - Customer Information Privacy and Child Safe Standards updates.

Moved by Councillor J Black and seconded by Councillor M Wright

MOTION

- 1. That the Macquarie Regional Library Young People's Policy (updated) be adopted for implementation.**
- 2. That the Macquarie Regional Library Online Information and Internet Use Policy (updated) be adopted for implementation.**
- 3. That it be noted that these policies are consistent with Dubbo Regional Council policy, as the Administrative Council.**

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCC23/95 MACQUARIE REGIONAL LIBRARY PERFORMANCE REPORT JULY TO SEPTEMBER 2023 (ID23/2467)

The Committee had before it the report dated 30 October 2023 from the Director Community, Culture and Places regarding Macquarie Regional Library Performance Report July to September 2023.

Moved by Councillor M Wright and seconded by Councillor D Mahon

MOTION

That the Macquarie Regional Library Performance Report for July to September 2023 be noted.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CCC23/96 DESTINATION EVENTS FUND - STREAM 2 - APPLICATION - NSW CRICKET (ID23/2546)

The Committee had before it the report dated 24 October 2023 from the Events and Partnerships Team Leader regarding Destination Events Fund - Stream 2 - Application - NSW Cricket.

Moved by Councillor V Etheridge and seconded by Councillor M Wright

MOTION

That Council negotiate with Cricket NSW to enter into a three-year agreement to secure its State Challenge in 2024, 2025 and 2026 in return for hosting fees of \$6,000 in 2023/2024; \$7,000 in 2024/2025 and \$8,000 in 2025/2026.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

The meeting closed at 6.27 pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Corporate Services Committee - meeting 9 November 2023

**AUTHOR: Governance Officer
REPORT DATE: 13 November 2023**

The Council had before it the report of the Corporate Services Committee meeting held 9 November 2023.

RECOMMENDATION

That the report of the Corporate Services Committee meeting held on 9 November 2023, be adopted.



DUBBO REGIONAL
COUNCIL

**REPORT
CORPORATE SERVICES COMMITTEE
9 NOVEMBER 2023**

PRESENT: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Officers, the Director Strategy Partnership and Engagement, the Communication Services Team Leader, the IT Infrastructure Specialist, the Manager Strategic Partnerships and Investment, the Economic Development and Visitor Services Team Leader, the Director Development and Environment, the Manager Growth Planning, the Director Infrastructure, the Director Community Culture and Places, the Cultural Development Coordinator, the Manager Macquarie Regional Library and the Manager Recreation and Open Space.

Councillor S Chowdhury assumed the chair of the meeting.

The proceedings of the meeting commenced at 6.28 pm

CSC23/61 LEAVE OF ABSENCE (ID23/2620)

Requests for leave of absence were received from Councillors M Dickerson and L Burns who was absent from the meeting due to personal reasons.

Councillor P Wells attended via audio-visual link.

Councillor Etheridge was absent from the room during discussion of this item.

CSC23/62 CONFLICTS OF INTEREST (ID23/2621)

There were no Conflicts of Interest declared.

**CSC23/63 REPORT OF THE DUBBO REGIONAL LIVESTOCK MARKETS ADVISORY
COMMITTEE - MEETING 12 SEPTEMBER 2023 (ID23/2625)**

The Committee had before it the report of the Dubbo Regional Livestock Markets Advisory Committee meeting held 12 September 2023.

RECOMMENDATION

That the report of the Dubbo Regional Livestock Markets Advisory Committee meeting held on 12 September 2023, be noted.

It was noted that this report was adopted in the October 2023 Standing Committee Meetings of Council and included due to an administration error, therefore this item was not moved.

CSC23/64 REPORT OF THE FINANCIAL PERFORMANCE COMMITTEE - MEETING 19 SEPTEMBER 2023 (ID23/2624)

The Committee had before it the report of the Financial Performance Committee meeting held 19 September 2023.

RECOMMENDATION

That the report of the Financial Performance Committee meeting held on 19 September 2023, be noted.

It was noted that this report was adopted in the October 2023 Standing Committee Meetings of Council and included due to an administration error, therefore this item was not moved.

CSC23/65 INDEPENDENT FINANCIAL SUSTAINABILITY REVIEW (ID23/2637)

The Committee had before it the report dated 3 November 2023 from the Director Organisational Performance regarding Independent Financial Sustainability Review.

Moved by Councillor M Wright and seconded by Councillor D Mahon

MOTION

That the Council determine that considerations of a Special Rate Variation application to Independent Pricing and Regulatory Tribunal NSW (IPART) be deferred until 2025/2026.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CSC23/66 DRAFT PRIVACY MANAGEMENT PLAN (ID23/1898)

The Committee had before it the report dated 31 July 2023 from the Manager Corporate Governance regarding Draft Privacy Management Plan.

Moved by Councillor M Wright and seconded by Councillor J Gough

MOTION

- 1. That the Draft Privacy Management Plan attached to this report as Appendix 1 be adopted for the purpose of Public Exhibition.**

2. That a further report to Council be provided post the Public Exhibition period.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CSC23/67 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - OCTOBER 2023 (ID23/2613)

The Committee had before it the report dated 1 November 2023 from the Revenue Accountant regarding Investment Under Section 625 of the Local Government Act - October 2023.

Moved by Councillor R Ivey and seconded by Councillor J Gough

MOTION

That the information contained within the Investment under Section 625 of the Local Government Act Report, dated 1 November 2023, be noted.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

CSC23/68 REPORT ON E-BIKE INVESTIGATION FOR DUBBO REGION (ID23/2502)

The Committee had before it the report dated 16 October 2023 from the Economic Development and Visitor Services Team Leader regarding Report on E-bike Investigation for Dubbo Region.

Moved by Councillor J Black and seconded by Councillor M Wright

MOTION

1. That Council does not progress with undertaking service delivery or a partnership in an E-bike service.
2. That Council does not participate in an E-scooter trial until Transport for NSW have developed new guidelines for broader public use and E-scooters have been identified as a priority during the development of the Community Strategic Plan.

CARRIED

For: Councillors J Black, S Chowdhury, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

Against: Nil.

The meeting closed at 6.46 pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Audit, Risk and Improvement Committee - meeting 24 October 2023

AUTHOR: Governance Officer
REPORT DATE: 7 November 2023

The Council had before it the report of the Audit, Risk and Improvement Committee meeting held 24 October 2023.

RECOMMENDATION

That the report of the Audit, Risk and Improvement Committee meeting held on 24 October 2023, be adopted.



**REPORT
AUDIT, RISK AND IMPROVEMENT
COMMITTEE
24 OCTOBER 2023**

PRESENT: Councillors M Dickerson and R Ivey, Mr T Breen (Independent Member) and Mr J Walkom (Independent Member and Council Appointed Chair).

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Officer, the Chief Financial Officer, the Chief Information Officer, Ms M Lee (Audit Office), Ms F Ali (Audit Office) and Mr J Lam (Audit Office).

Mr J Walkom assumed the Chair of the meeting.

The proceedings of the meeting commenced at 11.02 am.

ARIC23/16 ACKNOWLEDGEMENT OF COUNTRY (ID23/2534)

Mr J Walkom delivered an Acknowledgement of Country.

ARIC23/17 LEAVE OF ABSENCE (ID23/2535)

A request for leave of absence was received from Councillor S Chowdhury who was absent from the meeting due to personal reasons.

Clr R Ivey, Ms M Lee (Audit Office), Ms F Ali (Audit Office) and Mr J Lam (Audit Office) attended via audio-visual link.

ARIC23/18 CONFLICT OF INTEREST (ID23/2536)

There were no conflicts of interest declared.

**ARIC23/19 REPORT OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE - MEETING 3
OCTOBER 2023 (ID23/2537)**

The Committee had before it the report of the Audit, Risk and Improvement Committee meeting held 3 October 2023.

Moved by Councillor R Ivey and seconded by Mr J Walkom (Independent Member and Council Appointed C

RECOMMENDATION

The Committee recommends:

1. **That the report of the Audit, Risk and Improvement Committee meeting held on 3 October 2023, be adopted.**
2. **That it was noted that the declaration of a conflict of interest for Mr John Walkom on ARIC23/11 was not minuted and that the previous minutes be amended accordingly.**

CARRIED

ARIC23/20 FINANCIAL STATEMENT AUDIT CLOSING REPORT (ID23/2538)

The Committee had before it the report dated 23 October 2023 from the Chief Financial Officer regarding Financial Statement Audit Closing Report. The Committee received a presentation on the report from the Audit Office of NSW.

Moved by Mr T Breen (Independent Member) and seconded by Councillor R Ivey

RECOMMENDATION

The Committee recommends:

That the final Audited Reports for the General Purpose Financial Statements and the final Audited Reports for the Special Purpose Financial Statements be presented to the Ordinary Meeting of Council Held on 26 October 2023.

CARRIED

The meeting closed at 11.50 am.

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CHAIRPERSON



REPORT: Draft Annual Report 2022/2023

DIVISION: Strategy, Partnerships and Engagement
REPORT DATE: 29 September 2023
TRIM REFERENCE: ID23/2376

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Fulfil legislated requirement/Compliance
Issue	<ul style="list-style-type: none"> This report is the covering report to the Annual Report 2022/2023. 	
Reasoning	<ul style="list-style-type: none"> An Annual Report is required under the reporting obligation of the Local Government Act 1993 and the Local Government (General) Regulation 2021. 	
Financial Implications	Budget Area	Strategy Partnerships and Engagement
	Funding Source	Strategic, Partnerships and Investment
	Proposed Cost	Nil additional, included in operating budget
	Ongoing Costs	Not required
Policy Implications	Policy Title	There are no policy implications arising from this report.
	Impact on Policy	Not required

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

Theme: 4 Leadership

CSP Objective: 4.1 Council provides transparent, fair and accountable leadership and governance

Delivery Program Strategy: 4.1.4 Statutory requirements are met and services are provided in a cost-effective and timely manner

RECOMMENDATION

- 1. That the Draft Annual Report 2022/2023, attached at Appendix 1, be endorsed.**
- 2. That the finalised document be published on Council's website and that the Office of Local Government be notified.**
- 3. That a copy of the Annual Report 2022/2023 be printed and made available for reading at the Dubbo Civic Administration Building, Wellington Administration Building and Macquarie Regional Library (Dubbo and Wellington branches).**

Natasha Comber
Director Strategy, Partnerships and Engagement

ZJ
Corporate Strategy
Performance Coordinator

BACKGROUND

Reporting is a key element of the Integrated Planning and Reporting Framework. Reporting back to the community about progress being made on implementation of the Delivery Program and Operational Plan, progress towards achievement of Community Strategic Plan outcomes, and financial performance against the annual and longer-term budgets are all part of the way a council is accountable to its community.

All councils in New South Wales are obliged to prepare an Annual Report within five months of the end of each financial year which is prepared in accordance with the Local Government (General) Regulation and the Integrated Planning and Reporting Guidelines.

The report must include a copy of the council's audited financial reports and be posted on the council's website.

REPORT

The Annual Report 2022/2023 provides a summary of the Delivery Program and Operational Plan actions including status and commentary. The Annual Report also includes a link to Council's Audit Financial Statements for 2022/2023 adopted by Council at its Ordinary Meeting held 26 October 2023 and an overview of the major projects and services to the community delivered throughout the year.

Council's organisational direction is centred on delivering the outcomes from our Towards 2040 Community Strategic Plan that provided growth, benefited our community, and responded to expectations for our regional community. Long-term financial sustainability continued to be a key challenge for Council with an increased demand for services beyond what has traditionally been provided to the community, cost shifting from other levels of government and aging infrastructure. The 2022/2023 financial year included a continued focus on the renewal of key assets in the road network as well as providing essential services such as waste, water and sewerage are key priorities for Council and building on strategic partnerships in our community and region and developing new partnerships that will provide an ongoing benefit to the Dubbo region.

The 2022/2023 Delivery Program and Operational Plan contained **268** actions which were separated into the following six themes:

- Housing 29 actions 11% of all actions;
- Infrastructure 50 actions 19% of all actions;
- Economy 33 actions 12% of all actions;
- Leadership 43 actions 16% of all actions;
- Liveability 73 actions 27% of all actions; and
- Environmental Sustainability 40 actions 15% of all actions.

Each action was allocated to a Directorate which is accountable for its progress, reports on the action status and provides commentary. At the end of 2022/2023:

- 82% of actions are completed;
- 11% of actions are on target;
- 1% of actions are off target;
- 6% of actions are cancelled/deferred.

Several actions are undertaken over multiple financial years. Status of 'on target' and 'off target' refer to the progress over the overall timeline of the action, as some projects may go over multiple years.

Highlights from the Annual Report 2022/2023 include, but are not limited to:

- Building partnerships
- Environmental challenges
- Financial performance and sustainability
- Service improvements
- Capital works

Consultation

- Content collated and developed in consultation with relevant staff members and Council's Executive Leadership Team.

Resourcing Implications

- Production of the content and all graphic design services for the Annual Report was undertaken in-house.

Timeframe

Key Date	Explanation
following Ordinary Council Meeting	Media Release: Outcomes of the November Ordinary Council Meeting
No later than 30 November 2023	Annual Report 2022/2023 posted on website, Office of Local Government Notified Social media post notifying of the Annual Report 2022/2023 available to community. A hard copy of the Annual Report 2022/2023 will be made available at the Dubbo Civic Administration Building, Wellington Administration Building and Macquarie Regional Library (Dubbo and Wellington branches) for reading.

APPENDICES:

- 1 Draft Annual Report 2022/2023 Excluded



DUBBO REGIONAL
COUNCIL

REPORT: September 2023 Quarterly Budget Review Statement

DIVISION: Organisational Performance
REPORT DATE: 8 November 2023
TRIM REFERENCE: ID23/2676

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none"> Seek endorsement Adopt funding Provide review or update Fulfil legislated requirement/Compliance 	
Issue	The quarterly review for the period ending 30 September 2023 of Council's 2023/2024 Budget Review Statements shows satisfactory implementation with the current financial position estimated to be a balanced budget.	
Reasoning	In accordance with the requirements of Section 203(2) of the Local Government (General) Regulations 2021, I now advise that the Chief Financial Officer, as the Responsible Accounting Officer of Dubbo Regional Council has reported that they consider the attached Quarterly Operational Plan Review Statements indicate that the financial position of the Council is satisfactory. This is on the basis that the "result" for the year is a balanced budget.	
Financial Implications	Budget Area	Organisational Performance
	Funding Source	Cost of proposed variations are within the adopted budget 2023/2024.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

Theme:	4 Leadership
CSP Objective:	4.1 Council provides transparent, fair and accountable leadership and governance
Delivery Program Strategy:	4.1.4 Statutory requirements are met and services are provided in a cost-effective and timely manner

RECOMMENDATION

- 1. That the Quarterly Budget Review Statements as at 30 September 2023, as attached to the report of the Chief Executive Officer dated 16 November 2023, be adopted and such sums voted for such purpose.**
- 2. That the Statement of the Responsible Accounting Officer that Council is in a satisfactory financial position having regard to the changes herewith to the original budget, be noted.**

Murray Wood
Chief Executive Officer

SW
Chief Financial Officer

BACKGROUND

The Local Government (General) Regulation 2021 requires the Responsible Accounting Officer to submit, on a quarterly basis to Council, a budget review statement that shows a revised estimate of the income and expenditure for the year as follows:

Section 203 of the Local Government (General) Regulation 2021 provides as follows:

- (1) *“Not later than two months after the end of each quarter, the responsible accounting officer of a council must prepare and submit to the council a budget review statement that shows, by reference to the estimate of income and expenditure set out in the statement of the council’s revenue policy including in the Operational Plan for the relevant year, a revised estimate of the income and expenditure for that year.*
- (2) *A budget review statement must include or be accompanied by:*
 - (a) *a report as to whether or not the responsible accounting officer believes that the statement indicates that the financial position of the council is satisfactory, having regard to the original estimate of income and expenditure; and*
 - (b) *if that position is unsatisfactory, recommendations for remedial action.*
- (3) *A budget review statement must also include any information required by the Code to be included in such a statement.”*

REPORT

Consultation

Quarterly Budget Review Statements (QBRs) are presented to Council for adoption following each quarter, allowing for public as well as Council scrutiny.

The Financial Performance Committee meeting held 16 November 2023 discussed the results and any remedial action required.

Resourcing Implications

Resourcing is appropriate for staff that ensure Council’s Financial Position is maintained and reviewed.

September 2023 Quarterly Review

The Responsible Accounting Officer has reported in respect of the September 2023 Quarterly Review of Council’s Budget as follows:

In accordance with the requirements of Section 203(2) of the Local Government (General) Section 2021, I now advise that, as the Responsible Accounting Officer of Dubbo Regional Council, it is considered that the attached Quarterly Financial Review Statements indicate that the financial position of the Council is satisfactory. This is on the basis that the forecast “result” for the year is a balanced budget.

The Quarterly Budget Review Statement for the September 2023 quarter (**Appendix 1**) includes:

- The adopted budget for 2023/2024.
- The budget variations proposed for approval for the September 2023 quarter.
- The actual result for 2022/2023. This has been added into the reporting this quarter to show the comparison to our prior year final result.

The key highlights of Council's first quarter for 2023/2024 are:

- The Income and Expenses Budget Review Statement shows that the surplus from operations (including capital grants and contributions) for the year is forecast as \$27.51M comprising Income of \$193.17M and Expenses of \$165.67M.
- After deducting \$30.80M of projected Grants and Contributions to be received for Capital Purposes the projected net operating deficit for the year is \$3.29M.
- Projected full year Capital Expenditure is expected to be \$93.32M, which is a \$0.21M reduction from what was forecasted in the Original Adopted Budget.
- Total Cash and Investments of \$283.07M at 30 September 2023 including a significant portion being restricted for specific purposes.
- \$5.00M has been included in the Cash and Investments reconciliation as 'Unrestricted' as per feedback from the Financial Sustainability Review undertaken by AEC Group. This amount represents the minimum working capital requirement and will enable clearer reporting on budget adjustments which require funding throughout the year. A process is being developed to ensure this amount is maintained sustainably.

Some of the key areas that have been adjusted during the quarter include:

- Additional income received of \$1.06M from supplementary levies from rates, water and sewer access charges and waste annual charges.
- Increase of \$5.10M in operating grant income to record the income expected to be received this financial year in relation to the NSW Government natural disaster grant funding with Transport NSW to recover a portion of eligible expenditure incurred in the 2022/2023 financial year in response to the flooding events.
- Increase of \$5.00M in operating grant income and corresponding operating expenditure to account for the recognition of income and subsequent payment out of the Serengeti project funding.
- Reduction in capital grant income forecast overall of \$1.51M to account for adjustment to timing of planned works.
- Property and land development income and development expenditure for both Keswick Estate and Moffatt Estate has been partly adjusted and reallocated to next financial year to reflect updated deliverability. The income expected for the sale of land for RSL Development has been removed based on RSL's decision to rescind the land swap, pending final confirmation of how this will proceed. This has resulted in a profit reduction of \$1.83M in the 2023/2024 financial year that is not anticipated to be realised until next financial year.
- An overall \$0.62M adjustment was required to amend the budget forecast for the Aquatic Leisure Centres to account for the management contract and associated one-off initial costs. The adjustments impacted both income and expenditure including wages, materials and contracts and other expenses. The 2023/2024 forecast reflects a

transition budget from Council operations to contract management, with savings from operations to be realised in future years.

- Depreciation has been adjusted by an additional \$5.36M to reflect indexation of all asset classes.

The consolidated net operating position is as follows:

	Actual Result 2022/2023 \$ '000	Original Budget \$ '000	September 2023 Variations \$ '000	Revised Budget \$ '000	September 2023 Actuals \$ '000
Income					
Rates and annual charges	72,492	73,156	1,061	74,217	75,841
User charges and fees	44,916	42,599	114	42,713	11,583
Other revenues	3,405	2,545	95	2,640	779
Operating grants and contributions	28,542	21,075	10,512	31,587	(300)
Capital grants and contributions	56,552	32,306	(1,511)	30,795	2,818
Interest and investment revenue	7,662	7,815	(25)	7,790	3,107
Net gain from disposal of assets	71	5,260	(1,829)	3,431	(191)
Total income from continuing operations	213,640	184,756	8,417	193,173	93,635
Expenses					
Employee benefits and on-costs	47,319	52,138	(1,443)	50,695	15,221
Materials and services	47,811	30,656	9,616	40,273	7,830
Borrowing costs	2,995	2,455	-	2,455	321
Depreciation and amortisation	54,323	50,133	5,358	55,492	13,873
Other expenses	7,200	17,022	(271)	16,751	5,897
Net Loss from disposal of assets	3,276	-	-	-	-
Total expenses from continuing operations	162,924	152,405	13,260	165,665	43,142
Net operating result from continuing operations	50,716	32,351	(4,843)	27,508	50,494
Net Operating Result before Capital Items	(5,836)	45	(3,332)	(3,287)	47,676

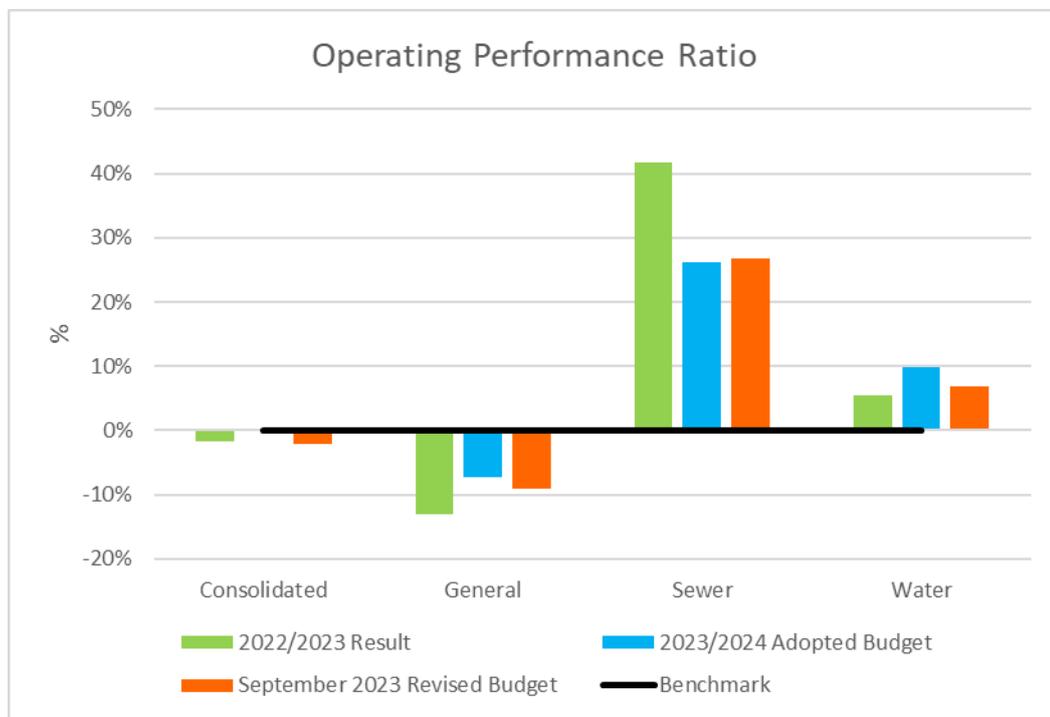
Budget Variations and Variances

The tables and graphs below provide the projected full year operating position for the consolidated, general, sewer and water funds before capital items.

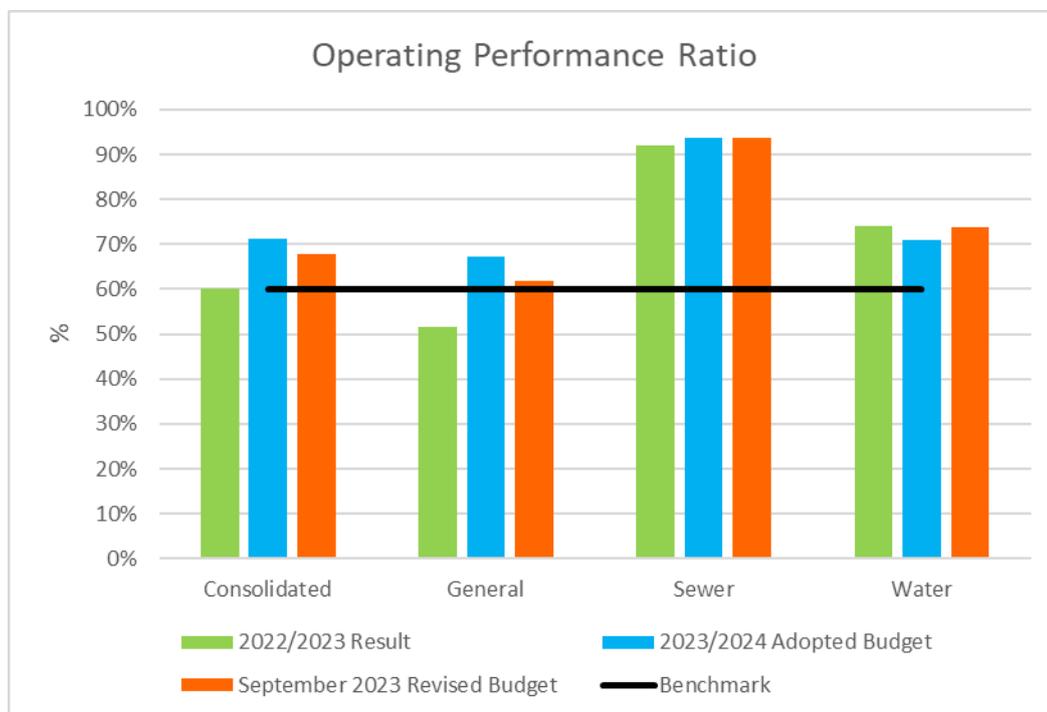
Net operating result before capital items; this shows Council’s operating income excluding capital grant income, less operating expenditure.

	Actual Result 2022/2023 \$ '000	2023/2024 Adopted Budget \$ '000	September 2023 Revised Budget \$ '000
Consolidated	(5,836)	45	(3,287)
General Fund	(16,888)	(7,890)	(10,717)
Sewer Fund	10,102	5,605	5,794
Water Fund	950	2,330	1,636

OP Ratio: Operating performance Ratio; this measures Council’s achievement of containing operating expenditure within operating revenue and the benchmark is greater than 0.0%.



OSI Ratio: Own source operating revenue ratio; this ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions and the benchmark is greater than 60.0%.



The table below provides the projected full year operating position for the key financial units of Council.

Key Service Units	Original Budget			September 2023 Revised Budget		
	OP Ratio	OSI Ratio	\$ '000	OP Ratio	OSI Ratio	\$ '000
Dubbo Regional Airport	5.7%	87.8%	\$348	(8.9%)	83.7%	(\$538)
Dubbo Regional Livestock Markets	(22.9%)	100.0%	(\$808)	(24.3%)	87.3%	(\$875)
Property and Land Development	75.6%	100.0%	\$3,999	68.1%	100%	\$2,354
Rainbow Cottage	(32.7%)	42.0%	(\$430)	(27.6%)	41.4%	(\$389)

Projected full year Capital Expenditure is expected to be \$93.32M, which is a \$0.21M reduction from what was forecasted in the Original Adopted Budget. The major adjustments are as follows:

	Original Budget	September 2023 Variation	Annual Forecast
Southern Distributor Land Acquisition	-	6,830,144	6,830,144
LRCI 3 - Eulalie Lane Stage 1	-	1,393,399	1,393,399
Barden Park Track	-	1,200,000	1,200,000
Filter Upgrade JGWTP	700,000	1,060,554	1,760,554
Sheep & Goat EID Tagging	-	785,000	785,000
Rural Unsealed - Resheeting (West)	280,972	655,602	936,574
RLRRP - Benolong Rd Heavy Patching	-	577,585	577,585
Dubbo CBD Macquarie River Shaded Pathway	2,510,273	576,340	3,086,613
Hawthorn St Depot Infrastructure Office Block	410,000	525,695	935,695
Sedimentation Lagoon Wellington	-	500,000	500,000
3 x Waste Trucks	-	1,392,849	1,392,849
Rural Unsealed - Resheeting (East Zone)	655,602	(655,602)	-
Moffatt Stage 4	2,664,000	(2,664,000)	-
Devils Hole Outfall Reconstruction	1,500,000	(666,187)	833,813
Regional Roads Upgrading Program	900,000	(900,000)	-
Sheraton Road	1,121,325	(1,041,325)	80,000
Keswick Stage 5 Release 3	4,318,400	(4,318,400)	-
DSTP - Bio Solids Handling	1,150,000	(1,150,000)	-
Molong St Stuart Town	1,320,000	(1,220,000)	100,000
Burrendong Bridge No 1	1,747,370	(1,647,219)	100,151
FLR4 Ballimore Rd (Wongajong-Westella)	1,791,179	(1,691,179)	100,000

Monitoring and reporting on financial position

Council staff closely monitor and control Council's financial position. Procedures include:

- Weekly assessment of cash balances.
- Fortnightly assessment of Actuals versus Budget.
- Monitoring of daily cash inflows from rates and other sources.
- Monthly monitoring of financial performance is provided to the Executive Leadership Team.
- Bi-monthly meetings are held with the Financial Performance Committee
- Continuous monitoring of opportunities to reduce expenditure or increase revenue in order to close the forecast deficit.
- Review and discussion on the impact of any proposed budget adjustments or new initiatives.

Council will be informed on the financial position on an ongoing basis via:

- Quarterly budget reviews
- Financial Performance Committee meetings
- Ad-hoc briefings as required

APPENDICES:

- 1 [↓](#) September 2023 QBRS - Dubbo Regional Council

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

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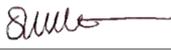
Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

1. Report by responsible accounting officer

The following statement is made in accordance with Section 203(2) of the Local Government (General) Regulations 2021:

30 September 2023

It is my opinion that the Quarterly Budget Review Statement for Dubbo Regional Council for the quarter ended 30/09/23 indicates that Council's projected financial position at 30/06/24 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:  _____ **Date:** 16-Nov-23

Stephanie Williamson
Responsible accounting officer

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

2. Income & expenses budget review statement

Income & expenses - Council Consolidated

(\$000's)	Actual figures 2022/23	Original budget 2023/24	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income					
Rates and annual charges	72,492	73,156	1,061	74,217	75,841
User charges and fees	44,916	42,599	114	42,713	11,583
Other revenues	3,405	2,545	95	2,640	779
Grants and contributions - operating	28,542	21,075	10,512	31,587	(300)
Grants and contributions - capital	56,552	32,306	(1,511)	30,795	2,818
Interest and investment revenue	7,662	7,815	(25)	7,790	3,107
Net gain from disposal of assets	71	5,260	(1,829)	3,431	(191)
Share of interests in joint ventures	-	-	-	-	-
Total income from continuing operations	213,640	184,756	8,417	193,173	93,635
Expenses					
Employee benefits and on-costs	47,319	52,138	(1,443)	50,695	15,221
Materials and services	47,811	30,656	9,616	40,273	7,830
Borrowing costs	2,995	2,455	-	2,455	321
Depreciation and amortisation	54,323	50,133	5,358	55,492	13,873
Other expenses	7,200	17,022	(271)	16,751	5,897
Net Loss from disposal of assets	3,276	-	-	-	-
Total expenses from continuing operations	162,924	152,405	13,260	165,665	43,142
Net operating result from continuing operations	50,716	32,351	(4,843)	27,508	50,494
Net Operating Result before Capital Items	(5,836)	45	(3,332)	(3,287)	47,676

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

2. Income & expenses budget review statement

Income & expenses - General Fund

(\$000's)	Actual figures 2022/23	Original budget 2023/24	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income					
Rates and annual charges	49,296	50,564	687	51,251	52,711
User charges and fees	24,643	24,289	103	24,393	6,967
Other revenues	3,180	2,343	92	2,435	727
Grants and contributions - operating	28,292	20,829	10,512	31,341	(298)
Grants and contributions - capital	45,930	21,478	(305)	21,173	626
Interest and investment revenue	4,248	4,064	(28)	4,036	1,248
Net gain from disposal of assets	(1,966)	5,260	(1,829)	3,431	(191)
Share of interests in joint ventures	-	-	-	-	-
Total income from continuing operations	153,623	128,828	9,233	138,061	61,790
Expenses					
Employee benefits and on-costs	37,240	45,097	(1,445)	43,652	13,479
Materials and services	38,622	17,292	9,489	26,780	2,155
Borrowing costs	1,155	775	-	775	(277)
Depreciation and amortisation	41,646	38,290	4,642	42,932	10,733
Other expenses	3,045	13,786	(321)	13,465	4,953
Net Loss from disposal of assets	2,873	-	-	-	-
Total expenses from continuing operations	124,581	115,239	12,365	127,604	31,042
Net operating result from continuing operations	29,042	13,589	(3,132)	10,456	30,747
Net Operating Result before Capital Items	(16,888)	(7,890)	(2,827)	(10,717)	30,122

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

2. Income & expenses budget review statement

Income & expenses - Sewer Fund

(\$000's)	Actual figures 2022/23	Original budget 2023/24	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income					
Rates and annual charges	14,524	14,350	227	14,578	14,679
User charges and fees	5,384	4,886	3	4,889	1,409
Other revenues	170	160	2	162	46
Grants and contributions - operating	116	116	-	116	(1)
Grants and contributions - capital	1,978	1,333	-	1,333	474
Interest and investment revenue	1,991	1,840	-	1,840	1,007
Net gain from disposal of assets	2,037	-	-	-	-
Share of interests in joint ventures	-	-	-	-	-
Total income from continuing operations	26,200	22,686	233	22,918	17,614
Expenses					
Employee benefits and on-costs	4,153	3,616	1	3,617	702
Materials and services	2,260	4,983	(21)	4,962	1,785
Borrowing costs	534	439	-	439	149
Depreciation and amortisation	5,561	5,548	23	5,571	1,393
Other expenses	1,612	1,160	41	1,202	309
Net Loss from disposal of assets	-	-	-	-	-
Total expenses from continuing operations	14,120	15,747	43	15,791	4,339
Net operating result from continuing operations	12,080	6,938	189	7,128	13,275
Net Operating Result before Capital Items	10,102	5,605	189	5,794	12,801

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

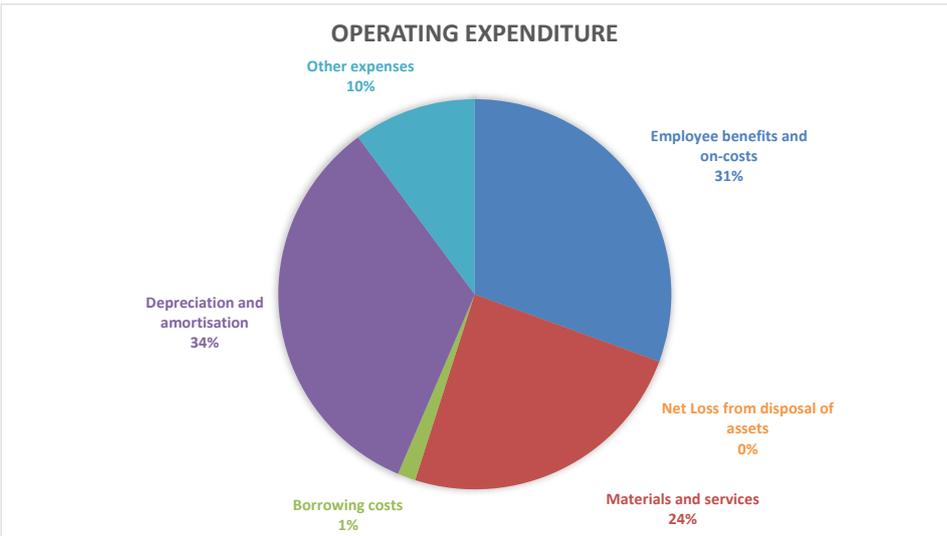
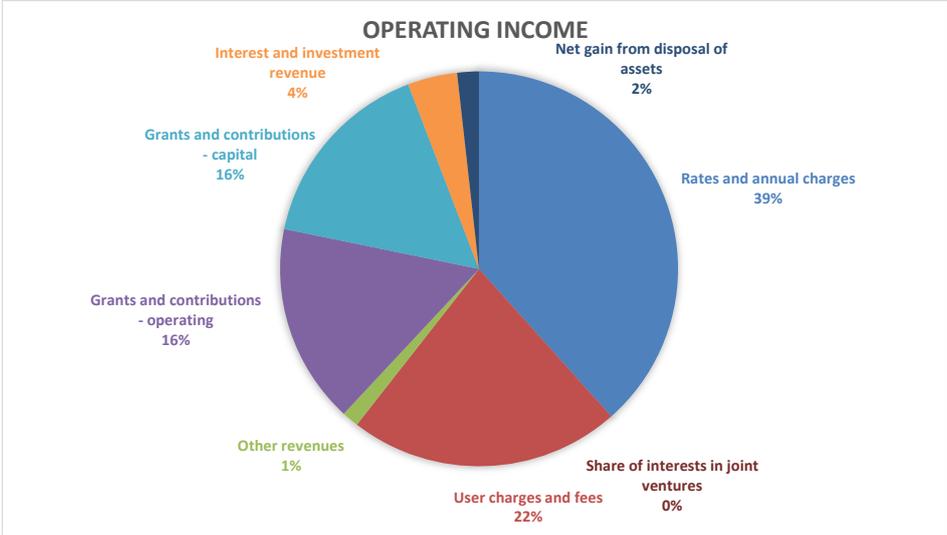
2. Income & expenses budget review statement

Income & expenses - Water Fund

(\$000's)	Actual figures 2022/23	Original budget 2023/24	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income					
Rates and annual charges	8,672	8,242	147	8,389	8,451
User charges and fees	14,889	13,423	8	13,431	3,207
Other revenues	55	42	-	42	5
Grants and contributions - operating	134	130	-	130	(1)
Grants and contributions - capital	8,644	9,494	(1,206)	8,288	1,718
Interest and investment revenue	1,423	1,911	3	1,914	851
Net gain from disposal of assets	-	-	-	-	-
Share of interests in joint ventures	-	-	-	-	-
Total income from continuing operations	33,817	33,243	(1,049)	32,194	14,232
Expenses					
Employee benefits and on-costs	5,926	3,425	1	3,426	1,040
Materials and services	6,929	8,381	149	8,530	3,890
Borrowing costs	1,306	1,241	-	1,241	449
Depreciation and amortisation	7,116	6,295	693	6,989	1,747
Other expenses	2,543	2,076	9	2,085	635
Net Loss from disposal of assets	403	-	-	-	-
Total expenses from continuing operations	24,223	21,418	852	22,270	7,761
Net operating result from continuing operations	9,594	11,824	(1,900)	9,924	6,471
Net Operating Result before Capital Items	950	2,330	(694)	1,636	4,753

Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 30 September 2023

3. Quarterly Income and Expenditure Summary



Dubbo Regional Council
 Quarterly Budget Review Statement
 for the quarter ended 30 September 2023

4. Recommended Budget Variations

Budget Variations being recommended include the following material items:

Resource Group	Function	Budget Increase / (Decrease) \$'000	Details Of Material Movements
<i>Income</i>			
<i>Rates and annual charges</i>			
	Rates and General Revenue	682	Additional ordinary rating income from supplementary levies
	Rates and General Revenue	378	Additional water access charges, sewerage charges and waste annual charges from the above supplementary levies
<i>User charges and fees</i>			
	Dubbo Regional Airport	(331)	Reduced security screening reimbursement from the airlines due to extension of DITRD&C - RASI Grant Funding and balancing with expected related expenditure
	Aquatic Leisure Centres	(1,046)	Removal of income following management contract commencing
	Regional Theatre and Convention Centre	638	Additional expected event income mainly from Hirer Promotors
	Waste Management - Other	518	Increased income from user charges mainly landfill gas and scrap metal
	Wellington Caves	160	Additional expected income
	Various functions	150	Various minor fluctuations in income across multiple functions
<i>Grants and contributions - operating</i>			
	Roads Network	(450)	Regional Road Repair Program
	Dubbo Regional Airport	230	DITRD&C - RASI Operating Costs Funding as above
	Growth Planning	(250)	South West Precinct
	Strategic Strategy Partnerships and Engagement	5,000	Serengetti project (RTAF2-0075)
	Roads Network	5,100	NSW Government Natural Disaster declaration funding relating to 2022/2023 flood grant expenditure
	Rates and General Revenue	596	Financial Assistance Grant 2023/2024
<i>Grants and contributions - capital</i>			
	Fire and Emergency Services	277	Grant - NSW Rural Fire Service Aviation Centre of Excellence
	Open Space	215	Additional Section 7.11 Open Space Contributions
	Water for the Future	(1,173)	Drought Groundwater Infrastructure Project
	Recreation and Sporting	212	Stronger Country Community Funding Round 5 - Project brought forward to 2024
	Recreation and Sporting	169	Stronger Country Community Funding Round 4 - Final milestone payment
	Open Space	125	LCRI3 -Tracker Riley & Riverside Signage
	Roads Network	400	LRCI 3 - Benolong Bridge
	Roads Network	(309)	LRCI4 Tamworth St Roundabout (Darling St
	Roads Network	3,110	LRCI 4 - Wheelers Lane (Rail to Myall)
	Roads Network	183	Grant - Websdale Drive Footpath
	Roads Network	(210)	Church/Darling to Sheraton Rd
	Roads Network	(168)	Hindmarsh Esp to Keswick Pwy
	Roads Network	(126)	Bourke St
	Roads Network	(201)	Page/Volta Roundabout to Wheelers
	Roads Network	(2,800)	Projected Grant Funding
	Roads Network	238	RNSW2036 - Boothenba Rd Upgrade
	Roads Network	235	SRP - Burrendong Way
	Roads Network	(290)	Fixing Country Bridges - Benolong
	Roads Network	734	LRCI 3 - Eulalie Lane Stg 1
	Roads Network	(914)	FCB - Burrendong Bridge No 1
	Roads Network	(519)	FCB - Molong St Stuart Town
	Roads Network	(1,146)	FLR4 Ballimore Rd (Wongajong-Westella)
	Dubbo Regional Livestock Markets	525	Grant - State and Regional Development Funding for Sheep & Goat EID Tagging
<i>Net gain from disposal of assets</i>			
	Property and Land Development	(1,829)	Keswick S5R2 (\$7.083M) sale income to be received next year, RSL Development decision to rescind land swap (\$825K), Keswick S5R3 and S6R1 development costs delayed until 2025 & 2026 (\$6.047M)

<u>Expenditure</u>		
Employee benefits and on-costs		
Aquatic Leisure Centres	(1,146)	Removal of expenditure following management contract commencing.
Wiradjuri Tourism Centre	(106)	Wiradjuri Tourism Centre operational expenses removed due to project delays
Dubbo Regional Livestock Markets	(216)	Savings in employee benefits due to vacant positions captured.
Employment Overheads	(345)	Reduction in workers compensation premium
People Culture and Safety	121	Additional salaries and overheads for WHS Officer funded by Water and Sewer functions
Wellington Caves Complex	130	Additional salaries and overheads offset by additional income
 <i>Materials and services</i>		
Aquatic Leisure Centres	962	Removal of expenditure following management contract commencing.
Dubbo Regional Airport	193	Security Screening contract expense partially offset by grant income and recoupment from airlines
Dubbo Regional Airport	150	Additional PFAS investigation expenses
Dubbo Regional Livestock Markets	216	Additional costs relating from service review
Environment and Health	105	Regional Contaminated Lands Project carried over project
Open Space	158	Tree planting - carried over project
Open Space	105	Bell River Stabilisation grant funded project
People Culture and Safety	111	Work Health and Safety carried over projects
Rates and General Revenue	119	Financial Sustainability Review
Recreation and Sporting	100	NSW Jnr Touch State Cup
Regional Theatre and Convention Centre	600	Hirer Promoters - Ticket Recoup offset by event income
Strategic Strategy Partnerships and Engagement	5,000	Senegeti Project fully grant funded project
Waste Management - Other	101	Waste Management Strategy carried over project
Water Supply	236	Increase in water treatment maintenance and operations
Wiradjuri Tourism Centre	(143)	Wiradjuri Tourism Centre operational expenses removed due to project delays
Various functions	1,623	Various minor fluctuations in materials and services across multiple functions
 <i>Depreciation and amortisation</i>		
Various functions	5,358	Depreciation adjustment to reflect indexation of all asset classes
 <i>Other expenses</i>		
Aquatic Leisure Centres	(280)	Removal of expenditure following management contract commencing.

Note:

These are the material variance, defined as greater than \$100,000 or 10% of the total budget Council has the opportunity to review and approve variances to the original budget for the year in the QBRs. Any changes to the budget must be approved by Council and Councillors need to be aware by resolving to accept this QBRs they are approving the proposed changes.

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

5. Cash & investments budget review statement

Cash & investments - Council Consolidated

(\$000's)	Projected year end result
Externally restricted ⁽¹⁾	
General Fund	37,250
Water Fund	68,070
Sewer Fund	78,158
Total externally restricted	<u>183,478</u>
<small>(1) Funds that must be spent for a specific purpose</small>	
Internally restricted ⁽²⁾	
General Fund	94,593
Total internally restricted	<u>94,593</u>
<small>(2) Funds that Council has earmarked for a specific purpose</small>	
Unrestricted (ie. available after the above Restrictions)	5,000
Total Cash & investments	<u><u>283,071</u></u>

Investments

Investments have been invested in accordance with Council's Investment Policy.

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals \$283,070,842

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of the 30 September 2023 bank reconciliation is 03/10/23

Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 30 September 2023

6. Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 30 September 2023

NSW local government industry key performance indicators (OLG):

General Fund

1. Operating performance

$\frac{\text{Operating revenue (excl. capital)} - \text{operating expenses}}{\text{Operating revenue (excl. capital grants \& contributions)}}$

Benchmark

> 0.00%

This ratio measures Council's achievement of containing operating expenditure within operating revenue.



2. Own source operating revenue

$\frac{\text{Operating revenue (excl. ALL grants \& contributions)}}{\text{Total Operating revenue (incl. capital grants \& cont)}}$

> 60.00%

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.



Sewer Fund

1. Operating performance

$\frac{\text{Operating revenue (excl. capital)} - \text{operating expenses}}{\text{Operating revenue (excl. capital grants \& contributions)}}$

Benchmark

> 0.00%

This ratio measures Council's achievement of containing operating expenditure within operating revenue.



2. Own source operating revenue

$\frac{\text{Operating revenue (excl. ALL grants \& contributions)}}{\text{Total Operating revenue (incl. capital grants \& cont)}}$

> 60.00%

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.



Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 30 September 2023

6. Key performance indicators budget review statement - Industry KPI's (OLG)

Budget review for the quarter ended 30 September 2023

Water Fund

1. Operating performance

$$\frac{\text{Operating revenue (excl. capital)} - \text{operating expenses}}{\text{Operating revenue (excl. capital grants \& contributions)}}$$

Benchmark

> 0.00%

This ratio measures Council's achievement of containing operating expenditure within operating revenue.



2. Own source operating revenue

$$\frac{\text{Operating revenue (excl. ALL grants \& contributions)}}{\text{Total Operating revenue (incl. capital grants \& cont)}}$$

> 60.00%

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.



Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
Capital				
Expenditure				
Community Culture and Places				
Aquatic Leisure Centres				
Aquatic Leisure Centre - Asset Renewals - Maintenance				
01.09470 - Asset Renewal - Other Structures				
7284 - Pool Blankets Pulley	10,000	0	10,000	0
7318 - DALC Shade Structure Renewal	30,000	0	30,000	0
7323 - DALC Pool Structures & Waterslides	60,000	0	60,000	0
7330 - WALC - Dosing System/Upgrade Controllers	18,000	0	18,000	0
7332 - Replacement Robotic Pool Vacuums	70,000	0	70,000	0
01.09470 - Asset Renewal - Other Structures Total	188,000	0	188,000	0
Aquatic Leisure Centre - Asset Renewals - Maintenance Total	188,000	0	188,000	0
Aquatic Leisure Centres Total	188,000	0	188,000	0
Cemeteries				
Cemeteries - Acquisition of Assets				
01.09403 - Cemetery - Land Improvements				
7180 - New Concrete Beams	0	29,686	29,686	10,406
01.09403 - Cemetery - Land Improvements Total	0	29,686	29,686	10,406
Cemeteries - Acquisition of Assets Total	0	29,686	29,686	10,406
Cemeteries Total	0	29,686	29,686	10,406
Community Services				
Community Services - Acquisition of Assets				
01.09418 - Recreation Services - Other Structures				
7210 - South Dubbo Scout Hall Fence	16,324	-16,324	0	0
01.09418 - Recreation Services - Other Structures Total	16,324	-16,324	0	0
Community Services - Acquisition of Assets Total	16,324	-16,324	0	0
Community Services - Asset Renewals - Maintenance				
01.09415 - Community Services - Buildings (Renewals)				
7247 - Stuart Town Railway Hotel/Post Office	0	9,000	9,000	100
7249 - Wellington Child Care Centre - Roof	0	130,000	130,000	0
01.09415 - Community Services - Buildings (Renewals) Total	0	139,000	139,000	100
01.09507 - Community Services - Other Assets				
7302 - CCTV Purchase & Installation	25,000	0	25,000	0
01.09507 - Community Services - Other Assets Total	25,000	0	25,000	0
Community Services - Asset Renewals - Maintenance Total	25,000	139,000	164,000	100
Community Services Total	41,324	122,676	164,000	100
Library Services				
Library Services - Asset Renewal - Maintenance				
01.09442 - Library - Buildings Renewal				
7245 - Building Improvements	30,000	25,000	55,000	0
7272 - External Customer Return Chute Upgrade	0	25,870	25,870	19,850
01.09442 - Library - Buildings Renewal Total	30,000	50,870	80,870	19,850
Library Services - Asset Renewal - Maintenance Total	30,000	50,870	80,870	19,850
Library Services Total	30,000	50,870	80,870	19,850
Old Dubbo Gaol				
Old Dubbo Gaol - Acquisition of Assets				
01.09456 - Infrastructure				
5802 - Paving & Underground Infrastructure	0	-3,400	-3,400	-3,400
01.09456 - Infrastructure Total	0	-3,400	-3,400	-3,400
01.09458 - Assets Purchased - Other Assets				
6504 - Storage & Shelving	0	0	0	220
6519 - Solar Panel Male Cell Block	70,000	-70,000	0	0
6522 - Stone Works Front Gates	50,000	-25,000	25,000	0
6525 - G - CCC00125 - Digital Upgrade	204,291	-72,140	132,151	0

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	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
01.09458 - Assets Purchased - Other Assets Total	324,291	-167,140	157,151	220
Old Dubbo Gaol - Acquisition of Assets Total	324,291	-170,540	153,751	-3,180
Old Dubbo Gaol Total	324,291	-170,540	153,751	-3,180
Open Space				
Open Space - Acquisition of Assets				
01.09555 - Horticultural Services - Other Structures				
7518 - Wellington Osawano Japanese Garden	0	0	0	9,082
9465 - Dubbo CBD Macquarie River Shaded Pathway	2,510,273	576,340	3,086,613	133,177
9552 - Triathlon Stairs	0	26,000	26,000	0
01.09555 - Horticultural Services - Other Structures Total	2,510,273	602,340	3,112,613	142,259
01.09556 - Landcare Services - Land Improvement				
7408 - Tracker Riley & Riverside Signage	0	0	0	16,815
7410 - G - SWF - Tracker Riley Cycle Way	0	80,089	80,089	16,807
7411 - G - SWF - Tracker Riley Fencing	0	30,000	30,000	0
7415 - Regand Park North Dog Leash Free Area	0	47,000	47,000	0
7417 - Wellington Leash Free Area	0	47,000	47,000	0
01.09556 - Landcare Services - Land Improvement Total	0	204,089	204,089	33,622
Open Space - Acquisition of Assets Total	2,510,273	806,429	3,316,702	175,881
Open Space - Asset Renewals - Maintenance				
01.09563 - Horticultural Service- Other Structures (Renewals)				
7400 - Cameron Park - Lighting	250,000	-65,000	185,000	0
7401 - Victoria Park - Queens Monument	30,000	0	30,000	0
7454 - Sir Roden Cutler Irrigation	20,000	0	20,000	0
7497 - Elston Park Lights	80,000	0	80,000	0
7555 - Wambool Park Playground	50,000	0	50,000	0
7556 - Wellington Japanese Gardens Irrigation	20,000	0	20,000	0
7560 - LCRI3 - Tracker Riley & Riverside Signage	229,777	12,889	242,666	0
01.09563 - Horticultural Service- Other Structures (Renewals) Total	679,777	-52,111	627,666	0
01.09566 - Horticultural Services - Amenities (Renewals)				
7494 - Victoria Park Amenities	403,486	-305,000	98,486	0
7514 - Lions Park West - Amenities	300,000	63,880	363,880	358,106
01.09566 - Horticultural Services - Amenities (Renewals) Total	703,486	-241,120	462,366	358,106
Open Space - Asset Renewals - Maintenance Total	1,383,263	-293,231	1,090,032	358,106
Open Space Total	3,893,536	513,198	4,406,734	533,987
Rainbow Cottage				
Rainbow Cottage - Asset Renewals - Maintenance				
01.09518 - Rainbow - Other Structures				
7306 - Rainbow - Playground Landscaping	10,000	0	10,000	0
01.09518 - Rainbow - Other Structures Total	10,000	0	10,000	0
Rainbow Cottage - Asset Renewals - Maintenance Total	10,000	0	10,000	0
Rainbow Cottage Total	10,000	0	10,000	0
Recreation and Sporting				
Sporting Facilities - Asset Renewals - Maintenance				
01.09600 - Sporting Fac. -Other Structures (Renewals)				
7907 - John McGrath - Irrigation	100,000	0	100,000	9,340
7919 - Barden Park Track	0	1,200,000	1,200,000	8,300
7923 - John McGrath Sports Lighting	0	238,619	238,619	71,409
7924 - Nita McGrath Netball Courts (SCCF)	0	57,295	57,295	0
7928 - Barden Park & Katrina Gibbs&SD Oval Lights	75,000	0	75,000	3,080
7930 - Vic Park No.1 & Vic Park Road Reseal	250,000	0	250,000	0
7932 - G - SWF - Pioneer Park Pathway & Footpath	661,500	102,391	763,891	6,136
7933 - G - OOS - PioneerOval Sporting Renewal	0	177,117	177,117	0
01.09600 - Sporting Fac. -Other Structures (Renewals) Total	1,086,500	1,775,422	2,861,922	98,265
Sporting Facilities - Asset Renewals - Maintenance Total	1,086,500	1,775,422	2,861,922	98,265
Recreation and Sporting Total	1,086,500	1,775,422	2,861,922	98,265
Regional Experiences				
Regional Experiences - Acquisition of Assets				
01.09048 - Regional Experiences - Acquisition of Assets				
1002 - Western Plains Digitisation Hub	0	47,154	47,154	473

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
01.09048 - Regional Experiences - Acquisition of Assets Total	0	47,154	47,154	473
Regional Experiences - Acquisition of Assets Total	0	47,154	47,154	473
Regional Experiences Total	0	47,154	47,154	473
Regional Theatre and Convention Centre				
Regional Theatre Convention Ctr-Acquisition Assets				
01.09551 - DRTCC - Furniture & Fittings				
9018 - LED House Lights	0	0	0	8
01.09551 - DRTCC - Furniture & Fittings Total	0	0	0	8
Regional Theatre Convention Ctr-Acquisition Assets Total	0	0	0	8
Regional Theatre Convntn-Asset Renewals-Mainten				
01.09578 - DRTCC - Furniture & Fittings				
7304 - Air Conditioners	65,000	15,000	80,000	0
7308 - DRTCC - Stage Lighting to LED Luminaires	0	0	0	1,395
01.09578 - DRTCC - Furniture & Fittings Total	65,000	15,000	80,000	1,395
01.09582 - Wellington Civic Centre - Buildings				
7000 - Wellington Civic Centre	11,000	-11,000	0	0
7009 - Grease Trap and Basket Wastes	35,000	-15,000	20,000	0
01.09582 - Wellington Civic Centre - Buildings Total	46,000	-26,000	20,000	0
Regional Theatre Convntn-Asset Renewals-Mainten Total	111,000	-11,000	100,000	1,395
Regional Theatre and Convention Centre Total	111,000	-11,000	100,000	1,403
Showgrounds				
Showgrounds - Acquisition of Assets				
01.09291 - Showground - Water Infrastructure				
7200 - Bore	0	160,000	160,000	1,836
01.09291 - Showground - Water Infrastructure Total	0	160,000	160,000	1,836
01.09292 - Showground -Buildings				
7119 - Grant - Pavillion Piazza	0	61,707	61,707	0
01.09292 - Showground -Buildings Total	0	61,707	61,707	0
01.09297 - Showground - Other Assets				
7206 - Lighting Upgrade - Stage 3A	0	50,000	50,000	45,626
01.09297 - Showground - Other Assets Total	0	50,000	50,000	45,626
Showgrounds - Acquisition of Assets Total	0	271,707	271,707	47,462
Showgrounds - Asset Renewals - Maintenance				
01.09295 - Showground - Buildings				
7132 - Dubbo Cattle Pavilion Upgrade	250,000	-250,000	0	0
01.09295 - Showground - Buildings Total	250,000	-250,000	0	0
Showgrounds - Asset Renewals - Maintenance Total	250,000	-250,000	0	0
Showgrounds Total	250,000	21,707	271,707	47,462
Wellington Caves Complex				
Wellington Caves Complex - Acquisition of Assets				
01.08153 - Caravan Park - Furniture & Fittings				
5100 - Cabin Furniture & Fittings	10,000	0	10,000	0
01.08153 - Caravan Park - Furniture & Fittings Total	10,000	0	10,000	0
01.08171 - Wellington Caves - Furniture & Fittings				
7054 - Conference Room Furniture	10,000	0	10,000	2,368
01.08171 - Wellington Caves - Furniture & Fittings Total	10,000	0	10,000	2,368
01.08172 - Wellington Caves - Other Structures				
7049 - Bring Back the Bats - Restoration Projec	0	0	0	2,813
01.08172 - Wellington Caves - Other Structures Total	0	0	0	2,813
Wellington Caves Complex - Acquisition of Assets Total	20,000	0	20,000	5,181
Wellington Caves Complex - Asset Renewals - Maint.				
01.08200 - Land & Buildings				
7109 - Thunder Caves Stairs	0	85,000	85,000	31,045
7110 - Gaden Caves Hand Rails	0	40,000	40,000	0
7112 - Garage Removal and Landscaping	0	19,963	19,963	0

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	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
7114 - Maintenance Compound Fence	15,000	0	15,000	0
7119 - Solar Panels VEC	100,000	-100,000	0	0
7120 - Bathroom Motels - Tile Replacement	25,000	0	25,000	0
7121 - Motel Rooms Hot Water Systems	20,000	20,000	40,000	0
7124 - Motel Room Door Replacements	15,000	-15,000	0	0
7125 - Motel Room Deck Refurbishments	35,000	0	35,000	0
7126 - Motel Rooms Swipe Card Access System	25,000	-10,000	15,000	0
01.08200 - Land & Buildings Total	235,000	39,963	274,963	31,045
01.08202 - Plant and Equipment				
7049 - Carbon Dioxide Monitors Fixed	10,000	10,000	20,000	0
01.08202 - Plant and Equipment Total	10,000	10,000	20,000	0
01.08203 - Infrastructure - Road & Bridge & Footpath				
7002 - Access Road	25,000	-25,000	0	453
7050 - Paving Motel Rooms	40,000	-40,000	0	0
01.08203 - Infrastructure - Road & Bridge & Footpath Total	65,000	-65,000	0	453
Wellington Caves Complex - Asset Renewals - Maint. Total	310,000	-15,037	294,963	31,498
Wellington Caves Complex Total	330,000	-15,037	314,963	36,679
Western Plains Cultural Centre				
Cultural Centre - Acquisition of Assets				
01.09541 - WPCC - Furniture & Fittings				
7123 - Corporate Office Space	10,000	-10,000	0	0
01.09541 - WPCC - Furniture & Fittings Total	10,000	-10,000	0	0
01.09542 - WPCC - Plant & Equipment				
7461 - Digital Projectors - Gallery	40,000	-40,000	0	0
01.09542 - WPCC - Plant & Equipment Total	40,000	-40,000	0	0
01.09545 - Cultural Facilities - Buildings				
7415 - BMS System	25,000	-25,000	0	0
7417 - Museum - P & P & P exhibition upgrade	200,000	-170,000	30,000	0
01.09545 - Cultural Facilities - Buildings Total	225,000	-195,000	30,000	0
Cultural Centre - Acquisition of Assets Total	275,000	-245,000	30,000	0
Cultural Centre - Asset Renewals - Maintenance				
01.09533 - WPCC - Furniture & Fittings				
7307 - Fan Coil Unit	50,000	-50,000	0	0
7312 - Humidifier	30,000	0	30,000	0
01.09533 - WPCC - Furniture & Fittings Total	80,000	-50,000	30,000	0
01.09544 - Ex Dubbo High School - Buildings				
7381 - Replacement Gutter & Downpipe	20,000	-20,000	0	0
01.09544 - Ex Dubbo High School - Buildings Total	20,000	-20,000	0	0
Cultural Centre - Asset Renewals - Maintenance Total	100,000	-70,000	30,000	0
Western Plains Cultural Centre Total	375,000	-315,000	60,000	0
Community Culture and Places Total	6,639,651	2,049,136	8,688,787	745,445
Development and Environment				
Compliance				
Compliance - Acquisition of Assets				
01.09365 - Compliance - Other Structures				
7001 - Animal Shelter	1,500,000	-65,393	1,434,607	62,685
01.09365 - Compliance - Other Structures Total	1,500,000	-65,393	1,434,607	62,685
01.09370 - Compliance - Plant and Equipment				
7000 - Minor Plant and Equipment	47,000	-47,000	0	0
01.09370 - Compliance - Plant and Equipment Total	47,000	-47,000	0	0
Compliance - Acquisition of Assets Total	1,547,000	-112,393	1,434,607	62,685
Compliance Total	1,547,000	-112,393	1,434,607	62,685
Waste Management - Domestic				
Domestic Waste - Acquisition of Assets				
01.09103 - DWM - Plant & Equipment Purchases				
6727 - Truck (712)	0	464,283	464,283	0

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	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
6733 - Utility (122)	48,000	-4,187	43,813	43,813
6738 - Truck (711)	0	464,283	464,283	0
6742 - Garbage Truck (2715)	0	464,283	464,283	0
6744 - Manager Resource Recovery & Effic (092)	39,461	-39,461	0	0
6746 - Utility (091)	44,000	-44,000	0	0
01.09103 - DWM - Plant & Equipment Purchases Total	131,461	1,305,201	1,436,662	43,813
Domestic Waste - Acquisition of Assets Total	131,461	1,305,201	1,436,662	43,813
Waste Management - Domestic Total	131,461	1,305,201	1,436,662	43,813
Waste Management - Other				
Other Waste - Acquisition of Assets				
01.08113 - Other Assets				
6506 - Minor Other Assets	15,000	0	15,000	0
01.08113 - Other Assets Total	15,000	0	15,000	0
01.09114 - Other Waste - Plant & Equipment				
6756 - Box Trailer	5,000	0	5,000	0
6759 - Landfill Compactor (719)	1,100,000	0	1,100,000	0
6814 - Front End Loader (2718)	360,000	0	360,000	0
01.09114 - Other Waste - Plant & Equipment Total	1,465,000	0	1,465,000	0
01.09120 - Other Waste - Land Improvements				
6784 - Landfill Rehabilitation - Wellington Tip	100,000	122,982	222,982	122,982
01.09120 - Other Waste - Land Improvements Total	100,000	122,982	222,982	122,982
Other Waste - Acquisition of Assets Total	1,580,000	122,982	1,702,982	122,982
Waste Management - Other Total	1,580,000	122,982	1,702,982	122,982
Development and Environment Total	3,258,461	1,315,790	4,574,251	229,480
Infrastructure				
BILT				
BILT - Expenditure on Grants				
01.09372 - Destination Dubbo				
1000 - Old Dubbo Gaol Plaza	585,568	0	585,568	660
1002 - Macquarie Foreshore - Event Precinct	0	0	0	726
01.09372 - Destination Dubbo Total	585,568	0	585,568	1,386
BILT - Expenditure on Grants Total	585,568	0	585,568	1,386
BILT Total	585,568	0	585,568	1,386
Depot Services				
Depot Services - Acquisition of Assets				
01.09696 - Depot - Other Structures				
7960 - Hawthorn Street Depot Main Switch Board	0	80,277	80,277	0
7961 - Amaro Drive Depot CCTV Install	0	28,890	28,890	0
7964 - Gates and Fencing	0	5,017	5,017	0
8000 - Amaro Dr Depot Wash Bay Compliance	50,000	1,624	51,624	0
01.09696 - Depot - Other Structures Total	50,000	115,808	165,808	0
01.09697 - Depot - Buildings				
7849 - Hawthorn St Depot Inf Office Block	410,000	525,695	935,695	42,634
7854 - Hawthorn St Depot Materials Storage Bays	0	49,781	49,781	8,136
8088 - Maughan St Depot Amenities	60,000	-60,000	0	0
01.09697 - Depot - Buildings Total	470,000	515,476	985,476	50,770
Depot Services - Acquisition of Assets Total	520,000	631,284	1,151,284	50,770
Depot Services Total	520,000	631,284	1,151,284	50,770
Fleet Services				
Fleet - Acquisition of Assets				
01.09617 - Assets Purchased - Equipment				
7611 - Workshop Equipment	30,000	0	30,000	0
01.09617 - Assets Purchased - Equipment Total	30,000	0	30,000	0
01.09619 - Assets Purchased - Minor Plant (\$50000 to \$149999) Total	821,500	-180,715	640,785	0
01.09621 - Assets Purchased - Major Plant (>\$150 & 000) Total	3,680,000	-1,390,790	2,289,210	365,570
01.09623 - Assets Purchased - Light Vehicles Total	1,727,349	416,007	2,143,356	367,278

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
01.09625 - Assets Purchased - Small Plant (\$10000 to \$49999) Total	218,629	109,733	328,362	82,412
Fleet - Acquisition of Assets Total	6,477,478	-1,045,765	5,431,713	815,260
Fleet Services Total	6,477,478	-1,045,765	5,431,713	815,260
Roads Network				
Footpaths & Cycleways - Acquisition of Assets				
01.09006 - Paved Footpaths - Construction				
6600 - Macquarie St	0	29,301	29,301	0
6607 - Orana Heights School to Jubilee Oval	0	2,397	2,397	2,397
6609 - Websdale Drive Footpath	0	183,658	183,658	131,443
6610 - Orana Mall to Homemaker Centre Footpath	0	15,696	15,696	10,472
6614 - Volta Avenue (Hindmarsh Esp to Page Ave)	168,525	-168,525	0	0
6615 - Bourke Street (37 Bourke St to River St)	126,000	-126,000	0	0
6616 - Page Avenue (Volta Ave to Wheelers Lane)	201,125	-201,125	0	0
6618 - Sheraton Road	1,121,325	-1,041,325	80,000	24,564
01.09006 - Paved Footpaths - Construction Total	1,616,975	-1,305,923	311,052	168,876
01.09008 - Cycleways Construction				
6555 - Mitchell Hwy (Capstan Dr to Sheraton Rd)	210,000	-210,000	0	0
6556 - Cobborah Road (68 to 78 Cobborah Road)	73,500	-73,500	0	0
6557 - Fitzroy St (Buljje to Cobra)	91,875	-91,875	0	0
01.09008 - Cycleways Construction Total	375,375	-375,375	0	0
Footpaths & Cycleways - Acquisition of Assets Total	1,992,350	-1,681,298	311,052	168,876
Rural Roads - Acquisition of Assets				
01.09070 - Infrastructure Delivery Capital Appropriation Total	0	0	0	0
01.09076 - Roads To Recovery Program				
6680 - Planned Roads to Recovery Program	230,498	0	230,498	0
01.09076 - Roads To Recovery Program Total	230,498	0	230,498	0
01.09079 - Land Acquisition				
6702 - Coolbaggie Forest Road	0	7,000	7,000	0
6703 - Sunnyside Road	0	30,000	30,000	4,294
6706 - Southern Distributor Land Acquisition	0	6,830,144	6,830,144	4,677
01.09079 - Land Acquisition Total	0	6,867,144	6,867,144	8,971
01.09082 - Bridge Improvements Program				
6682 - Terrabella Bridge	351,681	-241,911	109,770	100,702
6683 - Burrendong Bridge No 2	421,657	-296,568	125,089	125,089
6685 - Benolong Bridge Replacement	3,934,429	-388,241	3,546,188	957,556
6686 - Burrendong Bridge No 1	1,747,370	-1,647,219	100,151	8,181
6688 - Molong St Stuart Town	1,320,000	-1,220,000	100,000	32,920
6689 - Comobella Bridge - Saxa Road	182,127	20,058	202,185	0
01.09082 - Bridge Improvements Program Total	7,957,264	-3,773,881	4,183,383	1,224,448
Rural Roads - Acquisition of Assets Total	8,187,762	3,093,263	11,281,025	1,233,419
Rural Roads - Asset Renewals - Asset Maintenance				
01.09072 - Rural Road-Major Construction & Reconstruction				
5002 - RLRRP - Benolong Rd Heavy Patching	0	577,585	577,585	9,640
5003 - RLRRP - Burrendong Way Heavy Patching	1,000,000	-226,338	773,662	559,465
5004 - RLRRP - Collie Road Heavy Patching	31,000	-7,440	23,560	0
5016 - RLRRP - Dripstone Rd Heavy Patching	325,539	-142,127	183,412	0
5018 - RLRRP - Obley Rd Heavy Patching	195,304	-94,851	100,453	4,599
5020 - RLRRP - Mogriguy Rd Heavy Patching	47,000	-11,250	35,750	0
5021 - RLRRP - Renshaw-McGirr Way Heavy Patching	720,000	-171,468	548,532	0
5022 - RLRRP - Saxa Rd Heavy Patching	661,236	327,648	988,884	161,140
6658 - Regional Roads Upgrading Program	900,000	-900,000	0	0
6783 - Bootherba/Livestock Market Intersection	0	238,732	238,732	149,209
6785 - SRP - Burrendong Way	5,307,485	235,475	5,542,960	142,484
6804 - Benolong Rd Stage 3	0	30,000	30,000	0
6809 - Bootherba/Old Mendooran Intersection	0	25,087	25,087	12,270
6819 - FLR3 Ballimore Rd (Wingajong-Wongajong Rd)	0	1,037	1,037	1,037
6820 - FLR4 Ballimore Rd (Wongajong-Westella)	1,791,179	-1,691,179	100,000	2,164
6823 - LRCl 3 - Eulalie Lane Stg 1	0	1,393,399	1,393,399	25,316

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	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
6828 - Eulalie Lane Stage 3	0	7,859	7,859	7,859
6835 - Nulla Road	120,000	0	120,000	0
6841 - Benolong Road Stage 2	0	30,000	30,000	0
6844 - TfNSW 22/23 - Stuart Town Rehab	0	237,912	237,912	350,273
6850 - River St West Collector Rd (Stage 1)	1,000,000	-251,747	748,253	305,582
6851 - FCR - Saxa Rd (Maryvale Rd - Bakers Ln)	0	100,000	100,000	0
6867 - TfNSW 23/24 - Saxa Rd Sth of Campbells	0	450,000	450,000	0
01.09072 - Rural Road-Major Construction & Reconstruction Total	12,098,743	158,334	12,257,077	1,731,038
01.09073 - Rural Road- Construction & Reconstruction Backlog				
6713 - Rural Road Backlog Construction	630,000	-52,000	578,000	0
01.09073 - Rural Road- Construction & Reconstruction Backlog Total	630,000	-52,000	578,000	0
01.09077 - Rural Roads - Renewals				
6689 - VPA - Gillinghall Road Resheeting	0	110,000	110,000	32,474
6691 - Resheet North Terramungamine Rd	0	0	0	31
6695 - Annual Reseal Program	1,075,628	0	1,075,628	691
6697 - Rural Unsealed - Resheeting (West)	280,972	655,602	936,574	519,352
6698 - Rural Unsealed - Resheeting (East Zone)	655,602	-655,602	0	0
01.09077 - Rural Roads - Renewals Total	2,012,202	110,000	2,122,202	552,548
Rural Roads - Asset Renewals - Asset Maintenance Total	14,740,945	216,334	14,957,279	2,283,586
Urban Roads - Acquisition of Assets				
01.09043 - Preconstruction				
6617 - Project Development	207,442	-67,859	139,583	0
01.09043 - Preconstruction Total	207,442	-67,859	139,583	0
01.09053 - Public Transport Infrastructure Program				
6693 - Dubbo Base Hospital Bus Stop	0	0	0	4,317
6694 - 21-23 CPTIGS - 17 signs at bus stops	0	20,000	20,000	0
01.09053 - Public Transport Infrastructure Program Total	0	20,000	20,000	4,317
Urban Roads - Acquisition of Assets Total	207,442	-47,859	159,583	4,317
Urban Roads - Asset Renewals - Asset Maintenance				
01.09041 - Urban Road Construction & Reconstruct				
6628 - Sheraton Road Rehabilitation	0	143,352	143,352	27,801
6670 - Tamworth St Roundabout (Darling St)	434,000	-434,000	0	0
6709 - Wheelers Lane (Rail to Myall)	2,800,000	310,000	3,110,000	69,499
6710 - Tamworth St (Fitzroy St to Sterling St)	1,796,000	149,596	1,945,596	136,862
6711 - Gisbourne St (Lee to Thornton St)	274,996	0	274,996	0
6714 - Percy St - Warne to Swift	0	42,356	42,356	0
6718 - Samuel St Seg 010 (Curtis to Thornton St)	61,000	-61,000	0	0
6719 - Jean St Seg 020 (Thornton to Pierce)	59,000	-59,000	0	0
6722 - LRCI 3 Wheelers Ln (Birch to Rail X)	1,914,355	-192,425	1,721,930	507,894
6730 - Blueridge Link Road	0	0	0	85,790
6731 - Glasson St (Simpson to Thornton St)	68,000	0	68,000	0
6738 - Oxley Ave (Bushrangers Ck to End)	96,000	0	96,000	0
6739 - Barton St (Charles to Samuel St)	11,200	-11,200	0	0
6740 - Parkes St (Zouch to Charles St)	0	131,200	131,200	0
01.09041 - Urban Road Construction & Reconstruct Total	7,514,551	18,879	7,533,430	826,846
01.09044 - Urban Roads - Renewals				
6730 - Annual Reseal Program	683,715	0	683,715	793
6731 - Heavy Patching Program	1,216,160	0	1,216,160	31,673
01.09044 - Urban Roads - Renewals Total	1,899,875	0	1,899,875	32,466
Urban Roads - Asset Renewals - Asset Maintenance Total	9,414,426	18,879	9,433,305	859,312
Roads Network Total	34,542,925	1,599,319	36,142,244	4,549,510
Sewerage Services				
Sewerage Services - Acquisition of Assets				
03.08051 - Pumps & Equipment				
5040 - Dubbo Sewerage Treatment Plant	0	29,130	29,130	0
5144 - Montefiores Sewer Pump Station	0	11,109	11,109	11,109
03.08051 - Pumps & Equipment Total	0	40,239	40,239	11,109
03.08053 - Plant & Equipment Purchases				

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
5190 - Utility (141)	46,000	0	46,000	0
5192 - Utility (142)	43,300	0	43,300	0
5248 - Hilux Dual Cab (064)	42,000	0	42,000	0
5252 - Nissan Dual Cab (2143)	54,000	0	54,000	0
03.08053 - Plant & Equipment Purchases Total	185,300	0	185,300	0
03.08056 - New House Services				
5101 - Fletcher Sub Division pressure sewer	0	0	0	4,893
03.08056 - New House Services Total	0	0	0	4,893
03.08071 - Augmentation				
5002 - Augmentation Program	150,000	0	150,000	0
5989 - Upgrade Sewer R (incl all component) (C)	0	17,620	17,620	0
5995 - Keswick Upgrade RM & Pipeline (C)	260,000	0	260,000	0
6018 - Margaret Cres - Sewer Cross Connections	500,000	0	500,000	0
6056 - Low Pressure System in East St	0	20,000	20,000	0
6060 - Troy Gully SPS - Upgrade Switch Board	2,406,779	190,487	2,597,266	390,139
6065 - Well STP Reline Lagoon-Bypass Capacity	300,000	0	300,000	0
6105 - Wellington STP Aerator Upgrade	400,000	0	400,000	0
6204 - DSTP - Bio Solids Handling	1,150,000	-1,150,000	0	0
6212 - Huckle Street Pressure Sewer	0	94,171	94,171	121,199
6217 - D16-55 Moffatt Estate Stg 3 Pressure Sew	0	0	0	2,500
6219 - Henty Drive Extension	0	70,000	70,000	29,584
03.08071 - Augmentation Total	5,166,779	-757,722	4,409,057	543,422
03.08073 - Asset Replacement/Refurbishment >\$10K				
6533 - Dubbo STP Switchboard	1,800,000	0	1,800,000	0
6617 - Mech/Elect Renewals	200,000	-600	199,400	0
6621 - Arthur St SPS Electric Switchboard	0	600	600	600
03.08073 - Asset Replacement/Refurbishment >\$10K Total	2,000,000	0	2,000,000	600
Sewerage Services - Acquisition of Assets Total	7,352,079	-717,483	6,634,596	560,024
Sewerage Services - Asset Renewals - Asset Mainten				
03.08077 - Main Rehabilitation				
5653 - Mains Rehabilitation	1,600,000	100,000	1,700,000	284,581
5662 - Manhole Rectification Program	100,000	-100,000	0	0
03.08077 - Main Rehabilitation Total	1,700,000	0	1,700,000	284,581
Sewerage Services - Asset Renewals - Asset Mainten Total	1,700,000	0	1,700,000	284,581
Sewerage Services Total	9,052,079	-717,483	8,334,596	844,605
Stormwater				
Stormwater - Acquisition of Assets				
01.09135 - Drainage Extensions				
6835 - Bourke Street - Myall St to River St	100,000	0	100,000	0
6841 - Laughton St Extension	130,000	0	130,000	0
6845 - Taylor/Jubilee St Flooding Rectification	100,171	5,000	105,171	5,322
6849 - Elizabeth St Extension	476,662	0	476,662	15,223
6851 - Macquarie St (Margeret to Fitzroy)	0	48,083	48,083	0
6873 - Macquarie St - (Dianne to Fitzroy St)	33,605	-33,605	0	0
01.09135 - Drainage Extensions Total	840,438	19,478	859,916	20,545
01.09145 - Wongarbon Drainage Scheme				
4629 - 23 Derribong St Drainage	150,000	0	150,000	0
01.09145 - Wongarbon Drainage Scheme Total	150,000	0	150,000	0
Stormwater - Acquisition of Assets Total	990,438	19,478	1,009,916	20,545
Stormwater - Asset Renewals - Asset Maintenance				
01.09127 - Asset Renewals/Maintenance				
6819 - Devils Hole Outfall Reconstruction	1,500,000	-666,187	833,813	493
6836 - Wellington Bridge Outfall Reconstruction	0	6,515	6,515	6,515
6840 - Pipe Relining	914,620	10,000	924,620	0
6883 - Wellington Simpson St Outfall	0	30	30	30
7000 - West Dubbo Main Drain Reconstruction	150,000	0	150,000	0
01.09127 - Asset Renewals/Maintenance Total	2,564,620	-649,642	1,914,978	7,038
01.09144 - Troy Basin				

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
4628 - Troy Gully Floodplain Reconstruction	210,402	-210,402	0	0
01.09144 - Troy Basin Total	210,402	-210,402	0	0
Stormwater - Asset Renewals - Asset Maintenance Total	2,775,022	-860,044	1,914,978	7,038
Stormwater Total	3,765,460	-840,566	2,924,894	27,583
Traffic Management				
Traffic Management - Asset Renewals				
01.09023 - Intersection Improvement Program				
5016 - Black Spot (AGBS) - Thornton St	0	1,546	1,546	1,546
01.09023 - Intersection Improvement Program Total	0	1,546	1,546	1,546
Traffic Management - Asset Renewals Total	0	1,546	1,546	1,546
Traffic Management Total	0	1,546	1,546	1,546
Water for the Future				
Water for the Future - Acquisition of Assets				
02.09701 - Acquisition of Assets				
2000 - Water Security Trade	3,636	0	3,636	0
3000 - Groundwater Infrastructure	342,190	0	342,190	9,804
3001 - Non-Potable Pipeline	113,610	0	113,610	59,316
4500 - Geurie Bore and Pipeline	101,476	0	101,476	1,765
4502 - Wellington Bore and Pipeline	1,907,589	0	1,907,589	15,456
4504 - Northern Borefields	4,729,696	123,713	4,853,409	1,809,424
4620 - PFAS Bore Investigation	13,344	0	13,344	0
02.09701 - Acquisition of Assets Total	7,211,541	123,713	7,335,254	1,895,765
Water for the Future - Acquisition of Assets Total	7,211,541	123,713	7,335,254	1,895,765
Water for the Future Total	7,211,541	123,713	7,335,254	1,895,765
Water Supply				
Water Supply - Acquisition of Assets				
02.08051 - Works Plant - Purchases				
5003 - Sedan (049)	43,000	0	43,000	0
5022 - Utility - Reticulation Supervisor (144)	52,000	0	52,000	0
5037 - Truck (408)	175,000	0	175,000	0
5039 - Truck (468)	0	137,465	137,465	137,465
5060 - Tipping Truck (467)	95,000	0	95,000	0
5095 - Non Destructive Trailer (525)	115,000	0	115,000	0
5099 - Utility (2136)	39,000	0	39,000	0
5103 - Truck (2150)	140,000	0	140,000	0
02.08051 - Works Plant - Purchases Total	659,000	137,465	796,465	137,465
02.08053 - Pumps & Equipment >\$10 & 000				
5195 - JGWTP - Cleanwater Pump	0	36,120	36,120	36,120
02.08053 - Pumps & Equipment >\$10 & 000 Total	0	36,120	36,120	36,120
02.08059 - Land Acquisitions				
5181 - 50R Bunglegumbie Rd (Nevadon)	0	9,211	9,211	11,006
5182 - 724 Neurea Rd - Mumbil Bore	0	10,000	10,000	7,268
02.08059 - Land Acquisitions Total	0	19,211	19,211	18,274
02.08061 - Infrastructure - Roads				
5196 - Bligh St Subsidence Defect Rectification	0	124,114	124,114	31
02.08061 - Infrastructure - Roads Total	0	124,114	124,114	31
02.08065 - Buildings				
5207 - JGWTP - Upgrade to office & lab etc	0	300,000	300,000	0
02.08065 - Buildings Total	0	300,000	300,000	0
02.08069 - Augmentation Works				
4100 - Shed WS Depot Materials Storage	0	30,000	30,000	0
5565 - Wheelers Ln Watermain Ext Stg 2	0	20,000	20,000	7,090
6228 - Boundary Rd Watermain East of Wheelers	0	0	0	-2,877
6501 - Mumbil WTP - Install Water Softener	50,000	0	50,000	0
6502 - Additional UV Treatment (Wellington)	0	24,801	24,801	24,801
6506 - Additional UV Treatment (Geurie)	0	6,377	6,377	0
6521 - Mumbil Rising Water Main-200AC	1,149,239	150,000	1,299,239	0
6524 - Sedimentation Lagoon Wellington	0	500,000	500,000	0

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
6526 - Filter Upgrade JGWTP (C)	700,000	1,060,554	1,760,554	288,971
6530 - Chelmsford St Extension	200,000	0	200,000	0
6535 - Geurie Water Treatment Plant upgrade	184,682	15,318	200,000	0
6537 - Pipeline-R Main Capstan Dr- Buningyong	200,000	0	200,000	0
6543 - Upgrade Fluoride Dosing System	1,300,000	100,000	1,400,000	131,970
6544 - Optimisation Study	160,000	-160,000	0	0
6548 - Henty Drive Extension	0	25,000	25,000	0
6549 - Chrisbrook Terrace Extension	0	40,000	40,000	0
02.08069 - Augmentation Works Total	3,943,921	1,812,050	5,755,971	449,955
02.08071 - Asset Replacement / Refurbishment >\$10 & 000				
5572 - Minor Plant and Equipment	50,000	0	50,000	0
5664 - Clarifier No. 1 Remediation Works	300,000	61,740	361,740	58,902
5674 - JGWTP - Clarifier Replacement	300,000	-150,000	150,000	0
5717 - Bore Asset Renewal	50,000	-50,000	0	0
5719 - Booster Pump Stations	50,000	-50,000	0	0
5720 - Reservoir Asset Renewals	30,000	-30,000	0	0
5766 - SCADA RTU Upgrades	80,000	0	80,000	33,570
6502 - WTP Online Instrument Replacement	80,000	-80,000	0	0
6565 - Filter Upgrade for Wellington/Geurie WTP	0	225,000	225,000	0
6575 - Powder Activated Carbon Unit	0	20,000	20,000	14,212
6591 - Fluoride Unit - Wellington	0	13,277	13,277	13,277
6609 - Dubbo Mech/Elect	100,000	-100,000	0	0
6619 - Wellington WTP Electrical Renewals	50,000	-50,000	0	0
02.08071 - Asset Replacement / Refurbishment >\$10 & 000 Total	1,090,000	-189,983	900,017	119,961
Water Supply - Acquisition of Assets Total	5,692,921	2,238,977	7,931,898	761,806
Water Supply - Asset Renewals - Asset Maintenance				
02.08073 - Mains Replacement				
5783 - Siren Street Main Replacement	0	178,188	178,188	34,010
5792 - Macquarie St - Ronald to Regand Park	350,000	-350,000	0	0
5795 - Tamworth St - Darling - Brisbane Sts	500,000	0	500,000	0
5805 - Macquarie St - Darling to Diane	350,000	-350,000	0	0
5809 - Truman Ave - Arthur to Simpson St	130,000	0	130,000	0
5810 - Gobolion St	20,000	0	20,000	0
6700 - Bultje St Main Replacement	300,000	-300,000	0	0
6727 - Wheelers Lane	0	0	0	-483
6742 - Kennedy St	0	25,000	25,000	0
6753 - Mains replacement	100,000	-100,000	0	0
6757 - Bishop St Main Replacement	450,000	0	450,000	0
6760 - Tamworth St - Fitzroy to Taylor Sts	0	0	0	281
6774 - Quinn St - Bourke to Gipps	363,604	0	363,604	0
6777 - Nancarrow - Mary to Gipps	313,700	0	313,700	4,568
6782 - Mary Street	0	0	0	1,898
02.08073 - Mains Replacement Total	2,877,304	-896,812	1,980,492	40,274
Water Supply - Asset Renewals - Asset Maintenance Total	2,877,304	-896,812	1,980,492	40,274
Water Supply - Operations				
02.00035 - Installation At Cost To Consumer Total	0	0	0	0
Water Supply - Operations Total	0	0	0	0
Water Supply Total	8,570,225	1,342,165	9,912,390	802,080
Infrastructure Total	70,725,276	1,094,213	71,819,489	8,988,505
Organisational Performance				
Building Assets				
Civic Admin. Buildings - Asset Renewals - Maint.				
01.09672 - Capital Renewals - Dubbo CAB				
5021 - BMS System	0	4,397	4,397	0
5029 - Council Chambers Relocation	0	176,580	176,580	171,699
01.09672 - Capital Renewals - Dubbo CAB Total	0	180,977	180,977	171,699
Civic Admin. Buildings - Asset Renewals - Maint. Total	0	180,977	180,977	171,699
Building Assets Total	0	180,977	180,977	171,699
Corporate Governance				
Corporate Governance - Acquisition of Assets				
01.09510 - Executive Services - Office Equipment				

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
7312 - Council Chambers Streaming System	79,120	-59,120	20,000	3,177
01.09510 - Executive Services - Office Equipment Total	79,120	-59,120	20,000	3,177
Corporate Governance - Acquisition of Assets Total	79,120	-59,120	20,000	3,177
Corporate Governance Total	79,120	-59,120	20,000	3,177
Dubbo Regional Airport				
Dubbo Regional Airport - Acquisition of Assets				
01.09206 - Airport - Buildings				
6951 - Replace Air-Conditioning Unit	261,000	-261,000	0	0
01.09206 - Airport - Buildings Total	261,000	-261,000	0	0
Dubbo Regional Airport - Acquisition of Assets Total	261,000	-261,000	0	0
Dubbo Regional Airport - Asset Renewals - Maint.				
01.09208 - Airport - Other Structures				
6943 - General Aviation Area Lighting	0	50,000	50,000	13,168
6947 - Tarmac Security Cameras /Movement Sensors	0	37,810	37,810	0
6951 - CCTV Enhancement	9,000	0	9,000	0
6982 - Shade Sails - Secure Carpark	0	44,860	44,860	44,860
01.09208 - Airport - Other Structures Total	9,000	132,670	141,670	58,028
01.09209 - Airport - Furniture & Fittings				
7000 - Carpet - Terminal Building	50,000	0	50,000	0
01.09209 - Airport - Furniture & Fittings Total	50,000	0	50,000	0
01.09212 - Airport - Infrastructure Pavements				
7000 - RPT - Southern Apron expansion	0	1,206	1,206	1,206
7002 - Northern Apron Expansion	0	10,578	10,578	10,578
7027 - RAP3 - GA Drainage Upgrade	925,000	490,690	1,415,690	5,455
7030 - RAP3 - WARP Apron & Runway Renewal	650,000	42,560	692,560	17,967
01.09212 - Airport - Infrastructure Pavements Total	1,575,000	545,034	2,120,034	35,206
Dubbo Regional Airport - Asset Renewals - Maint. Total	1,634,000	677,704	2,311,704	93,234
Dubbo Regional Airport Total	1,895,000	416,704	2,311,704	93,234
Dubbo Regional Livestock Markets				
Livestock Markets - Acquisition of Assets				
01.09167 - Livestock Markets - Other Structures				
6906 - Augment Water Supply	0	0	0	45
6909 - Cattle Crush	50,000	0	50,000	0
6951 - Cattle Yards Rubber Matting	52,684	0	52,684	0
01.09167 - Livestock Markets - Other Structures Total	102,684	0	102,684	45
01.09170 - Livestock Markets - Plant & Equipment				
6919 - Sheep & Goat EID Tagging	0	785,000	785,000	0
01.09170 - Livestock Markets - Plant & Equipment Total	0	785,000	785,000	0
Livestock Markets - Acquisition of Assets Total	102,684	785,000	887,684	45
Livestock Markets - Asset Renewals - Maintenance				
01.09177 - Livestock Markets - Other Structures				
6895 - Security Cameras	20,000	0	20,000	0
01.09177 - Livestock Markets - Other Structures Total	20,000	0	20,000	0
Livestock Markets - Asset Renewals - Maintenance Total	20,000	0	20,000	0
Dubbo Regional Livestock Markets Total	122,684	785,000	907,684	45
Fire and Emergency Services				
Fire Services - Acquisition of Assets				
01.09164 - Fire Control - Buildings				
6903 - NSW RFS Aviation Centre of Excellence	1,102,588	275,995	1,378,583	723,874
6904 - Bodangora Station	0	25,265	25,265	25,286
6907 - Wuuluman Station	0	20,288	20,288	15,638
01.09164 - Fire Control - Buildings Total	1,102,588	321,548	1,424,136	764,798
Fire Services - Acquisition of Assets Total	1,102,588	321,548	1,424,136	764,798
Fire and Emergency Services Total	1,102,588	321,548	1,424,136	764,798
Property and Land Development				
Property Development - Acquisition of Assets				
01.09234 - Assets Const - Land Development - Stormwater				

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals as at 30 September
7076 - Keswick Stage 5 - Release 2	0	55,345	55,345	0
7080 - Keswick Stage 5 Release 3	1,079,600	-1,079,600	0	0
7082 - Moffat S4 Stormwater	666,000	-666,000	0	0
7085 - RSL Development	230,000	15,000	245,000	0
7086 - Open Space	100,000	-17,602	82,398	0
01.09234 - Assets Const - Land Development - Stormwater Total	2,075,600	-1,692,857	382,743	0
01.09238 - Assets Const - Land Development - Water				
7080 - Keswick Stage 5 Release 3	1,079,600	-1,079,600	0	0
7082 - Moffat S4 Water	666,000	-666,000	0	0
7085 - RSL Subdivision	200,000	125,000	325,000	0
7086 - Open Space	20,000	-20,000	0	0
01.09238 - Assets Const - Land Development - Water Total	1,965,600	-1,640,600	325,000	0
01.09240 - Assets Const - Land Development - Sewer				
7080 - Keswick Stage 5 Release 3	1,079,600	-1,079,600	0	0
7082 - Moffat S4 Sewer	666,000	-666,000	0	0
7085 - RSL Subdivision	654,206	125,000	779,206	0
7086 - Open Space	20,000	-20,000	0	0
01.09240 - Assets Const - Land Development - Sewer Total	2,419,806	-1,640,600	779,206	0
01.09242 - Assets Const - Land Development - Roads				
7095 - Keswick Stage 5 Release 3	1,079,600	-1,079,600	0	2,700
7096 - Moffatt S4	666,000	-666,000	0	0
7099 - Cobra St Crossing	640,000	21,063	661,063	22,681
7100 - RSL Subdivision	271,501	276,931	548,432	269,846
01.09242 - Assets Const - Land Development - Roads Total	2,657,101	-1,447,606	1,209,495	295,227
Property Development - Acquisition of Assets Total	9,118,107	-6,421,663	2,696,444	295,227
Property and Land Development Total	9,118,107	-6,421,663	2,696,444	295,227
Organisational Performance Total	12,317,499	-4,776,554	7,540,945	1,328,180
Strategy Partnerships and Engagement				
Information Services				
Information Services - Acquisition of Assets				
01.09653 - Office Equipment				
7909 - Internal Comms Project - Intranet	0	60,000	60,000	0
7928 - Hardware Purchases - Server	100,000	0	100,000	0
7962 - Upgrade Network at Remote Sites	40,000	46,510	86,510	0
8352 - Hardware Purchases-Storage Area Network	100,000	0	100,000	0
8473 - Unified Communications System (Phone)	350,000	0	350,000	0
01.09653 - Office Equipment Total	590,000	106,510	696,510	0
Information Services - Acquisition of Assets Total	590,000	106,510	696,510	0
Information Services Total	590,000	106,510	696,510	0
Strategy Partnerships and Engagement Total	590,000	106,510	696,510	0
Total	93,530,887	-210,905	93,319,982	11,291,610

Dubbo Regional Council
 Quarterly Budget Review Statement
 for the quarter ended 30 September 2023

7. Contracts budget review statement

Budget review for the quarter ended 30 September 2023
 Part A - Contracts listing - contracts entered into during the quarter

Contractor		Contract value	Commencement date	Budgeted (Y/N)
Toro Australia Group Sales Pty Ltd	VP319429 - Please supply one Toro Proline H800	\$ 60,853	01/07/2023	Y
Tracserv Pty Ltd T/as Tracserv	VP340947 - Please supply one Isuzu NPR55-155	\$ 92,714	01/07/2023	Y
Tracserv Pty Ltd T/as Tracserv	VP340949 - Please supply one Isuzu FVD165-300	\$ 221,394	01/07/2023	Y
Tracserv Pty Ltd T/as Tracserv	VP340948 - Please supply one Isuzu FVD165-300	\$ 221,394	01/07/2023	Y
Rosmech Sales & Service Pty Ltd	VP357261 - (Plant 166) Please supply	\$ 979,167	01/07/2023	Y
Redox Pty Ltd	Supply and delivery of PAC at the Dubbo WTP	\$ 110,352	01/07/2023	Y
Westrac Pty Ltd	Please supply one CW34 Multi Tyred Roller	\$ 254,217	01/07/2023	Y
TW & GK Sanderson t/as Cudgewa Pastoral	Monthly management of Greengrove	\$ 82,170	01/07/2023	Y
Ecoteq Pty Ltd	Please supply one Ecoteq Rival EV 60' Zero Turn	\$ 69,515	01/07/2023	Y
Trimax Mowing System Australia Ltd	VP365024 - Please supply one Pegasus S5 610	\$ 92,938	01/07/2023	Y
Workcontrol Operations Pty Ltd	Traffic Control Various Locations Dubbo	\$ 72,825	03/07/2023	Y
Civil Independence Industries Pty Ltd	Supply and Spread C170 7mm Primer Seal	\$ 169,470	03/07/2023	Y
Leidos Security Detection & Automation	Airport - Annual Gold Saver Maintenance Agreement	\$ 64,205	03/07/2023	Y
Fardell Group Pty Ltd t/as Fardells	Hire of 20T Excavator for Henti Drive	\$ 105,210	04/07/2023	Y
Revenue NSW (Emergency Services Levy)	NSW Rural Fire Service Contribution	\$ 1,836,094	04/07/2023	Y
J R & E G Richards (NSW) Pty Ltd T/as J	Weekly Domestic MGB Collections	\$ 6,335,620	04/07/2023	Y
RFP Engineering Pty Ltd	Hire of Plant for WWRC	\$ 149,141	05/07/2023	Y
Dubbo Stock & Station Agents Pty Ltd	DRML - Nightwatchman - Half share of wages - 2023/2024	\$ 60,000	05/07/2023	Y
Stabifix Pty Ltd	Supply of Slag Lime 70/30 for Burrendong Way	\$ 113,491	05/07/2023	Y
Stabifix Pty Ltd	Hire of Mixer and Spreader Heavy Patch Burrendong	\$ 79,625	06/07/2023	Y
Stabifix Pty Ltd	Hire of Spreader Truck Heavy Patch Burrendong	\$ 55,843	06/07/2023	Y
Graeme Morley t/as Morley's Earthworks	Remediation Works - Wellington Waste Facility	\$ 125,400	06/07/2023	Y
Workcontrol Operations Pty Ltd	Traffic Control for the Wellington Area	\$ 127,394	06/07/2023	Y
Servco Australia Dubbo Pty Ltd T/as	Plant	\$ 54,959	07/07/2023	Y
Dubbo Automotive Pty Ltd	VP364806 - Please supply one Ford Ranger XL	\$ 52,790	10/07/2023	Y
Liberty Oil Australia Pty Ltd T/as	Distillate - Dubbo Depot, Unleaded -	\$ 87,191	11/07/2023	Y
Saunders Civilbuild Pty Ltd	Design and Construct Burrendong No 2 Bridge	\$ 50,385	13/07/2023	Y
Liberty Oil Australia Pty Ltd T/as	STD PO - Dubbo Fuel Sites	\$ 190,984	14/07/2023	Y
Large Industries Pty Ltd T/as JLE	Henty Drive Electrical works	\$ 62,525	17/07/2023	Y
Datacom Systems (AU) Pty Ltd	Microsoft Enterprise Agreement - Year 1	\$ 313,917	21/07/2023	Y
Zoological Parks Board of NSW T/as	RTAF2-0075 - New Serengeti Plains Visitor Experience	\$ 5,000,000	21/07/2023	Y
Civica Pty Ltd	Civica Authority - Annual Licence Fee - 2023/2024.	\$ 486,950	21/07/2023	Y
Jacobs Group (Australia) Pty Ltd	Design the intersection of the new Newell Highway	\$ 391,325	21/07/2023	Y
Contour 3D Pty Ltd	Lions park amenities construction	\$ 288,098	21/07/2023	Y
John Charles Cavanagh t/as Cavanagh	EPA Council Regional Capacity Building Program	\$ 77,520	21/07/2023	Y
Taggle Systems Pty Ltd	Meter - Smart 20mm V200HT Cold Water Bare	\$ 72,847	24/07/2023	Y
Tesla Motors Australia Pty Ltd	Please supply one Tesla Model Y Long Range AWD SUV	\$ 80,200	24/07/2023	Y
Hunter H2O Holdings Pty Ltd	Engage to assist for Filter media project	\$ 82,685	24/07/2023	Y
Professional Bridge Services Pty Ltd	Benolong Old Timber Bridge Maintenance works	\$ 109,936	24/07/2023	Y
Large Industries Pty Ltd T/as JLE	Dubbo Showground - Upgrade of Stage A Lighting	\$ 50,188	24/07/2023	Y
Workcontrol Operations Pty Ltd	Traffic Control Various Locations Dubbo	\$ 68,372	28/07/2023	Y
AEC Group Ltd	Financial Sustainability Review (FSR)	\$ 131,813	31/07/2023	Y
WO Services Pty Ltd T/as Williams Oriel	CAB chambers relocation-design and engineering new	\$ 50,637	31/07/2023	Y
Country Wide Asphalt Pty Ltd	Supply of 2 Coat 14/7mm Seal	\$ 135,432	01/08/2023	Y
Upright Management Pty Ltd T/as Upright	Project Management Services - General Project	\$ 102,000	14/08/2023	Y
Taggle Systems Pty Ltd	Aqualus Data Delivery Fee	\$ 290,005	16/08/2023	Y
Stanaway Pty Ltd T/as David Payne	CD23/730 - Legacy Shared Pathway, CD23/730	\$ 2,498,003	17/08/2023	Y
Holcim (Australia) Pty Ltd	Roadbase DGB20HD	\$ 56,000	18/08/2023	Y
Nexon Asia Pacific Pty Ltd	Aruba 6100 12 Port CL4 2SFP+ 139W Switch	\$ 52,630	19/08/2023	Y
Aqseptence Group Pty Ltd	Supply 1 x new 316 SS band screen belt	\$ 89,101	21/08/2023	Y
Spotpress Pty Ltd	SPI - 2023/24 Visitor Guide Printing and Storage	\$ 127,954	22/08/2023	Y
Civil Independence Industries Pty Ltd	Road surfacing for Jubilee Street	\$ 63,580	22/08/2023	Y
Westrac Pty Ltd	VP366151 - Please supply one Caterpillar 140M	\$ 1,228,638	28/08/2023	Y
Mass Products Pty Ltd	Survey DSTP re-use water well lids	\$ 59,374	28/08/2023	Y
Premise Australia Pty Ltd	Moffatt Estate Stage 4 Industrial Subdivision	\$ 95,370	28/08/2023	Y
J R & E G Richards (NSW) Pty Ltd T/as J	Kerbside Collections - MSW Contractor Collect	\$ 384,369	29/08/2023	Y
Trident Services Australia Pty Ltd	Airport - Screening Services Contract LD4205	\$ 1,860,000	29/08/2023	Y
Redox Pty Ltd	Supply and delivery of 200 Ton Soda Ash	\$ 204,270	29/08/2023	Y
Redox Pty Ltd	Supply and delivery of 44 Ton Powder Activated	\$ 112,772	30/08/2023	Y
TWS Evolution Pty Ltd	John Gilbert Water Treatment Plant	\$ 1,253,116	30/08/2023	Y
Circle T Industries	Intranet - August 2023 Agreement ID 12124	\$ 56,650	01/09/2023	Y
Department of Regional NSW T/as NSW	DA preparation	\$ 78,210	04/09/2023	Y
Country Wide Asphalt Pty Ltd	Gollan Road Heavy Patching - 2 coat 14/7mm Seal	\$ 85,172	06/09/2023	Y
Country Wide Asphalt Pty Ltd	Burrendong Way Stage 8 Curves 14&15- Seal Quote	\$ 93,615	06/09/2023	Y
Thermo Fisher Scientific Australia Pty	Calibration and service of Instruments at Dubbo	\$ 50,307	07/09/2023	Y
Weiley Electrical Pty Ltd	Instrument calibration at Dubbo, Wellington	\$ 52,668	07/09/2023	Y
BOC Ltd	Supply and delivery of CO2 gas and vessels rental	\$ 100,000	07/09/2023	Y
Ixom Operations Pty Ltd	Supply and delivery of 250 TON Ferric chloride	\$ 147,400	07/09/2023	Y
BTX Group Pty Ltd	Supply and delivery of 240 TON for Dubbo Water	\$ 148,000	08/09/2023	Y
Ixom Operations Pty Ltd	Supply and delivery of Chlorine drums	\$ 90,000	08/09/2023	Y
JDC - Thomson Electrical Systems Pty Ltd	Supply and install Main Switch Board and associate	\$ 88,277	11/09/2023	Y
Cameron Batho Carpentry	Supply and Install Truck Wash Bay cover	\$ 56,786	11/09/2023	Y
Redenbach Group Pty Ltd T/as Redenbach	Legal Advice - DRML review and workshops	\$ 100,000	15/09/2023	Y
CEA Speciality Equipment Pty Ltd T/as	VP366870 - Please supply one Ring-O-Matic 275	\$ 231,000	16/09/2023	Y
Dubbo Hardcore Soils & Earthmoving	Concrete Crushing at Whylandra Landfill	\$ 51,942	18/09/2023	Y
Impax Group Pty Ltd	Construction of new production bore	\$ 183,590	20/09/2023	Y
Australian Agribusiness (Holdings) Pty	Please supply one Dakota Turf Tender 412 Fertiliser	\$ 51,150	21/09/2023	Y
Roland Rollerdors Pty Ltd T/as Byrnes	Replace 4 roller doors from storm damage	\$ 74,868	22/09/2023	Y
Dell Australia Pty Ltd	Dell Latitude 5540 XCTO Base, Dell Dock - WD1	\$ 76,076	26/09/2023	Y

7. Contracts budget review statement

Christopher David Sutton T/as Chris	WPCC - Community Arts Centre - Heritage Windows	\$ 55,310	26/09/2023	Y
PVD Developments Pty Ltd	Fit out of Hawthorne Street Infrastructure Building	\$ 248,859	27/09/2023	Y
GHD Pty Ltd	Consultancy Services	\$ 78,585	27/09/2023	Y
Essential Energy	Installation of 187 x 80W LED globes for street lighting	\$ 85,621	28/09/2023	Y
Department of Regional NSW T/as NSW	Aviation CoE Dubbo - Construction Management	\$ 79,943	28/09/2023	Y

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whatever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 30 September 2023

8. Consultancy & legal expenses budget review statement

Consultancy & legal expenses overview

Expense	YTD expenditure (actual dollars)	Budgeted (Y/N)
Consultancies	232,410	Y
Legal Fees	231,220	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

9. Income & expenses budget review statement

Income & expenses - Dubbo Regional Airport

(\$000's)	Actual figures 2022/23	Original budget 2023/24	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income					
Rates and annual charges	-	-	-	-	-
User charges and fees	3,936	5,669	(325)	5,344	1,341
Other revenues	419	377	9	385	104
Grants and contributions - operating	721	60	250	310	183
Grants and contributions - capital	629	783	26	808	(219)
Interest and investment revenue	-	-	-	-	-
Net gain from disposal of assets	-	-	-	-	-
Share of interests in joint ventures	-	-	-	-	-
Total income from continuing operations	5,705	6,888	(41)	6,847	1,409
Expenses					
Employee benefits and on-costs	821	765	-	765	215
Materials and services	2,485	2,480	585	3,065	578
Borrowing costs	29	-	-	-	-
Depreciation and amortisation	2,443	2,210	233	2,443	611
Other expenses	460	302	1	303	20
Net Loss from disposal of assets	111	-	-	-	-
Total expenses from continuing operations	6,349	5,758	819	6,576	1,424
Net operating result from continuing operations	(644)	1,130	(860)	271	(15)
Net Operating Result before Capital Items	(1,273)	348	(885)	(538)	205

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

9. Income & expenses budget review statement

Income & expenses - Dubbo Regional Livestock Markets

(\$000's)	Actual figures 2022/23	Original budget 2023/24	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income					
Rates and annual charges	-	-	-	-	-
User charges and fees	3,407	3,488	71	3,559	1,152
Other revenues	40	43	-	43	5
Grants and contributions - operating	-	-	-	-	-
Grants and contributions - capital	10	-	525	525	-
Interest and investment revenue	-	-	-	-	-
Net gain from disposal of assets	-	-	-	-	-
Share of interests in joint ventures	-	-	-	-	-
Total income from continuing operations	3,457	3,531	596	4,127	1,157
Expenses					
Employee benefits and on-costs	786	895	(217)	678	233
Materials and services	1,513	1,610	256	1,866	545
Borrowing costs	-	-	-	-	-
Depreciation and amortisation	1,753	1,654	99	1,753	438
Other expenses	135	180	-	180	20
Net Loss from disposal of assets	943	-	-	-	-
Total expenses from continuing operations	5,130	4,338	138	4,477	1,236
Net operating result from continuing operations	(1,673)	(808)	458	(350)	(79)
Net Operating Result before Capital Items	(1,683)	(808)	(67)	(875)	(79)

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

9. Income & expenses budget review statement

Income & expenses - Property and Land Development

(\$000's)	Actual figures 2022/23	Original budget 2023/24	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income					
Rates and annual charges	-	-	-	-	-
User charges and fees	-	-	-	-	-
Other revenues	71	2	21	23	3
Grants and contributions - operating	-	-	-	-	-
Grants and contributions - capital	-	-	-	-	-
Interest and investment revenue	-	30	(30)	-	-
Net gain from disposal of assets	-	5,260	(1,829)	3,431	(192)
Share of interests in joint ventures	-	-	-	-	-
Total income from continuing operations	71	5,292	(1,838)	3,454	(188)
Expenses					
Employee benefits and on-costs	594	559	-	559	140
Materials and services	339	567	(71)	495	53
Borrowing costs	-	-	-	-	-
Depreciation and amortisation	34	-	34	34	9
Other expenses	4	168	(156)	12	6
Net Loss from disposal of assets	85	-	-	-	-
Total expenses from continuing operations	1,056	1,293	(193)	1,100	207
Net operating result from continuing operations	(985)	3,999	(1,645)	2,354	(395)
Net Operating Result before Capital Items	(985)	3,999	(1,645)	2,354	(395)

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2023

9. Income & expenses budget review statement

Income & expenses - Rainbow Cottage

(\$000's)	Actual figures 2022/23	Original budget 2023/24	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income					
Rates and annual charges	-	-	-	-	-
User charges and fees	551	553	31	584	113
Other revenues	0	-	-	-	-
Grants and contributions - operating	883	763	64	827	269
Grants and contributions - capital	-	-	-	-	-
Interest and investment revenue	-	-	-	-	-
Net gain from disposal of assets	-	-	-	-	-
Share of interests in joint ventures	-	-	-	-	-
Total income from continuing operations	1,434	1,315	95	1,410	382
Expenses					
Employee benefits and on-costs	1,245	1,308	-	1,308	294
Materials and services	328	357	35	392	96
Borrowing costs	-	-	-	-	-
Depreciation and amortisation	76	62	14	76	19
Other expenses	18	19	5	24	8
Net Loss from disposal of assets	-	-	-	-	-
Total expenses from continuing operations	1,667	1,745	54	1,799	417
Net operating result from continuing operations	(233)	(430)	41	(389)	(36)
Net Operating Result before Capital Items	(233)	(430)	41	(389)	(36)



REPORT: Planning Proposal - Reclassification of Bourke Hill

(1L Narromine Road, Dubbo)

DIVISION: Development and Environment
REPORT DATE: 7 November 2023
TRIM REFERENCE: ID23/2532

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Fulfil legislated requirement
Issue	<ul style="list-style-type: none"> Council has been undertaking strategic land use planning activities in respect of the Central-West Urban Release Area. This strategic planning has identified the need for a future public road connection from the Central-West Urban Release Area to the Mitchell Highway through Bourke Hill. Bourke Hill (1L Narromine Road, Dubbo) is owned by Council and is classified as Community Land under the provisions of the Local Government Act 1993. To facilitate the continued planning for this public road connection, this Planning Proposal seeks to reclassify part of Bourke Hill from Community Land to Operational Land to facilitate this connection. Subject to Council and NSW Government Department of Planning and Environment endorsement, the planning proposal will be placed on public exhibition for 28 days and require a public hearing to be conducted at least 21 days after the public exhibition period. Subject to gazettal of this planning proposal and future consideration of a development contributions plan, the cost of acquiring this land will be recouped through development contributions. 	
Reasoning	<ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 NSW Government – Local Environmental Plan Making Guidelines 	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Growth Planning budget
	Proposed Cost	N/A
	Ongoing Costs	N/A
Policy Implications	Policy Title	Dubbo Regional Local Environmental Plan 2022
	Impact on Policy	Bourke Hill will be listed in Schedule 4 – Classification and reclassification of public land.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region

out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

Theme:	2 Infrastructure
CSP Objective:	2.1 The road transportation network is safe, convenient and efficient
Delivery Program Strategy:	2.1.2 The road network meets the needs of the community in terms of traffic capacity, functionality and economic and social connectivity
Theme:	1 Housing
CSP Objective:	1.2 An adequate supply of land is located close to community services and facilities
Delivery Program Strategy:	1.2.1 Land is suitably zoned, sized and located to facilitate a variety of housing types and densities

RECOMMENDATION

1. That Council endorse the Planning Proposal (attached in Appendix 1) to amend the Dubbo Regional Local Environmental Plan 2022 by reclassifying part of Bourke Hill Bourke Hill, 1L Narromine Road (Lot 2 DP1183095) from Community Land to Operational Land under the provisions of the Local Government Act 1993.
2. That Council submit the Planning Proposal to the NSW Government Department of Planning and Environment for a Gateway Determination.
3. That Council be authorised as the Local Plan Making Authority under Section 3.36 of the Environmental Planning and Assessment Act 1979, and not delegate this to the Chief Executive Officer under Section 377 of the Local Government Act 1993.
4. That Council conduct a public hearing not less than 21 days after the end of the public exhibition period in accordance with the Local Government Act 1993.
5. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.

Stephen Wallace
Director Development and Environment

TH
Team Leader Growth
Planning Projects

BACKGROUND

1. Previous Resolutions of Council

28 September 2023	In Part
CCL23/258	<ol style="list-style-type: none">1. That Council adopt the updated draft Clearmont Rise Development Control Plan...and that it come into effect on 2 October 2023.3. That Council prepare a separate Planning Proposal to reclassify Bourke Hill, 1L Narromine Road, Dubbo (Lot 2 DP1183095) from Community Land to Operational Land to allow for the future provision of a public road only, which will ultimately allow for an additional legal access to the Central-West Urban Release Area.

2. Classification of Public Land

The Local Government Act 1993 requires all public land owned by Council to be classified as either Community Land or Operational Land. Community Land is generally land that Council makes available for use by the public, for example parks, sports grounds or other open space areas. Operational Land is land which facilitates the functions of Council and may not be open to the public, for example a works depot or a Council pound.

Community Land must not be sold, exchanged or otherwise disposed of, but there are no such restrictions for Operational Land. Furthermore, Community Land cannot be dedicated as a public road under the Roads Act 1993.

When the Local Government Act 1993 commenced, Bourke Hill, 1L Narromine Road, Dubbo (Lot 2 DP1183095) was automatically classified as Community Land as it was zoned under an Environmental Planning Instrument for the purposes of open space.

3. What is a Planning Proposal?

A Planning Proposal is a document that explains the intended effect of, and justification for, a proposed amendment to the Dubbo Regional Local Environmental Plan (LEP) 2022. A planning proposal must be endorsed by Council and the NSW Government Department of Planning and Environment (DPE) in order to take effect. This process must be undertaken in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979.

The six key stages for amending an LEP are as follows:

- Stage 1 – Pre-lodgement
- Stage 2 – Lodgement and assessment (current stage)
- Stage 3 – Gateway determination
- Stage 4 – Post gateway
- Stage 5 – Public exhibition and assessment
- Stage 6 – Finalisation

REPORT

1. Details of the Planning Proposal

The objective of the Planning Proposal (attached in **Appendix 1**) is to reclassify part of Bourke Hill, 1L Narromine Road (Lot 2 DP1183095) from Community Land to Operational Land through an amendment to the Dubbo Regional Local Environmental Plan 2022. This reclassification is required so that part of it can be dedicated as a public road and facilitate vehicle and pedestrian connections into the Central-West Urban Release Area.

The subject land is identified in Figure 1, and the Central-West Urban Release Area Structure Plan is identified in Figure 2.

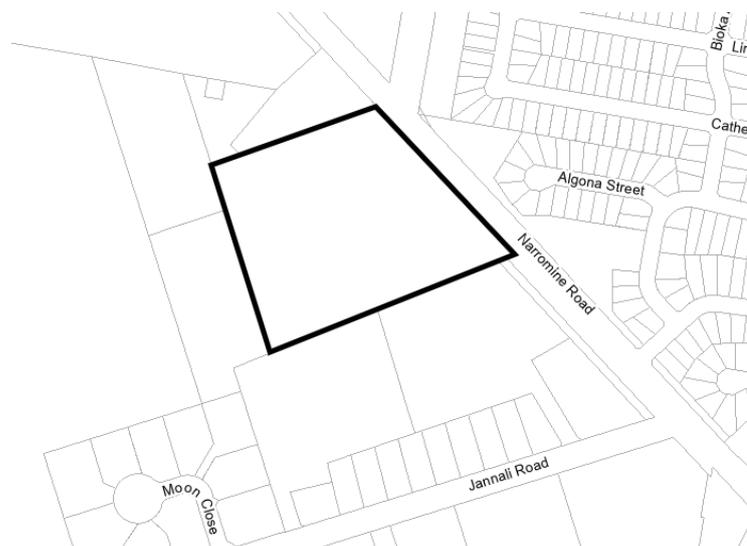


Figure 1 – Land to which this planning proposal applies

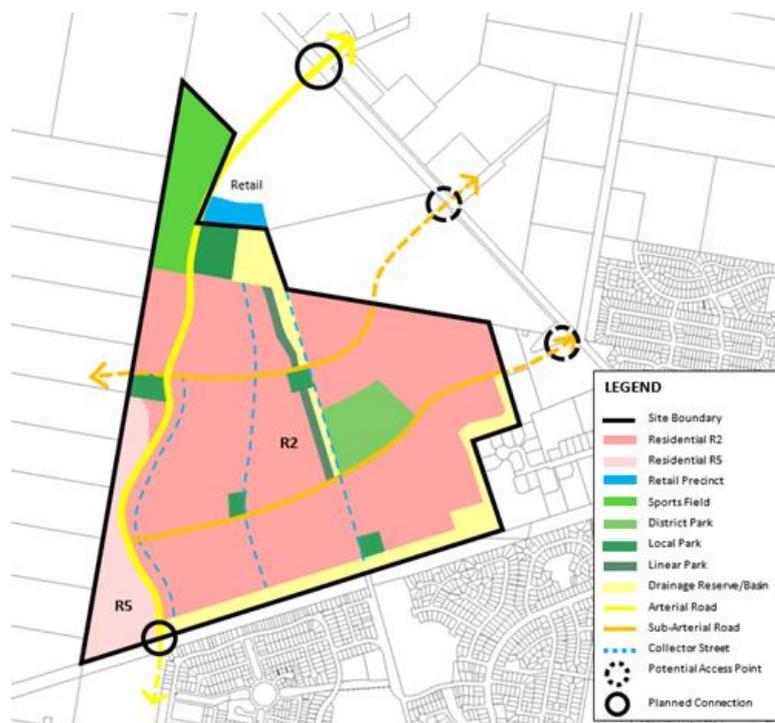


Figure 2 – Central-West Urban Release Area Structure Plan

The intended outcomes for the Planning Proposal are to:

- allow part of the land to be dedicated as a public road
- implement the outcomes of the Clearmont Rise Development Control Plan and facilitate vehicle and pedestrian connections into the area
- support the re-investment of funds into other open space and recreation facilities in the local area

Council adopted the Open Space Master Plan in 2018 which guides future development and acquisition of open space in Dubbo. Bourke Hill has been identified as existing open space, however, strategic planning work undertaken in the Central-West and North-West Urban Release Areas will provide more suitable open space areas in respect to size, location and embellishments. The Planning Proposal will result in greater access being available to Bourke Hill in the future and ultimately will allow Council to consider the future open space role and use of the balance of the land.

2. Planning assessment and consideration

The Planning Proposal is a result of the identified need for a public road to provide vehicular and pedestrian access from the Central-West Urban Release to the Mitchell Highway. The Planning Proposal has been assessed against relevant Council strategies, policies and guidelines, the NSW Department of Planning and Environment's Local Environmental Plan Making Guidelines, State Environmental Planning Policies, and Ministerial Directions.

This assessment indicates that the proposal has strategic merit and should be submitted to the NSW Government Department of Planning and Environment for a Gateway Determination.

3. Consultation and planned communications

If Council supports the Planning Proposal and receives a Gateway determination from the Department of Planning and Environment, it will be placed on public exhibition for a minimum of 28 days in accordance with the Local Environmental Plan Making Guidelines.

Council will engage with state agencies and the public as per the Gateway determination. This will include a notice on Council's website and Customer Experience Centres, the NSW Planning Portal, notification to relevant community members and state agencies, and letters to adjoining land owners.

Council will engage with the following state agencies as part of the Gateway Determination:

- Transport for NSW
- Essential Energy

Following cessation of the public exhibition period, Council will hold a public hearing in accordance with the Local Government Act 1993 and the Environmental Planning and

Assessment Act 1979. Council is required to provide at least 21 days public notice before conducting the public hearing.

A further report will be presented to Council for consideration following the completion of public exhibition and consultation processes.

4. Financial implications

There are no financial implications arising from this report.

Council staff are preparing a development contributions plan to help fund infrastructure required for the Central-West Urban Release Area. The plan will be subject to future consideration by Council and public exhibition, but the cost of acquiring Bourke Hill to help facilitate development will be recouped through the plan.

5. Timeframe

The below estimated timeline provides a mechanism to monitor and resource the various steps required to progress the planning proposal:

Key date	Explanation
23 November 2023	Consideration by Council
Early December 2023	Submit the planning proposal to the Department of Planning and Environment for Gateway Determination
February 2024	Gateway determination issued
March 2024	Public exhibition period and State Agency consultation
April 2024	Public hearing
May 2024	Consideration of submissions
June 2024	Consideration by Council
June 2024	Submit the planning proposal to the Department of Planning and Environment for finalisation
July 2024	Gazettal of the LEP amendment, subject to adoption of a development contributions plan and concurrence of the Planning Secretary

APPENDICES:

[1](#) Planning proposal



Planning Proposal R23-002

Reclassification of Council Land

Bourke Hill – 1L Narromine Road, Dubbo (Lot 2 DP1183095)

Acknowledgement:

Dubbo Regional Council wish to acknowledge the Wiradjuri People who are the Traditional Custodians of the Land. Council pay respect to the Elders past, present and emerging of the Wiradjuri Nation and extend that respect to other First Nations peoples who are present.



1

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EXECUTIVE SUMMARY

The *Local Government Act 1993* requires all public land owned by Council to be classified as either community land or operational land. Community land is land Council makes available for use by the public, for example parks or sports grounds, while operational land is land which facilitates the functions of Council and may not be open to the public, for example a works depot or a Council pound. Community land must not be sold, exchanged or otherwise disposed of, but there are no such restrictions for operational land. Furthermore, community land cannot be dedicated as a public road under the *Roads Act 1993*.

When the *Local Government Act 1993* commenced, Bourke Hill, 1L Narromine Road, Dubbo (Lot 2 DP1183095) was automatically classified as community land as it was zoned under an environmental planning instrument as open space.

This planning proposal seeks to reclassify part of Bourke Hill from community land to operational land through an amendment to the Dubbo Regional Local Environmental Plan 2022 so that part of it can be dedicated as a public road and help facilitate vehicle and pedestrian connections into the Central-West Urban Release Area. A copy of the approved structure plan for the Central-West Urban Release Area is shown in **Figure 1**.

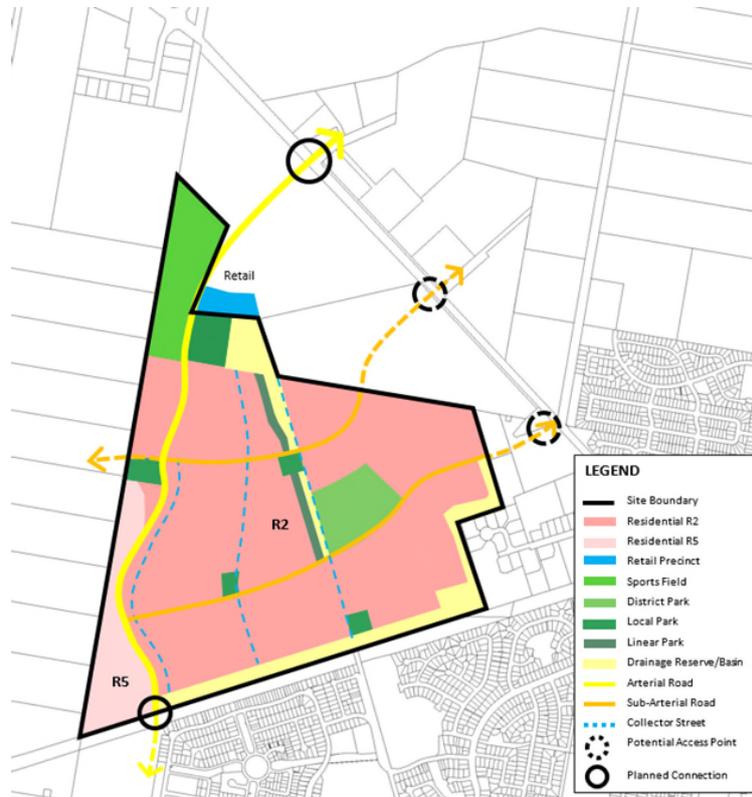


Figure 1 – Central West Urban Release Area Structure Plan

PART 1 OBJECTIVES AND INTENDED OUTCOMES

The objective of this planning proposal is to reclassify part of Bourke Hill, 1L Narromine Road, Dubbo (Lot 2 DP1183095, identified in **Figure 2**) from community land to operational land so that part of it can be dedicated as a public road to facilitate vehicle and pedestrian connections into the Central-West Urban Release Area. This reclassification is required as the *Local Government Act 1993* does not allow community land to be dedicated as a public road under the *Roads Act 1993*.

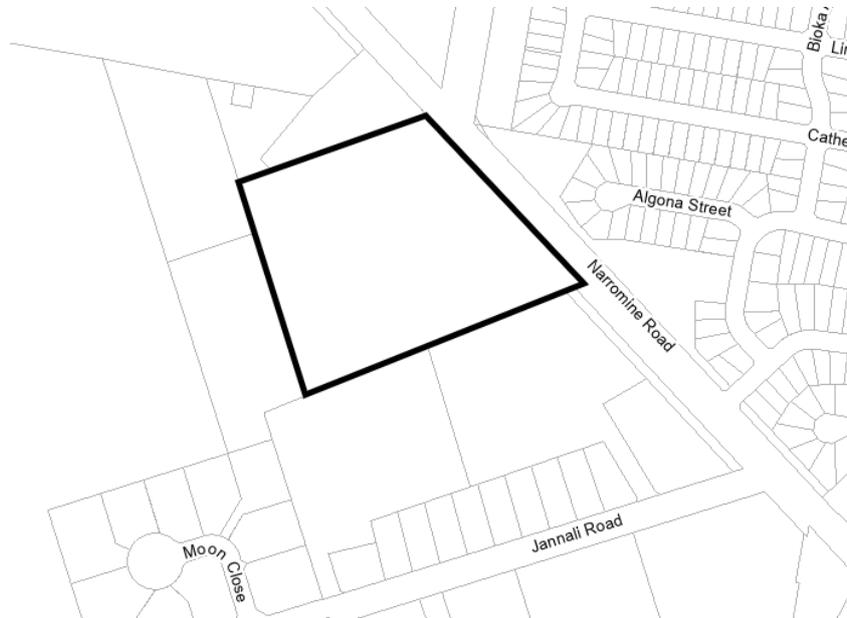


Figure 2 – Land to which this planning proposal applies

The intended outcomes for this planning proposal are to:

- allow part of the land to be dedicated as a public road
- implement the outcomes of the Clearmont Rise Development Control Plan and facilitate vehicle and pedestrian connections into the area
- support the re-investment of funds into other open space and recreation facilities in the local area

This planning proposal relates to the following Council resolutions, requests and planning proposals:

- Council adoption of Clearmont Rise Development Control Plan – September 2023
- Planning proposal PP-2022-3263 – Gateway determination April 2023
- Council's request for Secretary's Concurrence – Central-West Urban Release Area

Planning proposal PP-2022-3263 and concurrence of the Planning Secretary are still outstanding. Should these matters, and adoption of a development contributions plan to recoup the cost of this land, not be addressed by finalisation, Council will delay notification of this planning proposal on the NSW Legislation website. This is to ensure the Central-West Urban Release Area can be developed in a coordinated manner.

PART 2 EXPLANATION OF PROVISIONS

Clause 5.2 of the Dubbo Regional LEP 2022 enables Council to reclassify public land in accordance with the *Local Government Act 1993*. This planning proposal seeks to amend the Dubbo Regional LEP 2022 by listing Bourke Hill in Schedule 4, Part 1 of the Dubbo Regional LEP 2022 – Land reclassified as operational land – no interests changed.

The site is currently zoned RE1 Public recreation and does not have a minimum lot size; this planning proposal will not change these.

PART 3 JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

The planning proposal has been assessed against the following Council strategies, policies and guidelines, the NSW Department of Planning and Environment's Local Environmental Plan Making Guidelines, State Environmental Planning Policies, and Ministerial Directions.

- NSW Government Practice Note PN 16-001
- NSW Government Central West and Orana Regional Plan 2040
- Dubbo Regional Council – Towards 2040 Community Strategic Plan
- Dubbo Regional Council – Local Strategic Planning Statement
- Dubbo Urban Areas Development Strategy
- Dubbo Rural Areas Development Strategy
- NSW Government Ministerial 9.1 Directions
- State Environmental Planning Policies

The assessment indicates the proposal has strategic merit and should be submitted to the NSW Department of Planning and Environment for a Gateway Determination.

Practice Note PN 16-001

Matters for Consideration	Assessment
Whether the land is a 'public reserve'.	The land is not identified as a public reserve on the title search or deposited plan. The title search and deposited plan are provided in Appendix 1 – Title Search .
A summary of council's interests in the land, including how and when the land was first acquired (e.g. was it dedicated, donated, provided as part of a subdivision for public open space or other purpose, or a developer contribution) AND the nature of any trusts, dedications etc.	Council currently owns the land, and it was purchased on 28/02/1962. A copy of the notice of sale and Council resolution are attached in Appendix 2 – Notice of Sale . Council is currently leasing portions of the land to Australia Tower Network, which expire on 30/6/2026 and 30/6/2031.
Whether an interest in land is proposed to be discharged, and if so, an explanation of the reasons why	No interests in the land will be discharged.

The effect of the reclassification (including, the loss of public open space, the land ceases to be a public reserve or particular interests will be discharged)	Council adopted the Open Space Master Plan in 2018 which guides future development and acquisition of open space in Dubbo. The subject land has been identified as existing open space, but recent strategic planning work undertaken in the Central-West and North-West Urban Release Areas will provide more suitable and larger open space areas. The planning proposal will result in the loss of current open space, but the small amount of open space lost will not reduce the community's future accessibility to open space.
Current use(s) of the land, and whether uses are authorised or unauthorised	The land is currently zoned RE1 Public recreation, but does not incorporate any recreational facilities. The northern portion of the land is occupied by a telecommunications tower, which was approved by Council in 2004 under development application D04-609.
Current or proposed lease or agreements applying to the land, together with their duration, terms and controls	Council is currently leasing portions of the land to Australia Tower Network, which expire on 30/6/2026 and 30/6/2031.
Current or proposed business dealings (e.g. agreement for the sale or lease of the land, the basic details of any such agreement and if relevant, when council intends to realise its asset, either immediately after rezoning/reclassification or at a later time)	Council does not intend to conduct any business dealings beyond the continued leasing of the telecommunications tower and construction of a future road. Construction of the road would be subject to further detailed design and approvals, and the cost of acquiring the land would be recouped through a development contributions plan.
Any rezoning associated with the reclassification (if yes, need to demonstrate consistency with an endorsed Plan of Management or strategy)	This planning proposal will not rezone or change the minimum lot size area.
How council may or will benefit financially, and how these funds will be used	Council is preparing a development contributions plan to help fund infrastructure required for the Central-West Urban Release Area. The plan will be subject to future consideration by Council and public exhibition, and will include the cost of acquiring Bourke Hill.
How council will ensure funds remain available to fund proposed open space sites or improvements referred to in justifying the reclassification, if relevant to the proposal	Council is preparing a development contributions plan to help fund open space required for the Central-West Urban Release Area. The plan will be subject to future consideration by Council and public exhibition.
Preliminary comments by a relevant government agency, including an agency that dedicated the land to council, if applicable	Council has received comments from Transport for NSW as part of planning proposal PP-2022-3263 and request for concurrence of the Planning Secretary. This planning proposal will partially address outstanding comments. No other preliminary comments have been received.

Section A – Need for the Planning Proposal

Question	Considerations
Is the planning proposal a result of an endorsed LSPS, strategic study or report?	The planning proposal is a result of the Clearmont Rise Development Control Plan adopted by Council on 28 September 2023, Council's request for concurrence of the Planning Secretary, and planning proposal PP-2022-3263. The planning proposal will help partially address these matters.
Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The planning proposal is the only way to reclassify land and allow a public road to be dedicated.

Section B – Relationship to the Strategic Planning Framework

Question	Considerations
Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	<p><u>Central West and Orana Regional Plan 2041</u></p> <p>The planning proposal is consistent with the following objectives in the Central-West and Orana Regional Plan 2041 (CWORP 2041):</p> <ul style="list-style-type: none"> Objective 9 – ensure site selection and design embraces and respects the region's landscapes, character and cultural heritage Objective 13 – provide well located housing options to meet demand Objective 20 – protect and leverage the existing and future road, rail and air transport networks and infrastructure
Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?	<p><u>Dubbo Local Strategic Planning Statement</u></p> <p>The planning proposal is consistent with the Planning Priorities of the Dubbo Local Strategic Planning Statement (LSPS). The relevant Planning Priorities are:</p> <ul style="list-style-type: none"> Planning priority 1 – plan for the delivery of infrastructure to support growth Planning priority 9 – provide diversity and housing choice to cater for the needs of the community Planning priority 12 – create sustainable and well-designed neighbourhoods Planning priority 14 – create high quality open space
Is the planning proposal consistent with other local government strategies?	<p><u>Towards 2040 Community Strategic Plan</u></p> <p>The planning proposal is consistent with the following objectives in the Towards 2040 Community Strategic Plan:</p> <ul style="list-style-type: none"> Objective 1.1– housing meets the current and future needs of our community Objective 2.1 – the road transportation network is safe, convenient and efficient

Question	Considerations
	<ul style="list-style-type: none"> • Objective 5.5 – our community has access to a diverse range of recreational opportunities • Objective 6.3 – land use management sustains and improves the built and natural environment <p><u>Urban Areas Strategy</u></p> <p>The planning proposal is consistent with the Dubbo Residential Release Strategy and West Dubbo Release Strategy. These strategies identify lands within Central-West precinct may be suitable for additional residential development once the land is required in the residential land release pipeline and that services are available at no additional cost to the community.</p>
Is the planning proposal consistent with any other applicable State and regional studies or strategies?	Not applicable.
Is the planning proposal consistent with applicable SEPPs?	<p><u>State Environmental Planning Policies</u></p> <p>The planning proposal is consistent with the following SEPPs:</p> <ul style="list-style-type: none"> • SEPP (Biodiversity and Conservation) 2021 • SEPP (Resilience and Hazards) 2021 • SEPP (Transport and Infrastructure) 2021 <p>The land does not contain any significant biodiversity, and the potential for contamination is low. The site is surrounded by industrial and rural development, and water infrastructure, but given the planning proposal is only to reclassify land, no additional residential development will be undertaken.</p> <p>Council will undertake consultation with Transport for NSW as the site is adjacent to a classified road and would require connections to it.</p>
Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?	<p><u>Ministerial Directions</u></p> <p>The planning proposal is generally consistent with the following Ministerial Directions:</p> <ul style="list-style-type: none"> • 1.1 – Implementation of regional plans • 1.3 – Approval and referral requirements • 4.4 – Remediation of contaminated land • 5.1 – Integrating land use and transport • 5.2 – Reserving land for public purposes • 6.1 – Residential zones

Section C – Environmental, Social and Economic Impacts

Question	Considerations
Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	The planning proposal will not impact critical habitat or threatened species as the site does not contain any.
Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	The planning proposal will have no other likely environmental effects.
Has the planning proposal adequately addressed any social and economic effects?	The planning proposal will have positive economic and social impacts.

Section D – Infrastructure

Question	Considerations
Is there adequate public infrastructure for the planning proposal?	<p>The planning proposal would not result in the need for additional public infrastructure. Any future road would require separate approval and consultation with Transport for NSW.</p> <p>The land is already constrained and not suitable for most types of development as a water main traverses the middle.</p>

Section E – State and Commonwealth Interests

Question	Considerations
What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?	Council will consult with all relevant state agencies when the planning proposal is placed on public exhibition, and will take into consideration any comments prior to finalisation.

PART 4 MAPS

The planning proposal will amend the Land Reclassification (Part Lots) Map to apply to the land identified in **Figure 2**. Council will upload mapping data to the NSW Planning Portal prior to commencing public exhibition.

PART 5 COMMUNITY CONSULTATION

Public Exhibition

Public exhibition will occur in accordance with the requirements of the Gateway Determination. The planning proposal will be placed on public exhibition for a minimum of 28 days, and it will be notified in the following ways:

- NSW Planning Portal
- Council's Customer Experience Centres – Dubbo and Wellington
- Macquarie Regional Library - Dubbo and Wellington branches
- Council's website
- Daily Liberal newspaper
- Letters sent to adjoining land owners

Council will undertake consultation with the following state agencies:

- Transport for NSW due to potential and future impacts on Narromine Road
- Essential Energy due to an existing easement for transmission line on the southern boundary
- Optus Mobile Pty Ltd due to their lease over part of the site

Public Hearing

Council will hold a public hearing in accordance with the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979. After the public exhibition period has ended, Council will provide at least 21 days public notice before conducting the public hearing.

This section of the planning proposal will be updated upon the completion of community consultation to provide a summary of community feedback and key matters raised.

PART 6 PROJECT TIMELINE

The below estimated timeline provides a mechanism to monitor and resource the various steps required to progress the planning proposal:

Key date	Explanation
23 November 2023	Consideration by Council
Early December 2023	Submit the planning proposal to the Department of Planning and Environment for Gateway Determination
February 2024	Gateway determination issued
March 2024	Public exhibition period and State Agency consultation
April 2024	Public hearing
May 2024	Consideration of submissions
June 2024	Consideration by Council

June 2024	Submit the planning proposal to the Department of Planning and Environment for finalisation
July 2024	Gazettal of the LEP amendment, subject to adoption of a development contributions plan and concurrence of the Planning Secretary

CONCLUSION

This planning proposal seeks to reclassify part of Bourke Hill, 1L Narromine Road, Dubbo (Lot 2 DP1183095) from community land to operational land through an amendment to the Dubbo Regional Local Environmental Plan 2022 so that part of it can be dedicated as a public road and help facilitate vehicle and pedestrian connections into the Central-West Urban Release Area.

This planning proposal relates to the following Council resolutions, requests and planning proposals:

- Council adoption of Clearmont Rise Development Control Plan – September 2023
- Planning proposal PP-2022-3263 – Gateway determination April 2023
- Council's request for Secretary's Concurrence – Central-West Urban Release Area

Should these matters, and adoption of a development contributions plan to recoup the cost of this land, not be addressed by finalisation of this planning proposal, Council will delay notification on the NSW Legislation website. This is to ensure the Central-West Urban Release Area can be developed in a coordinated manner.

APPENDIX 1 – TITLE SEARCH AND DEPOSITED PLAN





LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1183095

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
30/10/2023	2:40 PM	2	6/7/2023

LAND

LOT 2 IN DEPOSITED PLAN 1183095
AT DUBBO
LOCAL GOVERNMENT AREA DUBBO REGIONAL
PARISH OF DUBBO COUNTY OF GORDON
TITLE DIAGRAM DP1183095

FIRST SCHEDULE

DUBBO CITY COUNCIL

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 G990333 EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 3 AG548619 LEASE TO AUSTRALIA TOWER NETWORK PTY LIMITED (SEE
AT217827) OF THE PART SHOWN HATCHED IN PLAN WITH
AG548619. COMMENCES 1/7/2021. EXPIRES: 30/6/2026.
- 4 AG548620 LEASE TO AUSTRALIA TOWER NETWORK PTY LIMITED (SEE
AT217827) OF THE PART SHOWN HATCHED IN PLAN WITH
AG548620. COMMENCES 1/7/2026. EXPIRES: 30/6/2031.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Tim Howlett

PRINTED ON 30/10/2023

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

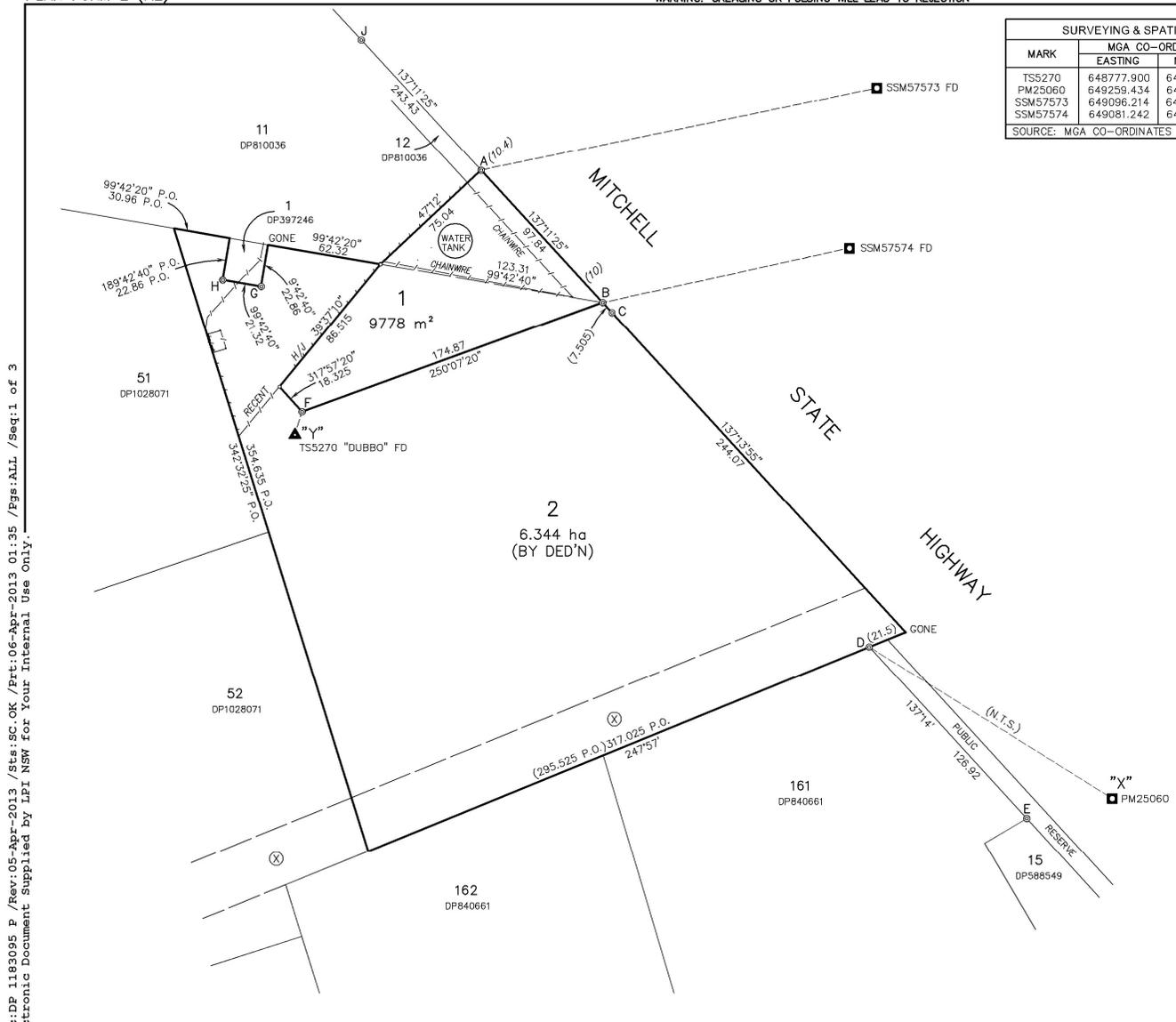
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Received: 30/10/2023 14:40:07

SURVEYING & SPATIAL INFORMATION REGULATION 2006 : CLAUSE 35(1)(b) & 61 (2)							
MARK	MGA CO-ORDINATES		CLASS	ORDER	CSF	ORIGIN	METHOD
	EASTING	NORTHING					
TS5270	648777.900	6432087.036	2A	0	0.999819	SCIMS	9/10/2012
PM25060	649259.434	6431868.044	B	2	0.999826	SCIMS	9/10/2012
SSM57573	649096.214	6432275.488	B	2	0.999824	SCIMS	9/10/2012
SSM57574	649081.242	6432188.420	B	2	0.999824	SCIMS	9/10/2012

SOURCE: MGA CO-ORDINATES ADOPTED FROM SCIMS ON 9TH OCTOBER 2012 ZONE: 55

SURVEY CONNECTIONS			
PM25060 - TS5270	294°27'18"	529.086	MGA GND
TS5270 - SSM57573	294°27'18"	529.111	SURVEY
SSM57573 - SSM57574	59°22'23"	369.982	MGA GND
SSM57574 - PM25060	59°22'35"	369.985	SURVEY
SSM57573 - COR A	189°45'40"	88.361	MGA GND
SSM57574 - COR B	189°45'40"	88.355	SURVEY
SSM57573 - COR B	150°55'02"	366.661	MGA GND
SSM57574 - COR B	150°54'55"	366.666	SURVEY
SSM57573 - COR D	258°18'40"	221.04	SURVEY
SSM57574 - COR D	257°40'30"	138.2	SURVEY
PM25060 - COR D	301°46"	196.95	SURVEY



REFERENCE TO CORNERS				
STN	BEARING	DISTANCE	FROM	PLAN
A	47°11'25"	2.98	GI PIPE PL	
B	137°11'45"	0.75	GI PIPE FD	DP397246
C	281°39'	0.69	GI PIPE FD	NEW REF
D	279°42'	0.75	GI PIPE FD	BY DP397246
D	248°19'05"	2.025	RM GIP FD	DP840661
E	240°02'15"	10.205	IRON ROD FD	DP840661
F	17°37'10"	13.043	TS5270 "DUBBO"	
G	9°42'40"	0.457	GI PIPE FD	DP397246
H	9°42'40"	0.457	GI PIPE FD	DP397246
J	227°12'	0.61	IRON ROD FD	DP785643

Box: e-Dex /Doc:DP 1183095 P /Rev:05-Apr-2013 /Sts:SC.OK /Prt:06-Apr-2013 01:35 /Fgs:ALL /Seq:1 of 3
 WARNING : Electronic Document Supplied by LPI NSW For Your Internal Use Only.

Parish: DUBBO
 County: GORDON
 ALL OLD MARKS GONE UNLESS OTHERWISE STATED

Surveyor: ERIC KENNETH SMITH
 DOHERTY SMITH & ASSOCIATES
 PO BOX 87
 WELLINGTON NSW 2820
 Date of Survey: 10TH OCTOBER 2012
 Surveyor's Ref: 12067-DP1 B

PLAN OF SUBDIVISION OF
 LOT 4 IN DP204725 AND
 LOT A IN DP407354

L.G.A. DUBBO
 Locality: DUBBO
 Subdivision No: SC2012/601
 Lengths are in metres. Reduction Ratio 1:1500

Registered
 4.4.2013

DP1183095

APPENDIX 2 – NOTICE OF SALE



MAYORAL MINUTE - COUNCIL MEETING 24TH JULY, 1961. (Contd)

A. LOANWORKS PROGRAMME - 1961/62 FINANCIAL YEAR (FILES M/A 9-1 & M/W 2-54):(Ctd)

5. PROPOSED GENERAL FUND LOAN OF £40,000: (Contd)

Having regard to the limited funds available the Council should give further consideration to this programme. The following suggestions are submitted for Council's consideration:

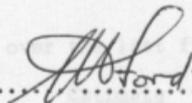
- | | |
|--|--------------|
| (1) That the acquisition of 20 acres of land for public recreation in West Dubbo be temporarily deferred | £2100 |
| (2) That the Apex Club be requested to temporarily defer the Apex Music Shell project. | <u>3500</u> |
| Saving | <u>£5600</u> |

The money thus saved could then be applied towards the roadworks included in this loan. The items which could be proceeded with would then be as follows:-

- | | |
|---|----------------|
| (1) Balance of £45,000 Loanworks Programme in respect of which £35,000 was raised during 1960/61 financial year | £10,000 |
| (2) Acquisition of 18 acres of land on Bourke Hill for Public Recreation | 930 |
| (3) Council's Proportion of costs for roadworks in Hampden Street Area | 3,361 |
| (4) Tamworth Street Stormwater Drainage | 1,610 |
| (5) Other Roadworks - priority to be determined by Works Committee | <u>5,099</u> |
| <u>Total</u> | <u>£21,000</u> |

It is further suggested that the Council make an application for a supplementary allocation of loan funds in January, 1962 to enable the balance of the programme to be completed.

I now submit this Minute for the consideration of the Council.


 MAYOR

**LAND AND PROPERTY
INFORMATION NSW**

**NOTICE OF SALE/TRANSFER REPORT FOR
RATING AUTHORITY
DEALING NUMBER: J362489 DEALING
CODE:**

**REGISTRATION DATE:
28/02/1962**

**NEW OWNER(S):
THE COUNCIL OF THE MUNICIPALITY OF
DUBBO**

**TENANCY
SOLE OWNER**

PREVIOUS OWNER(S):

**ADDRESS FOR SERVICE OF
NOTICES**

PROPERTY ADDRESS

**ADDRESS OF TRANSFEREE'S
SOLICITOR/AGENT**

DETAILS OF LAND TRANSFERRED IN THIS DEALING/DEED

CONTRACT DATE:
SETTLEMENT DATE:
ACQUISITION DATE:
PURCHASE PRICE: \$
INTEREST IN PROPERTY: %
NATURE OF PROPERTY:
PROPERTY WAS ACQUIRED BY:
TRANSFER INCLUDES LAND NOT IN THIS DEALING/DEED:
CONTRACT INCLUDED ITEMS OTHER THAN FIXED IMPROVEMENTS:
PROPERTY IS AFFECTED BY A PRIVATE LEASE:
PROPERTY WAS TRANSFERRED:
TOTAL AREA OF PROPERTY TRANSFERRED:

DESCRIPTION OF LAND

PROP ID	PLAN TYPE	LOT NUM	SEC NUM	PLAN NUM	SUFFIX	LOCALITY	COUNTY	PARISH	LGA
	DP	4		204725			GORDON	DUBBO	WESTERN PLAINS REGIONAL



REPORT: Planning Proposal R23-006 - North-West Urban Release Area

DIVISION: Development and Environment
REPORT DATE: 8 November 2023
TRIM REFERENCE: ID23/2612

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Fulfill legislative requirement
Issue	<ul style="list-style-type: none"> Council at its meeting on 28 September 2023 adopted a Master Plan for the North-West Urban Release Area, which identifies the vision and desired future character for the Precinct. To help realise this vision and deliver housing choice and diversity, Council engaged consultants to prepare a Planning Proposal (attached in Appendix 1) to amend the Dubbo Regional Local Environmental Plan (LEP) 2022. The Planning Proposal seeks to: <ul style="list-style-type: none"> Rezone land to R1 General Residential, R2 Low Density Residential, E1 Local Centre, RE1 Public Recreation and SP2 Infrastructure. Amend the minimum lot size area to 175m², 300m², 450m² and 600m². Introduce dwelling density controls to ensure a mix of dwelling types and built forms are provided. Introduce a gross floor area restriction for the E1 Local Centre zone to maintain the commercial centre hierarchy of Dubbo. Identify land to be reserved for acquisition for future infrastructure. Update mapping associated with heritage item “Mount Olive” to reflect the current lot layout. The Planning Proposal has strategic merit and should be submitted to the NSW Department of Planning and Environment for a Gateway Determination. If issued and subject to any conditions, the Gateway Determination will allow the Planning Proposal to proceed to public exhibition. 	
Reasoning	<ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 Local Environmental Plan Making Guidelines 	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Council received a grant for strategic planning work of \$155,000 from the State Government Department of Planning and Environment.
	Ongoing Costs	N/A
Policy Implications	Policy Title	Dubbo Regional Local Environmental Plan 2022
	Impact on Policy	The Planning Proposal will amend principal

		development standards of the Dubbo Regional Local Environmental Plan 2022.
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STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principal themes and a number of objectives and strategies. This report is aligned to:

Theme:	1 Housing
CSP Objective:	1.2 An adequate supply of land is located close to community services and facilities
Delivery Program Strategy:	1.2.1 Land is suitably zoned, sized and located to facilitate a variety of housing types and densities
Theme:	3 Economy
CSP Objective:	3.3 A strategic framework is in place to maximise the realisation of economic development opportunities for the region
Delivery Program Strategy:	3.3.1 Land is suitably zoned, sized and located to facilitate a variety of development and employment generating activities

RECOMMENDATION

1. That Council endorse the Planning Proposal (attached in Appendix 1) to amend the Dubbo Regional Local Environmental Plan 2022 for land in the North-West Urban Release Area.
2. That Council submit the Planning Proposal to the NSW Department of Planning and Environment for a Gateway Determination.
3. That Council liaise with the NSW Department of Planning and Environment and undertake minor administrative amendments to the Planning Proposal if required to ensure a Gateway Determination is issued.
4. That Council request the Chief Executive Officer (or delegate) be authorised as the Local Plan Making Authority under Section 3.36 of the Environmental Planning and Assessment Act 1979.
5. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.

Stephen Wallace
Director Development and Environment

SI
Senior Growth Planner

BACKGROUND

1. Previous Resolutions of Council

28 September 2023 CCL23/256	In Part <i>1. That Council adopt the draft North-West Development Control Plan - Master Plan</i> <i>2. That Council adopt the draft North-West Urban Release Area - Development Control Plan – Stage 1.</i>
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2. What is a Planning Proposal?

A planning proposal is a document that explains the intended effect of, and justification for, a proposed amendment to the Dubbo Regional Local Environmental Plan (LEP) 2022. It must be endorsed by Council and the NSW Government Department of Planning and Environment (DPE) in order to take effect. This process must be undertaken in accordance with Division 3.4 of the Environmental Planning and Assessment Act 1979.

The six key stages for amending an LEP are as follows:

- Stage 1 – Pre-lodgement;
- Stage 2 – Lodgement and assessment (current stage);
- Stage 3 – Gateway Determination;
- Stage 4 – Post Gateway;
- Stage 5 – Public exhibition and assessment; and
- Stage 6 – Finalisation.

REPORT

1. Details of the Planning Proposal

The objective of the Planning Proposal (attached in **Appendix 1**) is to amend the Dubbo Regional LEP 2022 to realise the vision and desired future character of the North-West Urban Release Area Master Plan. It would apply to the land identified in Figure 1 and make the following amendments:

- Rezone land from R2 Low Density Residential and R5 Large Lot Residential to R1 General Residential, R2 Low Density Residential, RE1 Public Recreation, E1 Local Centre and SP2 Infrastructure (Figure 2);
- Amend the minimum lot size area from 600m² and 8ha to 175m², 300m², 450m² and 600m² to provide housing choice and increase dwelling diversity (Figure 3);
- Introduce a dwelling density control to ensure a mix of dwelling types and built forms are provided, effectively utilise public infrastructure and land resources, and meet the demands for regional housing (Figure 4);
- Introduce a gross floor area restriction for the E1 Local Centre to maintain the commercial centres hierarchy of Dubbo and ensure the CBD remains the principal

centre delivering core commercial, retail, business and entertainment services to the Dubbo community, the Region and visitors;

- Identify land to be reserved for the provision of infrastructure (Figure 5); and
- Update maps associated with the heritage item “Mount Olive” to reflect the current lot layout.

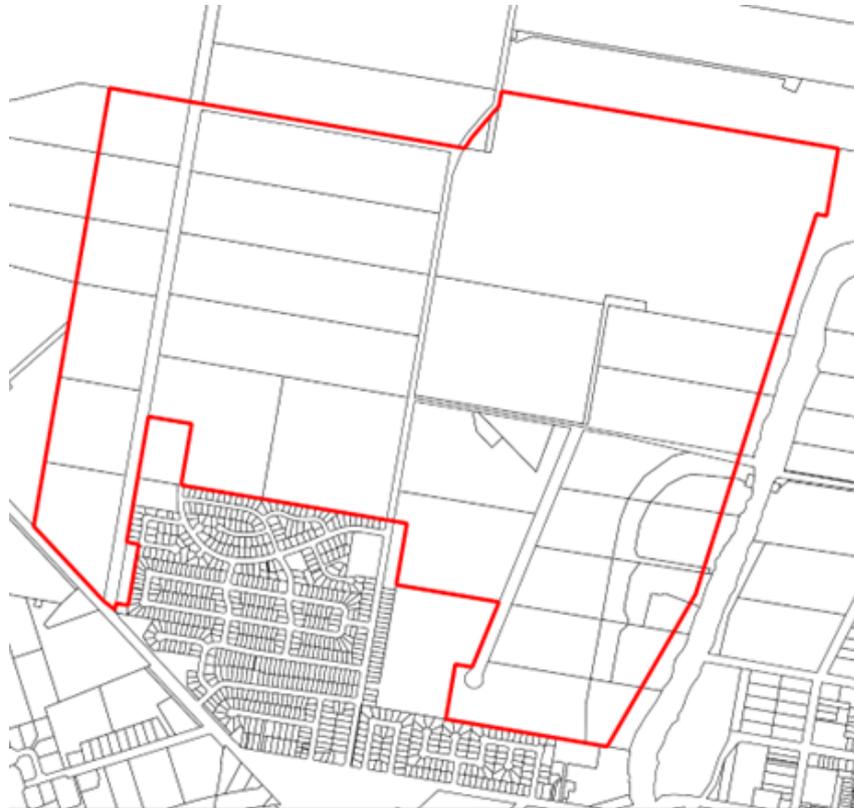


Figure 1 – Land to which this planning proposal applies

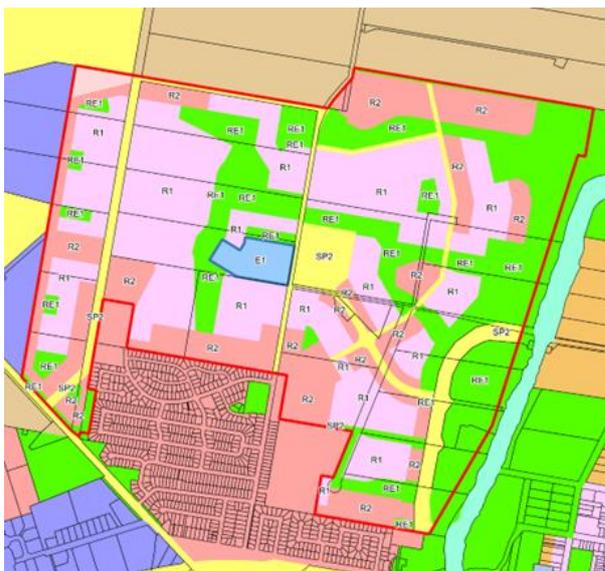


Figure 2 – Land zoning

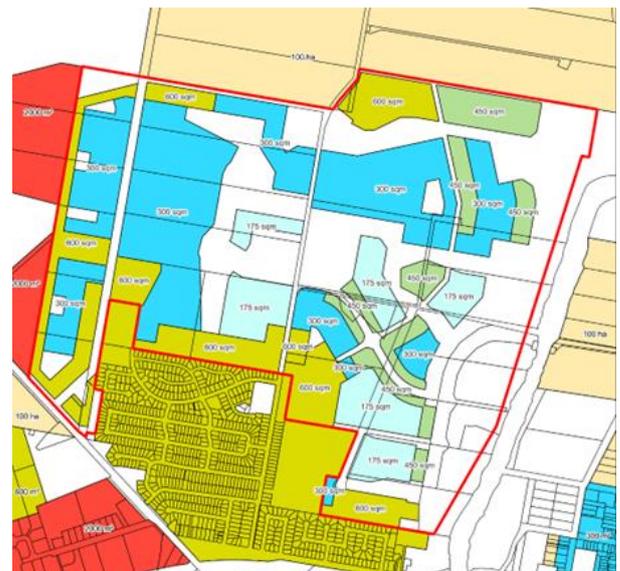


Figure 3 – Minimum lot size area



matters for consideration are identified below, with the detailed assessment included in the Planning Proposal (attached in **Appendix 1**).

(i) Dubbo Residential Areas Strategy

The Dubbo Residential Areas Strategy provides a spatial and servicing framework that ensures the region can grow efficiently in the long term to assist in the provision of residential development opportunities.

The Planning Proposal is considered to be consistent with this Strategy.

(ii) Dubbo Employment Lands Strategy

The Dubbo Employment Lands Strategy aims to ensure Dubbo has an appropriate level of commercial and industrial zoned land that can meet the long-term requirements of the community and region. The Strategy forms the basis for business zonings and planning controls in the Dubbo Regional LEP 2022.

Council engaged consultants Hill PDA to complete a Commercial Needs Assessment as the Planning Proposal includes land zoned employment. The assessment indicates that a village centre of approximately 8,000m² could be supported without impacting the commercial centres hierarchy of Dubbo.

It is recommended that the following provisions be included in the Dubbo Regional LEP 2022:

- Limit the total floor area of any supermarket to 4,000m²;
- Limit the overall floor space of any future retail shops to 8,000m²;
- Require any future development application within the E1 Local Centre zone to consider the economic impact of the development, and ensure it is consistent with the Dubbo Employment Lands Strategy.

Any commercial development will also be subject to the provision of an Economic Impact Assessment at the development application stage to ensure Council can accurately consider economic impacts in accordance with the provisions of the Dubbo Regional Local Environmental Plan 2022.

(iii) Dubbo Transportation Strategy 2020

The Dubbo Transportation Strategy 2020 identifies the strategic road requirements to accommodate future growth and is supported by a design and maintenance program for roads, footpath and cycleways. The Strategy was prepared based on the overall development of the Precinct, including identifying the need for strategic road corridors.

The Planning Proposal is considered to be consistent with the provisions of the Strategy.

(iv) Infrastructure and services

The Planning Proposal will increase the demand for public facilities and services including water, sewer, drainage, electricity and telecommunications, and there is capacity for this infrastructure to be made available over time as the Precinct develops.

Proposed works will be undertaken in a staged approach, and specific water and sewer infrastructure upgrade requirements will be confirmed at a later stage. It is considered that this will not prevent further progression of the Planning Proposal.

Council is currently preparing an Integrated Water Cycle Management Plan to identify the provision of appropriate, affordable, cost effective and sustainable urban water and sewerage services that meet community needs and protect public health and the environment. This Plan will form the basis for the provision of water and sewer services in Dubbo over time.

(v) Contamination

Council engaged consultants to complete a Contamination Assessment Report as the Planning Proposal involves rezoning potentially contaminated land, including land previously used for agricultural purposes, the former Bunglegumbie Treatment Plant and the former Dubbo City Council Animal Shelter.

Prior to gazettal of the Planning Proposal, Council will ensure land can be appropriately remediated.

(vi) Ecology

Council engaged consultants to complete a Biodiversity Assessment Report. A number of plant community types and endangered ecological community have been identified in the precinct. The North-West Development Control Plan Master Plan was prepared to avoid and minimise impacts on areas of biodiversity significance.

(vii) Flooding

Council engaged Cardno in 2019 to prepare the Macquarie River Flood Study. This Study identifies the Precinct being impacted by the Flood Planning Area and the Probable Maximum Flood.

The Planning Proposal will result in an increase in the dwelling density for land between the Flood Planning Area and the Probable Maximum Flood (Figure 6). However, it should be noted that this land is currently zoned R2 Low Density Residential, which allows for certain residential development to be undertaken.

At the Planning Proposal stage, Council is required to address the requirements of Ministerial Direction 9.1 in respect of flooding. This Ministerial Direction requires careful consideration of development impacts to ensure compatibility with flood prone lands. However, it should be noted that land in the Precinct that is within the Flood Planning Area is not included in the Master Plan as being suitable for residential development.

Council is currently preparing a Flood Impact and Risk Assessment to address the requirements of the Ministerial Direction, which amongst other things requires development to be compatible with flood behaviour and to ensure suitable means of access are available during times of flood. This Flood Impact and Risk Assessment will be provided to the Department for consideration prior to the commencement of public exhibition and consultation activities.



Figure 6 – Areas subject to flooding

3. Consultation and Planned Communications

If Council supports this Planning Proposal and receives a Gateway Determination from the Department of Planning and Environment, it will be placed on public exhibition for 28 days in accordance with the Local Environmental Plan Making Guidelines. The Planning Proposal will be notified in the following ways:

- NSW Government Planning Portal
- Council's YourSay webpage;
- Council's Customer Experience Centres and Macquarie Regional Library Branches;
- Daily Liberal newspaper; and
- Letters to landowners and adjoining landowners.

Council will consult with the following state agencies:

- Department of Planning – Biodiversity
- Department of Planning – Flooding and Water
- NSW Rural Fire Service

- Transport for NSW
- CASA
- Heritage NSW
- School Infrastructure NSW
- WaterNSW
- Environmental Protection Authority
- State Emergency Service
- Jemena and Essential Energy

A further report will be presented to Council for consideration following the completion of the public exhibition period.

4. Development Contributions Plan

Development contributions are payments made by developers that help fund and deliver infrastructure needed to support developments, including roads, transport infrastructure, stormwater drainage systems, and open space and recreation systems. They are a key source of funding for Council to deliver local and regional infrastructure to support our community without burdening existing ratepayers.

Council will prepare a Development Contributions Plan to ensure infrastructure required by this Planning Proposal can be adequately funded. It is also important to note that public and stakeholder consultation is an integral component of the Plan development process in accordance with the provisions of the Environmental Planning and Assessment Act, 1979.

This plan will be subject to a separate report for the consideration of Council.

5. Development Control Plan for Small Lots

An integral component of the future planning processes for the Precinct will be the preparation of a further Development Control Plan for the balance of lands in the Precinct. This Development Control Plan will comply with the strategic intent and objectives of the North-West Master Plan – Development Control Plan, which was adopted by Council at its meeting on 26 October 2023.

This Development Control Plan will be required to provide detailed planning and design guidelines for the subdivision and development of small lots, as the Dubbo urban area typically consists of lots with a minimum lot size area larger than 300m². This Development Control Plan will ensure diverse and varied streetscapes are provided and to ensure the built form has regard to the amenity of the site and surrounding properties.

This plan will be subject to a separate report for Council's consideration and will be placed on public exhibition in accordance with the Environmental Planning and Assessment Act, 1979.

6. Resourcing Implications

Council secured \$155,000 in funding from the NSW Department of Planning and Environment to help undertake strategic planning activities for the North-West Urban Release Area. This funding has been used for the preparation of the planning proposal and associated studies.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	\$155,000	0	0	0	0	0
b. Operating expenses	\$155,000	0	0	0	0	0
c. Operating budget impact (a – b)	0	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	0	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	Not applicable					

Table 1. Ongoing Financial Implications

7. Timeframe and next steps

The below estimated timeline provides a mechanism to monitor and resource the various steps required to progress the planning proposal:

Key date	Explanation
23 November 2023	Consideration by Council
December 2023	Submission for Gateway Determination
January 2024	Gateway Determination
February – March 2024	Public exhibition period
March – April 2024	Consideration of submissions
April – May 2024	Post-exhibition review and additional studies
June 2024	Preparation of revised planning proposal
July 2024	Consideration by Council
July 2024	Submission to the Department for finalisation
September 2024	Making of the LEP amendment

APPENDICES:

- 1 [Draft Planning Proposal](#)



Draft Dubbo North-West Planning Proposal R23-006

November 2023

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Executive Summary

Introduction

This report has been prepared by Mecone Group Pty Limited (Mecone) on behalf of Dubbo Regional Council (DRC), in support of a Planning Proposal to amend Dubbo Regional Local Environmental Plan 2022 (DRLEP) to facilitate the development of land located in the North-West Urban Release Area (NWURA).

The NWURA is a 375-hectare Precinct on the north western edge of the urban area of Dubbo, within the Dubbo Regional Local Government Area (LGA). The NWURA is identified in Figure 1 below, bounded by the Macquarie River and Central Business District (CBD) to the east, the Dubbo Regional Airport to the west, existing low density residential development to the south, and agricultural land to the north. The NWURA is identified as a growth area in the Central West and Orana Regional Plan 2041 and the Dubbo Regional Local Strategic Planning Statement (LSPS).

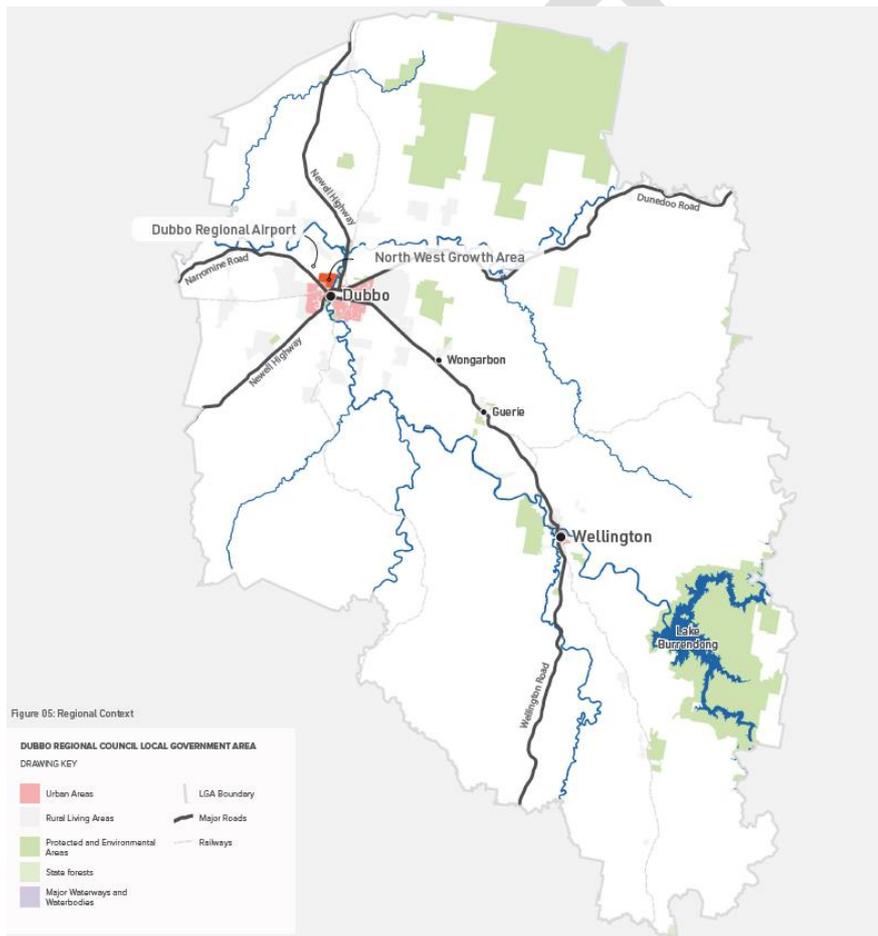


Figure 1 - Dubbo's Regional Context, Source: North-West Urban Release Area Development Control Plan – Master Plan



North-West Urban Release Area (NWURA) Precinct

The NWURA is predominantly zoned R2 Low Density Residential, with a portion zoned R5 Large Lot Residential on the western edge and a parcel of land zoned RU2 Rural Landscape to the north. The land is largely vacant and comprises areas of residual agriculture and grass land. Previous activities within the area include agriculture, the Bunglegumbie Sewerage Treatment Plant and the Dubbo City Animal Shelter. The site generally slopes from the west to the Macquarie River.

The land to which this Planning Proposal applies (the NWURA Precinct) is shown in Figure 2. The Precinct comprises 34 lots and includes majority of land in the NWURA as well as two directly adjoining parcels of land, i.e. Lot 1 DP653795 (already reflects the zoning and minimum lot size controls of the existing NWURA) and also Part Lot 87 DP753233 (21L Bunglegumbie Road, Dubbo). Land in the Precinct is owned by Council and multiple private landowners.

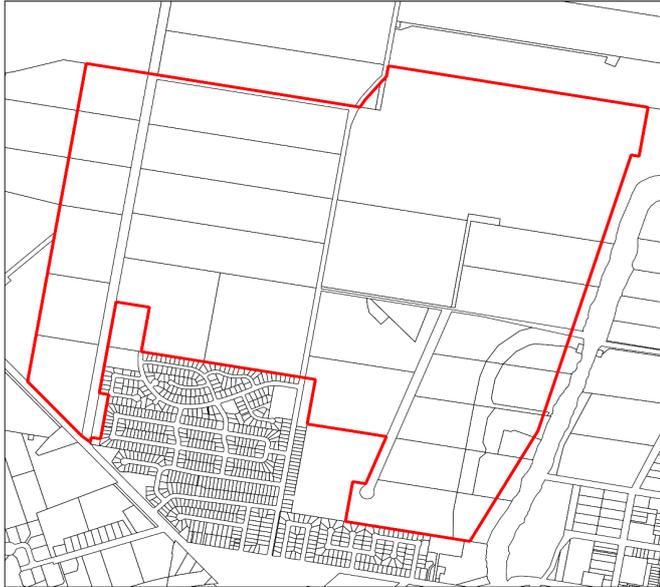


Figure 2 - Land to which this Planning Proposal applies, Source: Mecone (2023)

North-West Urban Release Area Master Plan

A Master Plan for the NWURA was adopted by Dubbo Regional Council on 26 October 2023. This Plan seeks to guide the development of the area to deliver a unique residential precinct that differs from current regional expectations. The Master Plan is the guiding document for the Planning Proposal and consist of the following key elements:

- a diversity of residential typologies and a village heart/town centre with a mix of co-located uses.
- an open space network along the Macquarie River and connected green spaces throughout the Precinct, with a 'green loop' of active transport links connecting to key precincts across Dubbo.
- a transport and movement hierarchy that provides connectivity to Dubbo CBD via a new River Street Bridge, and supports an internal public transport loop in addition to a pedestrian and cycle network.
- Opportunities to implement quality urban design and embed artwork reflecting local stories in the village streetscape and open space network.

Intent and Objectives of the Planning Proposal

The primary objective of this Planning Proposal is to amend Dubbo Regional Local Environmental Plan 2022 to achieve the transformative vision outlined in the Master Plan and contribute to the City's capacity to accommodate a growing population over the next 20 years.

The intent of the Planning Proposal is to achieve the following outcomes:

- Create capacity for approximately 5,500 dwellings.
- Encourage housing diversity and choice.
- Make provision for a future local centre with co-located retail, commercial and community uses.
- Contribute to the regional open space network through regional open space along the Macquarie River and a connected network of local open spaces.
- Safeguard culturally significant landscapes along the Macquarie River.

The proposed amendments to Dubbo Regional Local Environmental Plan 2022 are to:

- Rezone the land in the Precinct from R2 Low Density Residential and R5 Large Lot Residential to areas of R1 General Residential and R2 Low Density Residential to allow for a mix of housing typologies and densities, RE1 Public Recreation for open space, E1 Local Centre and SP2 Infrastructure to reserve land for school site and major roads, and rezone part lot 87 DP753233 (21L Bunglegumbie Road, Dubbo) from RU2 Rural Landscape to R2 Low Density Residential.
- Introduce a range of minimum lot sizes across the Precinct to deliver housing choice and increase the dwelling capacity.
- Introduce a dwelling density control for the Precinct to ensure the built form outcomes are achieved, effectively utilise public infrastructure and land resources and meet the demand for regional housing.
- Introduce a Gross Floor Area restriction for the local centre to maintain the commercial centre hierarchy and prevent the commercial performance of Dubbo CBD being undermined by development in the local centre.
- Update the property description associated with the heritage item "Mount Olive" (I78) to reflect the address following a recent subdivision.
- Identify land to be reserved for acquisition of vital infrastructure, including open space and key roads.

Strategic Merit

The Planning Proposal demonstrates that there is strategic merit to support the proposed amendments.

The population of the LGA is growing and this is forecast to continue. Together with the major investment projects attracting new workers to the region, this will increase demand for new dwellings in the LGA. Vacancy rates are low and median house prices are rising, with a sustained increase from December 2019 to June 2023.

Over 20% of the population is aged over 60 years and this proportion is projected to be 24% of the population in 2041. Providing a range of diverse range of housing options is important to meet the needs of workers and the growing population.

The Planning Proposal aligns with and promotes several key strategic planning priorities of Council and the State Government identified within various State, Regional, and local policies, and strategies, including:

- Central West and Orana Regional Plan 2041,
- Dubbo Regional Local Strategic Planning Statement,
- Dubbo Towards 2040 Community Strategic Plan,
- Dubbo Regional Employment Lands Strategy 2019,
- Dubbo Transportation Strategy 2020,
- North-West Urban Release Area – Development Control Plan – Master Plan, and
- State Environmental Planning Policies and Ministerial Directions.

Site-specific Merit

The Planning Proposal has site-specific merit as there are no major adverse environmental impacts resulting from the proposal. The site location is within 1.5km of the Dubbo CBD and other residential development. The area is already serviced by drinking water and wastewater infrastructure.

Matters concerning built form and massing, bushfire prone land, contamination, Dubbo Regional Airport, ecology, flooding, heritage, open space, salinity, and traffic have been assessed in preparation of the proposal. Any potential impact from the proposal, are able to be managed and mitigated with appropriate measures as outlined in this proposal.

Land within the 1% AEP is proposed to be zoned RE1 Public Recreation to manage flood risk. The 'Mount Olive' heritage item will continue to be heritage listed and protected. The location of Dubbo Regional Airport to the west of the site does not constrain future development. In addition, development of the Precinct is not likely to impact operations of the Airport.

The scale of future development is not envisaged to result in environmental impacts that cannot be managed through the development application process. This includes further consideration of:

- Aboriginal cultural heritage items and Aboriginal Heritage Impact Permits on land where development is proposed
- Management strategies for salinity
- Contamination
- Ecology

The proposed village centre and employment opportunities will stimulate economic growth in Dubbo's North West Region. This can facilitate a greater work-life balance for the future residents and provide convenient nearby services and facilities to meet the needs of residents. Promoting compatible uses such as education, age care, health, and commerce within the village can create a place of diversity and resilience and support intergenerational learning and care within the community.

The open space network will comprise 22.6% of the Precinct, with each dwelling within 400 metres of open space. The regional open space located adjacent to the Macquarie River will include community facilities such as BBQ facilities, sport fields, amenities and playground equipment that will improve the social amenity of the North- West Urban Release Area.

Conclusion

The proposed development of the North-West Urban Release Area Precinct will be a catalyst for major positive change in the Dubbo LGA, delivering significant residential opportunities within a master planned area in proximity to Dubbo's CBD. This Planning Proposal will particularly enable an increased and diverse housing supply in the LGA and also contribute to growth in the broader region.



Introduction

This report has been prepared by Mecone Group Pty Limited (Mecone) on behalf of Dubbo Regional Council (DRC), in support of a Planning Proposal to amend *Dubbo Regional Local Environmental Plan 2022* (DRLEP) to facilitate development of land located in the North-West Urban Release Area.

North-West Urban Release Area

The North-West Urban Release Area (URA) is a URA identified in the Dubbo Regional LEP 2022. It is located to the north west of the Dubbo CBD, immediately west of the Macquarie River corridor and to the north of the Mitchell Highway. Dubbo Regional Airport is less than a kilometre northwest of the Precinct. The area is bounded by existing low density residential development to the south.

The Precinct is located approximately 1.5km from Dubbo City Centre and is accessed by Bunglegumbie Road which runs through the centre of the Precinct.

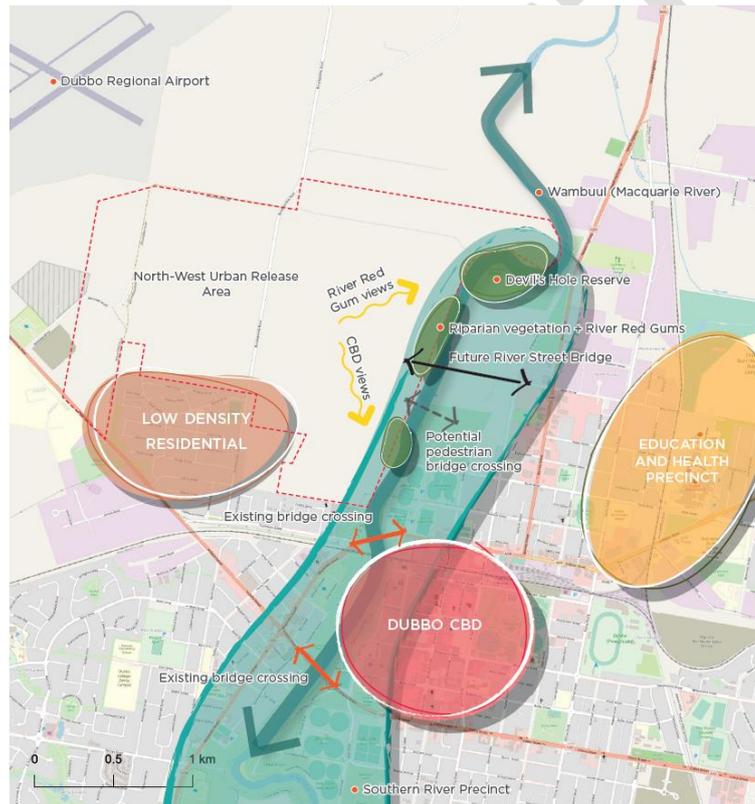


Figure 3 – North-West Urban Release Area's Local Context, Source: North-West Urban Release Area Development Control Plan – Master Plan

The Urban Release Area covers approximately 375 ha of land. The land is predominantly zoned R2 Low Density Residential with a portion zoned R5 Large Lot Residential on the western edge. Land in the Precinct largely vacant and comprises areas of residual agriculture and grassland. The land was previously mainly used for

agricultural purposes. The former Bunglegumbie Sewerage Treatment Plant was located in the Precinct. The Dubbo City Animal Shelter was also located in the Precinct.

Land in the Precinct is owned by Council and a range of private landholders. The North-West Urban Release Area Precinct comprises 34 lots:

Table 1 - Land Application Property Details

Lot and DP	Approximate Land Area	Address
1. 10/250606	1.95H	20R Bunglegumbie Road Dubbo
2. 7/250606	11.47H	9R Bunglegumbie Road Dubbo
3. 53/753233	8.09H	8R Narromine Road Dubbo
4. 16/242992	12.00H	14R Blizzardfield Road Dubbo
5. 15/242992	12.46H	12R Blizzardfield Road Dubbo
6. 1/1206861	90.32H	20R Bunglegumbie Road Dubbo
7. 2/1206861	16.29H	19L Bunglegumbie Road Dubbo
8. 32/1219695	1.65H	6R Bunglegumbie Road Dubbo
9. 582/595112	16.28H	9L Bunglegumbie Road Dubbo
10. 59/753233	16.19H	14L Bunglegumbie Road Dubbo
11. 60/753233	16.19H	19L Bunglegumbie Road Dubbo
12. 2/958250	11.50H	20R Bunglegumbie Road Dubbo
13. 1/217195	1.01H	20R Bunglegumbie Road Dubbo
14. 2/802180	4873.00m ²	20R Bunglegumbie Road Dubbo
15. 23/1285243	1.30H	Undefined
16. 16/1285243	8.33H	Undefined
17. 25/1285243	1.73H	Undefined
18. 18/1285243	8.00H	20R Bunglegumbie Road Dubbo
19. 26/1285243	2.48H	Undefined
20. 133/753233	8.09H	5R Westview Street Dubbo
21. 8/753233	7.31H	Undefined
22. Part Lot 87/753233	0.41H	21L Bunglegumbie Road Dubbo
23. 3/217195	21.51H	20R Bunglegumbie Road Dubbo
24. 1/958250	23.35H	20R Bunglegumbie Road Dubbo
25. 1/653795	2782.00m ²	Undefined
26. 581/595112	13.46H	17L Blizzardfield Road Dubbo
27. 52/1282381	3.86H	6R Bunglegumbie Road Dubbo
28. 1/802180	11.53H	20R Bunglegumbie Road Dubbo
29. 62/753233	16.19H	19L Bunglegumbie Road Dubbo
30. 14/242992	11.31H	10R Blizzardfield Road Dubbo
31. 15/1285243	9.92H	6R Bunglegumbie Road Dubbo
32. 24/1285243	1.41H	Undefined
33. 17/1285243	9.74H	20R Bunglegumbie Road Dubbo
34. 51/1282381	8.51H	6R Bunglegumbie Road Dubbo

Local Housing Needs

The LGA is experiencing population growth, which is forecast to continue and result in an increase in population of between 10,000 and 12,000 people to 2052. Together with smaller household sizes, this will result in demand for between 5,800 and 7,700 new dwellings. Major project investments such as the Central-West Orana Renewable Energy Zone, Critical Minerals Hub and other projects have, and will continue to increase demand for short-term worker accommodation.

Most new homes have been detached dwellings in the Urban Release Areas. However, this does not meet the needs of all population groups. Just over 20% of the population is aged over 60 years and this proportion is projected to 24% of the population in 2041. As people age, their housing needs change. Providing a range of diverse range of housing options is important to meet the needs of workers, the ageing population and new migrants.

North-West Urban Release Area Master Plan

The North-West Urban Release Area Master Plan was adopted by Dubbo Regional Council on 23 March 2023. The Master Plan seeks to:

- promote a range of housing forms and welcoming streetscapes
- ensure that the area is ecologically and economically sustainable
- support walkability and the protection of the natural landscape
- respect the culture of the Traditional Owners of the land
- set the standard for an inclusive, sustainable, culturally respectful, unique, and connected village.

Key elements of the Master Plan are:

- A 'green loop' which connects the Precinct to key areas within Dubbo e.g. Dubbo CBD, the Education and Health Precinct, Macquarie River open spaces via active transport paths.
- An open space network along the Macquarie River and connected green spaces and public parks in the Precinct. The open space network means that residents will be able to access green space within 400 metres of their homes. The Macquarie River Parklands are an expansion of the Dubbo regional open space network and will offer passive and active recreation uses. In the long term, the River Red Gum forest in the riparian flood plain will be enhanced, restored and rehabilitated.
- A diversity of residential typologies and a 'village heart' (town centre), with a mix of co-located uses such as commercial and retail uses, a future education facility, medical services and aged care.
- A transport and movement hierarchy that provides connectivity to Dubbo CBD via the new River Street bridge and supports an internal bus loop and pedestrian and cycle network.
- Opportunities to embed artwork reflecting local stories within the village streetscape and connected art trails through the open space network.

The Master Plan aims to create opportunities for housing diversity and choice through a range of housing typologies and price points. This includes detached dwellings, dual occupancy, attached dwellings, secondary dwellings, seniors housing and co-living and shop-top housing and apartments in the village centre. Ageing in place will be possible through a range of homes and their proximity to open space, retail, employment and connections to the CBD. This will create a diverse and integrated village with potential for approximately 5,500 new dwellings. It is intended that further details of housing types and controls will be provided in Stage 2 of the Development Control Plan for the Precinct.



The Master Plan and potential range of housing types envisioned for the Precinct are shown below:



Figure 4 – Master Plan and potential range of dwelling typologies, Source: North-West Urban Release Area Development Control Plan – Master Plan



About this Planning Proposal

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning and Environment's Local Environmental Plan Making Guidelines (August 2023).

This section is structured as follows:

- Part 1 – A statement of the objectives and intended outcomes
- Part 2 – An explanation of the proposed provisions
- Part 3 – Justification of strategic and site-specific merit, outcomes, and the process for implementation
- Part 4 – Mapping
- Part 5 – Details of community consultation that is to be undertaken on the Planning Proposal
- Part 6 – Project timeline

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Part 1 Objectives and Intended Outcomes

The primary objective of this Planning Proposal is to amend the Dubbo Regional Local Environmental Plan 2022 to achieve the transformative vision outlined in the Master Plan for the North-West Urban Release Area and provide further opportunities to accommodate a growing population over the next 20 to 30 years. The intent of the Planning Proposal is to achieve the following outcomes:

- create capacity for approximately 5,500 dwellings
- encourage housing diversity and choice
- make provision for a future local centre with co-located retail, commercial and community uses
- contribute to the regional open space network through regional open space along the Macquarie River and a connected network of local open spaces
- safeguard significant landscapes along the Macquarie River.

Part 2 Explanation of Provisions

This Planning Proposal seeks to amend specific provisions of Dubbo Regional Local Environmental Plan 2022 and introduce a new provision relating to dwelling densities.

2.1 Zoning

The Planning Proposal seeks to amend the Land Zoning Map as it applies to the North-West Urban Release Area, in accordance with the adopted Master Plan and the need to increase the dwelling capacity in the area. The proposal includes rezoning the land to:

- R1 General Residential (129.4 ha) to allow a mix of housing typologies and densities within the URA
- R2 Low Density Residential (76.8 ha) to allow low density housing on the edges of the URA
- RE1 Public Recreation (96.0 ha) to provide open space that is reflected from the Master Plan
- E1 Local Centre (4.76 ha) for a highly integrated mixed density local centre
- SP2 Infrastructure (6.1 ha) to reserve land for a school site (27.3 ha) and major roads.

The Planning Proposal also proposes to rezone a 0.41 ha land to the east of Bunglegumbie Road (i.e. part lot 87 DP753233; 21L Bunglegumbie Road, Dubbo) from RU2 Rural Landscape to R2 Low Density Residential. Whilst this particular site is zoned RU2 Rural Landscape under the DRLEP 2022, this is a triangular parcel dissected from the larger parcel of the lot by Bunglegumbie Road. Given that this parcel is already fragmented on account of its size, shape and location, it is considered suitable to be rezoned to R2 Low Density, particularly because it directly adjoins existing R2 Low Density Residential land in the North-West Urban Release Area to the south. The larger parcel of the lot will remain zoned RU2 Rural Landscape.

2.2 Minimum Lot Size

The proposal seeks to amend the Minimum Lot Size Map as it applies to the North-West Urban Release Area in-line with the adopted Master Plan, recognising the need to increase dwelling capacity and deliver diverse housing choices in the area.

The following is a summary of the key minimum lot size changes proposed:

- apply a minimum lot size of 175 sqm to 32.1 ha of land proposed to be zoned R1 General Residential
- apply a minimum lot size of 300 sqm to 97.3 ha of land proposed to be zoned R1 General Residential
- apply a minimum lot size of 450 sqm to 24.8 ha of land proposed to be zoned R2 Low Density Residential

- apply a minimum lot size of 600 sqm to 52.0 ha of land proposed to be zoned R2 Low Density Residential
- remove the minimum lot size from land not zoned R1 or R2.

The Planning Proposal will also amend the Minimum Lot size of an approximately 0.41 ha parcel of land adjoining the NWURA (i.e. part lot 87 DP753233) from 100 ha to 600 sqm. Whilst this particular site has a 100Ha minimum lot size control under the DRLEP 2022, the actual site area of this lot is approximately 18.28Ha, contained within two parcels of land. This includes a smaller parcel to the west of Bunglegumbie Road (approximately 0.41 ha) directly adjoining North-West Urban Release Area, and a larger parcel (approximately 17.7ha), segregated from the North-West Urban Release Area by Bunglegumbie Road to its eastern boundary. It is therefore considered that the smaller parcel of the lot is suitable to contain the existing 600 sqm minimum lot size that already applies to adjoining lots directly to its south and east.

2.3 Dwelling Density

The introduction of a dwelling density control for the North-West Urban Release Area is proposed through the inclusion of a new clause and map in the Dubbo Regional Local Environmental Plan (DRLEP) 2022. The objectives of the proposed clause are to:

- ensure that housing diversity and the built form outcomes in the North-West Urban Release Area Master Plan are achieved.
- ensure the efficient use of public infrastructure and land resources.
- contribute to meeting the demand for regional housing.

The proposed clause is to require the minimum dwelling density indicated on the proposed Dwelling Density Map. The minimum dwelling yields based on the dwelling density controls are provided in Table 2.

Table 2 - Minimum Dwelling Yield, Source: Mecone

Land Zone	Minimum Lot Size	Area Ha	Minimum Density (Dw/Ha)	Dwelling Yield
R1	175	32.1	45	1,443
R1	300	97.3	30	2,919
R2	450	24.8	17.5	434
R2	600	52.0	12.5	650
Total Minimum Dwellings				5,446

The minimum dwelling density requirements are set slightly higher than the potential minimum lot size yield. This will require a diversity of housing products to be delivered to meet the requirement.

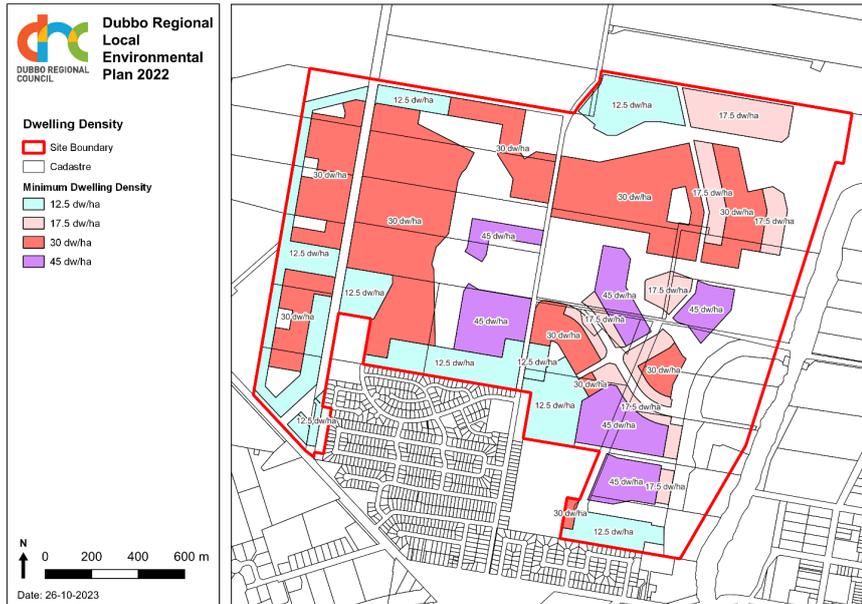


Figure 5 - Proposed Dwelling Density Mapping, Source: Mecone

2.4 Gross Floor Area control

The introduction of a gross floor area control for the local centre is proposed to manage the level of commercial floor space provided in the URA and potential impacts on the Dubbo CBD.

A provision similar to Clause 7.12 Shops on certain land in Zone E1 under the DRLEP 2022 is proposed, where the objective of the proposed clause will be 'to maintain the commercial centres hierarchy of Dubbo by encouraging retail development of an appropriate scale in neighbourhood centres'. The clause will:

- Limit the total gross floor area of retail purposes in the local centre to 8,000 sqm.
- Require the consent authority, in deciding whether to grant development consent to shops with a gross floor area of 500 sqm or greater to consider the economic impact of the development and be satisfied that the development is consistent with the commercial centres hierarchy of Dubbo.

2.5 Land Reservation Application

The proposal seeks to identify land to be reserved for acquisition for infrastructure such as open space, key roads and schools in the North-West Urban Release Area. Dubbo Regional Council are the acquisition Authority for all indefinite land, with the exception of the future School site.



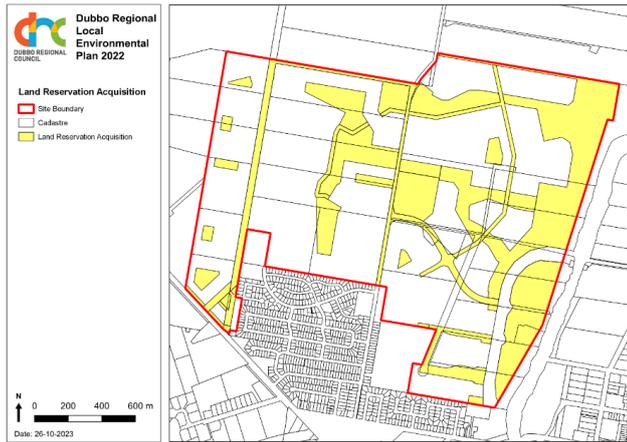


Figure 6 - Proposed Land Reservation Application, Source: Mecone

2.6 Heritage

An amendment to the Heritage Map and Schedule 5 is proposed for the Heritage Item “Mount Olive” (I78) at 6R Bunglegumbe Road, Dubbo. The property description for the item is currently identified in Schedule 5 as Lot 31 DP1219695 and Lot 32 DP1219695.

Lot 31 has been subdivided into three lots as part of the Newell Highway Upgrade project. This proposed amendment is to remove the reference to Lot 31 and any of the results resulting from its subdivision. Although this reduces the curtilage of the heritage item, a Statement of Heritage Impact was prepared as part of the Newell Highway Upgrade - New Dubbo Bridge project by Transport for NSW in 2019. This statement addressed the subdivision of the lot on which the heritage item is located, noting that “the proposal (the new bridge and road corridor) will impact the curtilage of Mount Olive but will not impact on the items which are identified in the Dubbo LEP (2010) as making a primary or secondary contribution to its heritage significance.”

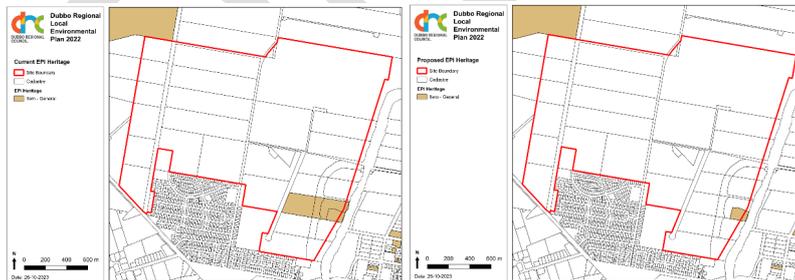


Figure 7 - Existing (left) and Proposed (right) Heritage Mapping, Source: Mecone



Part 3 Justification of Strategic and Site-Specific Merit

The Planning Proposal is considered to be consistent with the strategic planning framework for Dubbo, particularly the Dubbo Regional LSPS, which identifies the North-West Urban Release Area for future housing. Since the LSPS was prepared, housing has also emerged as a key planning, social and economic issue across Australia and is affecting regional Australian centres such as Dubbo. This includes a shortage of housing, challenges to affordability and a lack of appropriate and diverse housing forms to accommodate a range of household types and their needs. This Planning Proposal responds to this circumstance and will create capacity for approximately 5,500 dwellings and encourage a diversity of housing forms and at a variety of price points.

The Planning Proposal demonstrates strategic merit when assessed under the following strategies, policies and guidelines (as outlined in Section B of this report):

- Central West and Orana Regional Plan 2040
- Dubbo Regional Council – Local Strategic Planning Statement
- Dubbo Regional Council – Towards 2040 Community Strategic Plan
- Dubbo Employment Lands Strategy 2019 and Dubbo Transportation Strategy 2020
- Ministerial Directions and State Environmental Planning Policies.

The site-specific merits of the North-West Urban Release Area have been assessed against a range of environmental, social and economic considerations as discussed in Section C. This assessment has indicated that there is merit to development as a residential precinct.

Population and Dwelling Growth and Projections

The 2021 Census showed that 54,922 people reside in the Local Government Area (LGA). 40,578 people reside in Dubbo's urban area which makes up approximately 74.9% of the LGA's population. Dubbo's urban population has grown by approximately 4,500 people between 2016 and 2021.

While the number of households has increased, the average household size has declined. ABS data shows that household size in Australia has fallen from an average of 4.5 people per household in 1911 to around 2.5 by 2021. In the 2021 Census, Dubbo Regional Council had an average household size of 2.5 people. If the average household size in Dubbo follows the national trend, more dwellings will be required to meet demand.

Major project investments including the Central-West Orana Renewable Energy Zone, the Critical Minerals Hub, and other health, government, and industry projects have also caused an increase in demand for workers' accommodation. A research report on Short-Term Worker Accommodation conducted by Consultants Delos Delta found that Dubbo faces a major challenge in housing shortfall and without any intervention, worker demand will spike between 2025-2030 due to the low amount of short-term accommodation supply. In relation to the North-West Urban Release Area, the report recommended an update to land release plans to increase housing supply. This proposal includes a range of smaller lot sizes in the North-West Urban Release Area.

Demographic change

The 2021 Census found that 21% of the population was aged over 60 years. Projections by the Department of Planning and Environment indicates that this proportion is projected to be 24% of the population in 2041. As people age, their housing needs change. Older people may prefer smaller homes with smaller gardens that require less maintenance. Older people may also prefer to locate closer to shops, services and community facilities so they can continue to access these activities despite changes to their mobility.



Recent Development Activity and Housing Typologies

Over the 2022-2023 financial year, the Australian Bureau of Statistics Building Approvals dataset found that 394 new dwellings were built in Dubbo Regional LGA. In comparison to similar regions and cities, more dwellings were built in Dubbo than in Bathurst, Coffs Harbour, Orange, Tamworth, and Wagga Wagga in the same financial year. Dubbo Regional Council has had high volumes of residential development activity to the southwest and southeast of Dubbo as indicated in Figure 8.

Analysis by Mecone has found that the dominant forms of housing that have been built in the Urban Release Areas since 2021 are detached dwellings (seen in the light purple) followed by attached dwellings (seen in lime). This indicates that detached dwellings the most delivered residential built form.

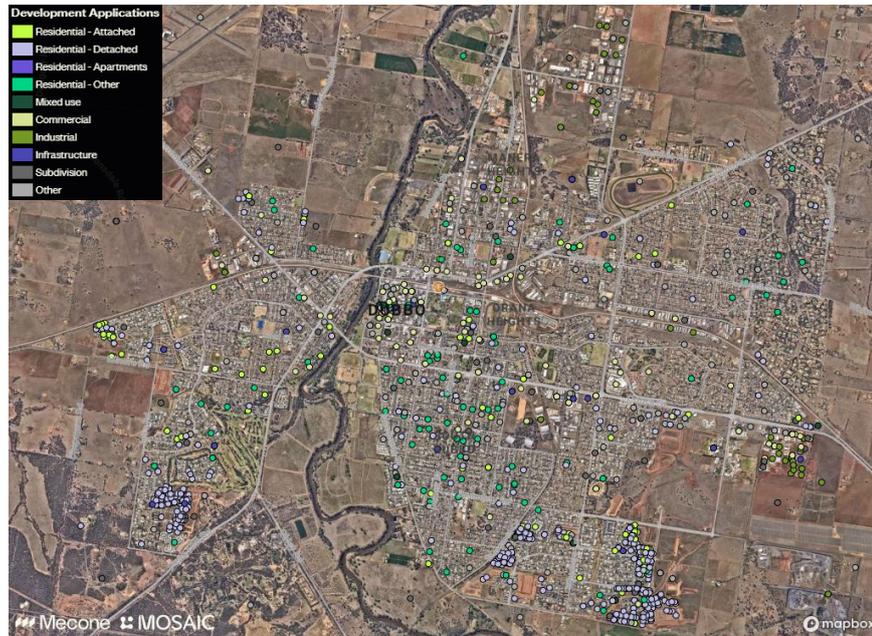


Figure 8 - Recent development activity in Dubbo, Source: Mecone Mosaic

Section A - Need for the Planning Proposal

Question 1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

North-West Urban Release Area Master Plan - Development Control Plan

The Planning Proposal has arisen from the North-West Urban Release Area Master Plan - Development Control Plan adopted by Dubbo Regional Council on 26 October 2023. The Master Plan seeks to:

- promote a range of housing forms and welcoming streetscapes
- ensure that the area is ecologically and economically sustainable
- support walkability, connectivity and the protection of the natural landscape
- respect the culture of the Traditional Owners of the land
- act as 'Village' to the Dubbo CBD located across the river.

Dubbo Regional Local Strategic Planning Statement

The Dubbo Regional Local Strategic Planning Statement (LSPS) plans for the economic, social and environmental land use needs of the Dubbo community over the next 20 years. The LSPS sets land use planning priorities to ensure that development is appropriate for the local context. Housing is one of the five planning themes identified in the LSPS. The LSPS recognises that across Dubbo there is considerable land available for the development of approximately 7,000 houses. This includes urban renewal opportunities within and in proximity to the Central Business District and new residential development areas. The LSPS identifies the North-West URA as one of the three Dubbo URAs. Action 12.3 of the LSPS is to 'Prepare a Structure Plan for the North-West Urban Release Area'.

Question 2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives and outcomes identified in the North-West Urban Release Area Master Plan. The current LEP zoning, and development standards do not align to the identified objectives and outcomes. A site-specific planning proposal allows for the redevelopment of the Precinct and how it integrates with surrounding area to be contemplated in detail.

Section B – Relationship to the Strategic Planning Framework

Question 3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041 was published in December 2022 and aims for the region to have a prosperous economy that is home to more than 325,000 people. Dubbo services a catchment in excess of 120,000 people and capitalises on education, tourism, manufacturing, mining, and renewable energy. Dubbo benefits from a collaborative approach to planning with a focus on high quality and sustainable urban design and integrated land use, transport, infrastructure, open space and recreation planning and delivery. The expanded population and workforce in Dubbo will be supported by local housing choice and services.

In relation to the North-West Precinct, local planning in Dubbo is to focus on facilitating residential growth to ensure significant economic development opportunities are realised and the improvement of public open space, pedestrian, and cycle networks to and along the Macquarie River Corridor.

The Planning Proposal is consistent with the relevant key objectives in the Central West and Orana Regional Plan 2041 as demonstrated in the table below.

Table 5 - Central West & Orana Regional Plan 2041

Direction	Actions	Response
Part 2 – A sustainable and resilient place		
Objective 6: Support connected and Healthy Communities	Strategy 6.2 – Strategic planning and local plans should consider opportunities to ensure new residential areas provide sufficient public and open space and link to existing pedestrian and cycle networks.	Consistent. 22.6% of the subject site will be dedicated to support, link and create new pedestrian and cycle networks across the proposed residential area. The Planning Proposal aims to rezone residential land for open space and will provide regional, district and local open spaces. These open spaces could help to connect the North-West Urban Release Area to the 30km Outer Dubbo Green Loop.

		The provision of open space has been strategically located across the subject area to ensure that residential land use is within a 400 metre walkability radius.
Objective 7: Plan for resilient places and communities	<p>Strategy 7.1 – Reducing the level of vulnerability and risk for communities will involve early consideration of natural hazards and avoidance and mitigation for both existing and new development areas. To achieve this strategic and local planning must design communities that:</p> <ul style="list-style-type: none"> provide interactive public and open spaces to enhance a sense of place and social cohesion to enable communities to withstand and adapt to climate change and respond to natural hazard events; and integrate, protect, and deliver green infrastructure networks at the precinct and landscape scales to help avoid new hazards such as the urban heat island effect. 	<p>Consistent.</p> <p>A regional park has been placed as a buffer between Macquarie River and the planned residential area to protect the future community from the risk of flooding and to ensure the site is adaptable to the impacts of climate change.</p> <p>Stormwater pipes will use the network of green spaces to filter, retain and direct stormwater catchment before reaching the river. This will create an effective network of green and blue infrastructure that will help the local environment be resilient to new hazards.</p>
Objective 9: Ensure site selection and design embraces and respects the region’s landscapes, character, and cultural heritage	<p>Strategy 9.1 – Strategic and local planning will strengthen the amenity in centres across the region by:</p> <ul style="list-style-type: none"> identifying and protecting scenic and cultural landscapes providing guidance for new development to ensure that views of scenic and cultural landscapes, particularly views from the public realm, are protected, elevating the importance of design quality and design excellence and reflecting local built form, heritage, and character in new and intensified housing areas. <p>Strategy 9.3 – Use strategic planning and local plans to consider opportunities to apply the seven urban design strategies for regional NSW when planning for:</p> <ul style="list-style-type: none"> public space in centres, including main streets, development in both existing and new neighbourhoods. 	<p>Consistent.</p> <p>Sensitive Aboriginal sites and the River Red Gums that line the Macquarie River will be located within land proposed to be zoned RE1 Public Recreation.</p> <p>The Heritage Item “Mount Olive” is identified on the Heritage Map and in Schedule 5 of the LEP. This will continue to be protected as an integral part of the open space along the Macquarie River.</p> <p>Consistent.</p> <p>The vision, key outcomes and principles of the Master Plan integrate the main elements of the urban design strategies in planning for the URA, as outlined below:</p> <ol style="list-style-type: none"> Engage with the history and culture of places – A walk on country with local Indigenous stakeholders was completed by the Master Plan Design team (organised by a land owner) and had considerations on aspects of culture, land and processes. A strong connection with country – The Master Plan proposes an art strategy that is embedded with a connected local story. Revitalise main streets and town centres – Not applicable as the Planning Proposal relates to a new release rather than Dubbo’s

		<p>CBD. The potential population growth in this Precinct could help to increase activity in Dubbo's CBD.</p> <ol style="list-style-type: none"> 4. Prioritise connectivity, walkability and cycling opportunities – the Master Plan proposes an active transport network that enhances connectivity and ensures that open space is within 400 metres of any dwelling in the North-West Urban Release Area. 5. Balance urban growth – The North-West Urban Release Area is located in close proximity to the CBD, the Airport and the Education and Health Precinct. A local centre is also proposed which supports a balanced and consolidated approach to new development in the area. 6. Increase options for diverse and healthy living with a range of lot sizes. 7. Respond to climatic conditions and their impacts – regional open space that expands the Macquarie River Parklands is proposed to ensure that no sensitive uses are built on flood prone land.
	<p>Strategy 9.4 – Identify, conserve, and enhance Aboriginal and non-Aboriginal cultural heritage values through strategic planning and local plans by:</p> <ul style="list-style-type: none"> • engaging Traditional Owners and the community early in the planning process to understand cultural and heritage values. • working with Traditional Owners to deliver strategic adaptation plans and pilot actions to mitigate climate change impacts on Aboriginal cultural heritage. • undertaking heritage studies to inform conservation and value add opportunities; adaptively re-using heritage items and heritage interpretation and; • managing and monitoring the cumulative impact of development on the heritage values and character of places. 	<p>Consistent.</p> <p>A Walk on Country with local Indigenous Stakeholders took place on 5 March 2023, during the community engagement phase of the Master Plan. This provided cultural insight to the land, water, and surrounds. The considerations and feedback provided has been embedded into both the design outcome and process.</p> <p>The outcomes from the Walk on Country included:</p> <ul style="list-style-type: none"> • Find ways to showcase the Wiradjuri language within the project. • Consider Indigenous land management practices to help restore the land and seek out ways to have local people involved throughout the life of the project. • To be guided by First Nations peoples when considering planting and materials on the project. • To be guided by First Nations Peoples in respect to the protection and care of significant vegetation, landscapes, and artefacts. <p>A high level Aboriginal cultural heritage constraints overview of the URA has been prepared. This highlighted the clustering of known Aboriginal cultural heritage items near the Macquarie River on land proposed to be zoned RE1 Public Recreation.</p>
<p>Part 3 – People, centres, housing, and communities</p>		
<p>Objective 11: Strengthen Bathurst,</p>	<p>Strategy 11.1 – Use economic development and local housing</p>	<p>Consistent.</p>

<p>Dubbo, and Orange as innovative and progressive regional cities</p>	<p>strategies to reinforce the regional-scale functions of each regional city by ensuring there is sufficient capacity to meet ongoing housing and employment needs.</p>	<p>The proposal will help to deliver capacity to meet ongoing housing needs in Dubbo and contribute to the accommodation needs of key workers moving into the area.</p>
<p>Objective 12: Sustain a network of healthy and prosperous centres</p>	<p>Strategy 12.2 – Use local strategic planning and local plans to strengthen commercial cores.</p>	<p>Consistent. The proposal will reinforce the beneficial housing and employment relationships due to the location of the land placed within proximity to Dubbo’s CBD, Education and Health Precinct and the Dubbo Regional Airport. A village centre is proposed within the Precinct.</p>
	<p>Strategy 12.4 – Use strategic planning and local plans to strengthen connectivity within centres.</p>	<p>Consistent. One of the Master Plan’s core sustainability principles is that the area is walkable, cyclable, and accessible. An indicative internal bus loop will allow for future public transport provision and promotes sustainable travel modes. The site will dispersal natural and built form amenity across the subject area to allow residents to be within 400 metres to green space and key neighbourhood elements.</p>
<p>Objective 13: Provide well located housing options to meet demand.</p>	<p>Strategy 13.1 – To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should:</p> <ul style="list-style-type: none"> • respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities; • consider how proposed release areas could interact with longer term residential Precincts; • provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure; • Identify a pipeline of housing supply that meets community needs and provides appropriate opportunities for growth. 	<p>Consistent. The proposal responds to environmental considerations with the extension of regional open space located along the Macquarie River and through stormwater management as a response to the impacts of overland flow, the urban heat island effect, and other natural hazards. A new village centre and a school is proposed to be located within the centre of the Precinct which will generate local employment and boost the local economy. This proposal will allow for additional housing capacity for the Region. The proposal will be staged to ensure that housing supply is adequate in accordance with demand. Stage 1 has been identified with future stages to be determined at a later stage. A draft infrastructure contributions plan is being prepared by Council which identifies new infrastructure required to develop the proposed site and will deliver a pipeline of housing.</p>
<p>Objective 14: Plan for diverse, affordable, resilient, and inclusive housing</p>	<p>Strategy 14.1 – To improve housing diversity, strategic and local planning should allow a diversity of housing including affordable housing, student housing, shop top housing, more dense housing types and housing choices for seniors close to existing services, and on land free from hazards</p>	<p>Consistent. A mix of lot sizes and a dwelling density control are proposed to ensure diversity of housing products. Diverse and specialised housing types with good access to services are proposed in the village centre.</p>
	<p>Strategy 14.2 – Plan for a range of sustainable housing choices in</p>	<p>Consistent.</p>



	<p>strategic planning and local plans including: a diversity of housing types and lot sizes, through appropriate development standards, including:</p> <ul style="list-style-type: none"> • minimum lot sizes, minimum frontage, and floor space ratio; • housing that is more appropriate for seniors, including low-care accommodation; • considering development incentives or reduced contributions to boost construction of secondary dwellings; • innovative solutions for older people, multigenerational families, group housing, people with special needs or people from different cultural backgrounds and; • sustainable housing solutions that can reduce costs and environmental impacts of household operations. 	<p>The proposal will provide a diversity of housing typologies from low rise to apartment sized developments. The Master Plan will support approximately 5,500 new dwellings within the Precinct.</p> <p>Different housing typologies, from detached dwellings to shop top housing, are indicated in the master plan to increase housing diversity in Dubbo and will be facilitate through a mix of lot sizes and dwelling densities.</p>
<p>Objective 16: Provide accommodation options for seasonal, temporary, and key workers</p>	<p>Strategy 16.1 – Strategic and statutory planning should consider:</p> <ul style="list-style-type: none"> • the provision of housing for workers by employers, including state agencies, by providing flexible controls, the capacity of existing and planned infrastructure to service accommodation for workers and; • provision for workers' accommodation sites such as caravan parks, manufactured home estates, tiny homes, and manufactured homes on land in or adjoining existing centres, new development areas and publicly owned land. 	<p>Consistent.</p>
<p>Objective 17: Coordinate smart and resilient utility infrastructure</p>	<p>Strategy 17.1 – Use strategic and local planning to maximise the cost-effective and efficient use of new or existing infrastructure by:</p> <ul style="list-style-type: none"> • establishing whether land can be efficiently and feasibly serviced; providing attractive modal alternatives to private vehicle transport including public transport services as well as integrated walking and cycling networks; • installation of a fibre-ready pit and pipe network that allows for Fibre to The Premises broadband service in accordance with the Australian Government's 	<p>Consistent.</p> <p>A draft servicing strategy to accommodate the increased density is being developed.</p> <p>Public transportation services can be provided in future with the Master Plan providing indicative locations for potential bus stops and integrated walking and cycling networks are ensured with open space is provided within a 400 metre catchment to all residential development.</p>



	<p>National Broadband Network (NBN) and;</p> <ul style="list-style-type: none"> • identification of appropriate sites and capacity to provide for water security, wastewater service capacity, electricity supply, and emergency services. 	
<p>Part 4 – Prosperity, productivity, and innovation</p>		
<p>Objective 20: Protect and leverage the existing and future road, rail and air transport networks and infrastructure</p>	<p>Strategy 20.1 – Strategic planning and local plans should consider opportunities to:</p> <ul style="list-style-type: none"> • minimise the negative impacts of freight movements and deliveries on urban amenity, particularly with proposed town and heavy vehicle bypass and distributor roads; • identify and address bypass-related impacts and opportunities for centres and employment precincts; • identify future heavy vehicle and town bypass and associated road corridors and the reservation of this land for future use at the appropriate time to minimise the encroachment of incompatible land uses and; • manage the road traffic and safety impacts associated with major employment development and precincts on the local and state road network. 	<p>Consistent.</p>
	<p>Strategy 20.2 – Support the operation and future land use potential of regional airports and aerodromes through strategic planning and local plans which should consider opportunities to:</p> <ul style="list-style-type: none"> • limit the encroachment of incompatible development and; • ensure operations are not compromised by development that penetrates the Obstacle Limitation Surface. 	<p>Consistent. The proposal is consistent with the Dubbo Regional Airport Master Plan 2019-2040. This Planning Proposal does not encroach on the airport operations and the proposed building heights do not penetrate the Obstacle Limitation Surface.</p>
<p>Objective 23: Supporting Aboriginal aspirations through land use planning</p>	<p>Strategy 23.1 – Strategic and statutory planning should be informed by and aim to:</p> <ul style="list-style-type: none"> • build delivery capacity for LALCs by reflecting Aboriginal aspirations, supported by strategic merit; • improve the identification and conservation of environmental and Aboriginal cultural heritage values and; 	<p>Consistent. Cultural knowledge and value have been embedded in land use planning decision-making. Local Indigenous stakeholders were consulted during the master planning phase through a walk on Country which provided cultural insight into the land, water, and surrounds. Council has presented and discussed proposals for the Precinct at the Dubbo Local Aboriginal Land Council (LALC) Board Meeting in December 2022. Council also formally requested feedback on the draft North-West Precinct Plan (October 2022)</p>

	<ul style="list-style-type: none"> embed cultural knowledge and values in land use planning decisions. 	<p>and the draft Development Control Plan for the North-West Urban Release Area (July 2023). No written feedback has been received.</p> <p>Proponent-led consultation with the LALC in January 2023 was undertaken regarding the North-West Urban Release Area. Feedback focused on the need for more art, Wi-Fi access, management of land and waterways and the need for future development to be culturally appropriate.</p>
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Question 4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Dubbo Regional Council Local Strategic Planning Statement (LSPS)

The LSPS identifies the North-West URA as one of the three Dubbo URAs. The Planning Proposal is consistent with the relevant planning priorities in the Dubbo Regional Council LSPS as demonstrated in the table below.

Table 6 - Dubbo Regional Local Strategic Planning Statement

Direction	Actions	Response
Part 2 – A sustainable and resilient place		
Planning Priority 1: Plan for the delivery of infrastructure to support growth	Action 1.8 – Review Council’s strategies and plans to ensure active cycling and pedestrian networks are provided and linked across urban areas.	Consistent. The Precinct will connect to a 30km green loop that will connect residents to the Airport, Education Precinct, CBD, Macquarie River, Dubbo Zoo, and other residential areas within Dubbo.
	Action 9.2 – Review the LEP provisions to facilitate greater housing choice in R1 and R2 zones particularly where located near services and open space.	Consistent. A range of lot sizes from are proposed to encourage housing diversity that caters to the different demographics and changing needs of the community. The proposed R1 and R2 zones in this Planning Proposal can facilitate greater housing choice as all future dwellings will be within 400 metres of public open space.
Planning Priority 9: Provide diversity and housing choice to cater for the needs of the community	Action 9.4 – Investigate opportunities to rezone land close to town centres and the Dubbo Base Hospital in order to accommodate residential demand for students, workers and visitors.	Consistent. The North-West Urban Release Area is located within close proximity to the Dubbo CBD and the urban area.
	Action 10.1 – Review the LEPs residential zone provisions to assess potential development opportunities for increased innovative affordable housing types.	Consistent. The Planning Proposal seeks to rezone land to enable housing diversity and choice through a mix of land use zones, range of minimum lot sizes and dwelling densities. A range of housing types will be promoted including, detached dwellings; dual occupancies; attached dwellings; secondary dwellings; seniors housing and co-living and; shop top housing and apartments.
Planning Priority 10: Improve the affordability of housing	Action 10.2 – Maintain local housing character through best practice design outcomes.	Consistent.
	Action 10.3 – Investigate and manage increased opportunity for dual occupancies and	Consistent.

	multi-dwelling housing to meet affordable housing requirements in established neighbourhoods, close to services.	
	Action 12.2 – New urban releases are supported by and aligned with local and regional strategic plans.	Consistent.
Planning Priority 12: Create sustainable and well-designed neighbourhoods	Action 12.3 – Prepare a Structure Plan for the North-West Urban Release Area.	Consistent.
	Action 14.2 – Expand the Green Web by: Prioritise missing links and future urban release.	Consistent. The Planning Proposal will connect the North-West Urban Release Area to Dubbo's 30km outer green ring which will enable residents and visitors to move around the city independent of major road networks.
Planning Priority 14: Create high quality open space	Action 15.5 – New development within the Macquarie, Talbragar and Bell rivers floodplains will be designed to not place the community at risk from flood impact.	Consistent.
Planning Priority 15: Protect areas of high environmental value and significance	Action 16.4 – Council will ensure that development is minimised in areas containing high biodiversity values.	Consistent. High Biodiversity values are identified along the Macquarie River. Development in this area will be minimised with the extension of the open space uses in this area in the future.
Planning Priority 16: Recognise, protect, and celebrate heritage	Action 17.3 – Seek opportunities to collaborate with Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate.	Consistent. Cultural knowledge and value have been embedded in land use planning for the Precinct. Local Indigenous stakeholders were consulted during the master planning phase through a walk on Country which provided cultural insight to the land, water, and surrounds.
Planning Priority 17: Acknowledge and embrace Aboriginal culture	Action 19.2 – Implement and integrate water sensitive urban design principles into all development works and asset management.	Consistent.
Planning Priority 19: Create an energy, water, and waste efficient city	Action 19.3 – Encourage stormwater management and re-use.	Consistent. Stormwater management and re-use is encouraged using a network of green spaces to filter, retain and direct stormwater catchment before reaching the river.
	Action 19.4 – Encourage development which aligns with the United Nations Sustainable Development Goals.	Consistent. Development within the Precinct will utilise design principles that align with the United Nations Sustainable Development Goals.

Towards 2040 Community Strategic Plan

The Planning Proposal is consistent with the relevant objectives in the Towards 2040 Community Strategic Plan as demonstrated in the table below. The following objectives are applicable to this Planning Proposal.

Table 7 - Towards 2040 Community Strategic Plan

Direction	Relevant Actions	Response
Theme 1: Housing		
Objective 1.1: Housing meets the current and future needs of our community	Strategy 1.1.1 – A variety of housing types and densities are located close to appropriate services and facilities	Consistent.
Objective 1.2: An adequate supply of land is located close to community services and facilities	Strategy 1.2.1 – Land is suitably zoned, sized and located to facilitate a variety of housing types and densities	Consistent.
Theme 2: Infrastructure		
Objective 2.1: The road transportation network is safe, convenient, and efficient	Strategy 2.1.2 – The road network meets the needs of the community in terms of traffic capacity, functionality, and economic and social connectivity	Consistent.
Objective 2.2: Infrastructure meets the current and future needs of our community	Strategy 2.2.1 – Water and sewer infrastructure and services meet the needs of the community	Consistent.
Objective 2.3: Transportation systems support connections within and outside the region	Strategy 2.3.2 – A network of cycleways and pedestrian facilities is provided and maintained	Consistent.
Theme 5: Liveability		
Objective 5.2: Our First Nations communities and cultures are celebrated and enhanced	Strategy 5.2.3 – Items, areas, and places of First Nations cultural heritage significance are protected and conserved	Consistent.
Objective 5.3: Our community has access to a full range of educational opportunities	Strategy 5.3.1 – Access to a variety of high quality education facilities, opportunities and choice is available	Consistent. The Planning Proposal identifies land in the Precinct to be investigated for an education facility. Council will continue to liaise with School Infrastructure NSW.
Objective 5.5: Our community has access to a diverse range of recreational opportunities	Strategy 5.5.1 – Passive and active open space is located to maximise access and use by the community	Consistent.
Theme 6: Environmental Sustainability		
Objective 6.3: Land use management sustains and improves the built and natural environment	Strategy 6.3.3 – Endangered ecological communities, threatened species, habitats and environmental assets are protected	Consistent.
	Strategy 6.4.1 – People and property are protected from fire related incidents	Consistent.
Objective 6.4: We plan for and mitigate the impacts of natural events and disasters	Strategy 6.4.2 – Development does not place the community at risk from flood impacts	Consistent.

Dubbo Employment Lands Strategy 2019

The Dubbo Employment Lands Strategy 2019 aims to ensure there is an appropriate level of commercial, industrial, institutional and tourist zoned land in the future to best meet the long-term requirements of Dubbo and the region. In relation to the North-West Urban Release Area, the strategy suggested further investigations as to whether the centre should be zoned E1 Local Centre or MU1 Mixed Use.

Table 8 - Dubbo Employment Lands Strategy 2019

Precinct Guidance	Council Comment	Response
North-West Urban Release Area Neighbourhood Centre	Investigate provision of a neighbourhood centre zone in the North-West urban release area.	The Planning Proposal seeks to rezone the proposed village centre to E1 Local Centre.
North-West Urban Release Area Mixed Use zone	Investigate a mixed-use zone in the North-West urban release area.	This Planning Proposal does not seek to rezone the village centre to mixed use upon investigation.

Dubbo Transportation Strategy 2020

The Dubbo Transportation Strategy 2020 aims to mitigate current transport issues whilst maintaining a good quality of life as Dubbo will need to accommodate 100,000 people by 2055. The Planning Proposal is consistent with the goals of the Transportation Strategy.

Question 5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

There are no other applicable state and regional studies or strategies to this Planning Proposal.

Question 6. Is the Planning Proposal consistent with applicable SEPPs?

Yes, as outlined below:

Table 10 - State Environmental Planning Policies

State Environmental Planning Policy	Consistency	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent	The Precinct is not identified as a strategic conservation area or includes land to be avoided. The SEPP does not prevent the development of the proposed additional permitted uses in the Precinct.
SEPP (Exempt and Complying Development Codes) 2008	Consistent	The Planning Proposal will not impact the application of the SEPP.
SEPP (Housing) 2021	Consistent	The Planning Proposal will support the delivery of a diversity of housing types permissible through the application of the SEPP, including affordable housing, boarding houses, supportive accommodation, secondary dwellings, group homes, co-living housing, and seniors housing.
SEPP (Industry and Employment) 2021	Not applicable	Not applicable
SEPP No 65 – Design Quality of Residential Apartment Development	Consistent	The SEPP is applicable to developments that are three or more storeys and contain at least four dwellings. Residential flat buildings are proposed to be in the Village centre and will require compliance with the Apartment Design Guide during the Development Application stage.
SEPP (Planning Systems) 2021	Not applicable	The Planning Proposal does not include state or regionally significant development.

SEPP (Precincts – Central River City) 2021	Not applicable	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	Not applicable
SEPP (Precincts – Regional) 2021	Not applicable	Not applicable
SEPP (Precinct – Western Parkland City) 2021	Not applicable	Not applicable
SEPP (Primary Production) 2021	Not applicable	Not applicable
SEPP (Resilience and Hazards) 2021	Consistent	Future development will consider whether the land is contaminated and whether any remediation is required.
SEPP (Resources and Energy) 2021	Consistent	The Planning Proposal will not create additional uses that fall within the definition of mining, petroleum production or extractive industries.
SEPP (Sustainable Buildings) 2021	Consistent	The Planning Proposal does not impact application of the SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent	The Planning Proposal is consistent with the SEPP.

Question 7. Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Consideration has been given to all Ministerial Directions in preparing the Planning Proposal. The Planning Proposal is consistent with all relevant Ministerial Directions as outlined in the table below.

Table 11 - Ministerial Directions

Clause	Applicable Directions	Consistent	Comment
Focus area 1: Planning Systems			
1.1	Implementation of Regional Plans	Consistent	The Planning Proposal is consistent with the directions, objectives and planning priorities identified in the Central West and Orana Regional Plan.
1.2	Development of Aboriginal Land Council Land	Not applicable	Not applicable
1.3	Approval and Referral Requirements	Consistent	The proposal does not include consultation, referral, or concurrence provisions, nor clarifies any development as designated development.
1.4	Site Specific Provisions	Consistent	The Planning Proposal does not propose any unnecessarily restrictive site-specific planning controls.
Focus area 3: Biodiversity and Conservation			
3.1	Conservation Zones	Consistent	The Planning Proposal does not contain or propose any conservation zones.
3.2	Heritage Conservation	Consistent	The Planning Proposal will clarify the location of the "Mount Olive" local Heritage Item in Schedule 5 and on the Heritage Map. Areas with Aboriginal cultural heritage are mainly located in the south-east of the Precinct and will be zoned RE1 Public Recreation.
3.5	Recreation Vehicle Areas	Consistent	
3.6	Strategic Conservation Planning	Consistent	Council is currently preparing a Biodiversity study for further review.
Focus 4: Resilience and Hazards			

4.1	Flooding	Consistent	The Planning Proposal will extend the Macquarie River Parklands to include flood prone land, providing a buffer from the Macquarie River to residential development.
4.4	Remediation of Contaminated Land	Consistent	A Site Investigation report has been prepared and a Preliminary Contamination Report is being prepared for the Precinct. It is considered the Planning Proposal can proceed with further assessment required at the development application stage.
4.5	Acid Sulfate Soils	Not applicable	Not applicable
4.6	Mine Subsidence and Unstable Land	Not applicable	Not applicable
Focus area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	Consistent	The Master Plan prepared in support of the Planning Proposal provides opportunities for a bus network to be extended through the Precinct, as well as the incorporation of active transport, with walking and cycling paths.
5.2	Reserving Land for Public Purposes	Consistent	The Planning Proposal will reserve land for public recreation, an educational facility and roads.
5.3	Development Near Regulated Airports and Defence Airfields	Not applicable	Not applicable as the Dubbo Regional Airport is not a regulated Airport for the purpose of the SEEP. However, the proposed built form will not impact the operations of the Airport.
5.4	Shooting Ranges	Not applicable	Not applicable
Focus area 6: Housing			
6.1	Residential Zones	Consistent	The proposal supports varying lot sizes and densities to encourage diversity in housing in alignment with the adopted Master Plan.
6.2	Caravan Parks and Manufactured Home Estates	Not applicable	Not applicable
Focus area 7: Industry and Employment			
7.1	Business and Industrial Zones	Consistent	The Planning Proposal is consistent with the Direction.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable	Not applicable
Focus area 8: Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	Not applicable	Not applicable
Focus area 9: Primary Production			
9.1	Rural Zones	Applicable	The majority of the Precinct this Planning Proposal applies to is not located in a rural zone. Although a small 0.41ha parcel of land that is currently zoned RU2 Rural Landscape is proposed to be rezoned to R2 Low Density Residential, it is considered that rezoning this area is suitable given its size, shape and location adjoining the existing NWURA. Furthermore, rezoning this land does not impede the protection of agricultural land to the north west of the parcel, which will remain rural.
9.2	Rural Lands	Not applicable	Not applicable
9.3	Oyster Aquaculture	Not applicable	Not applicable

Section C – Environmental, Social and Economic Impacts

Question 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

There are a number of Endangered Ecological Communities (EEC) and Plant Community Types (PCT) in the Precinct. An Ecological Constraints and Opportunities Report is currently being prepared by Consultants AccessEP to understand the minimum buffer areas required for any future development and also the extent these EECs and PCTs will need to be protected and reserved. The report will also outline the biodiversity values present on the site and demonstrate how they can be managed as part of future development to ensure that they will not be adversely affected because of the proposal.

The Master Plan for the Precinct has been prepared having regards to broad ecological consultants. It is considered that the Planning Proposal can be furthered with detailed consultation to be undertaken with the State Government Department of Planning Environment.

Question 9. Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

Matters concerning built form and massing, bushfire prone land, contamination, Dubbo Regional Airport, ecology, flooding, heritage, open space, salinity, and traffic have been assessed in consideration of the proposal. It is considered that there is unlikely to be significant impacts that cannot be adequately mitigated. There are no adverse environmental impacts resulting from the proposal, rather as demonstrated below any impacts can and will be appropriately managed.

Bushfire Prone Land

The Dubbo draft Bushfire Prone Land Map identifies the entirety of the Precinct as Bushfire Prone Land. This predominately includes Vegetation Category 3 as grasslands. Despite this, it is considered that bushfire is not an impediment to the Planning Proposal and bushfire considerations will be required at the future planning stages of any proposed subdivision and development in the Precinct.

Contamination

There is potential contamination of land in the Precinct, including from the former Bunglegumbie Treatment Plant and Dubbo City Animal Shelter. Whilst the former treatment plant has been demolished, complete remediation works are yet to take place. Nonetheless, it is considered that any contamination risks can be assessed during future development stages, and/or as a Gateway Determination condition, to ensure that this will not impact future development in the Precinct.

Ecology

An ecological constraints and opportunities report has been prepared by Access EP to outline the biodiversity values present on the Site and to demonstrate how they can be managed in its future development. The following biodiversity values were identified in the Precinct:

The scale of the North-West Precinct is quite large and contains a number of variously sized remnant patches of native vegetation. These patches are mapped in the Central West/Lachlan vegetation mapping and include the following Plant Community Types (PCT's):

- PCT 45 Plains Grass grassland in the NSW South Western Slopes Bioregion
- PCT 70 White Cypress Pine woodland on sandy loam in Central West NSW
- PCT 76 Western Grey Box tall grassy woodland on alluvium in the NSW South Western Slopes Bioregion
- PCT 78 River Red Gum riparian tall woodland in the Brigalow Belt South Bioregion

- PCT 81 Western Grey Box – Cypress Pine shrub/grass tall woodland in the Brigalow Belt South Bioregion
- PCT 88 Pilliga Box – White Cypress Pine – Buloke shrubby woodland in the Brigalow Belt South Bioregion
- PCT 248 Mixed Box Eucalyptus woodland on alluvium Central West NSW
- PCT 267 White Box – White Cypress Pine – Western Grey Box woodland in the NSW South Western Slopes Bioregion
- PCT 511 Queensland Blue Grass, Redleg Grass, Rats Tail Grass in the Brigalow Belt South Bioregion

Of the PCTs 76, 81, 267, 511 and possibly 248 are, or may be, components of listed Endangered Ecological Communities or may contain threatened plant species. Unless otherwise excluded from assessment under the Biodiversity Offset Scheme (BOS), any vegetation clearing proposed in the NWURA must be assessed, and impacts avoided or minimised through redesign, and then any unavoidable impacts must be mitigated.

Initial ecological investigations revealed a significant number of habitat trees as shown in Figure 9. Habitat trees contain nest hollows and are generally mature landscape scale trees. Loss or removal of habitat trees does require environmental offsetting or habitat replacement, as such residential development should optimally be designed to avoid impacting these valuable trees. The majority of the eastern group of nominated trees are within the flood zone and thereby protected from residential development. Detailed ecological investigations are continuing and these are expected to provide additional details and consideration of biodiversity impacts. Further consultations will be undertaken with the State Government Department of Planning and Environment during the Planning Proposal process.



Figure 9 – Location of Habitat Trees – North-West Urban Release Area. Source: AccessEP 2023

Built Form and Massing

This Planning Proposal seeks to rezone 129.4 hectares to R1 General Residential zone, 76.8 hectares to R2 Low Density Residential zone with a 6.96 hectare school site and 5.21 hectares to E1 Neighbourhood Centre Zone. The remaining land will be rezoned to RE1 Public Recreation and SP2 Infrastructure. Minimum Lot Size controls are proposed within the R1 General Residential and R2 Low Density Residential to reflect diverse housing choice in Dubbo. The scale of future development is not envisaged to result in environmental impacts that cannot be managed through the development application process.

Traffic

Council is currently reviewing the Dubbo strategic traffic model in collaboration with Transport for NSW. This review considers the increased density resulting from the Planning Proposal and potential impacts on local traffic movements. It should also be noted that Council has already sought Secretary's concurrence for the North-West Urban Release Area in early 2023 and accordingly TfNSW, along with the NSW DPE will continue to assess traffic and transportation requirements for the Precinct.

Flooding

A compilation of Flood Studies on the Macquarie River prepared by Cardno in 2019 identify a minor flood risk to the North-West Urban Release Area. The area that is subject to the 1% AEP flood risk is located along the Macquarie River to the eastern boundary of the site. This land area is proposed to be zoned for public recreation and can therefore be concluded that no future development is impacted by this constraint. In addition to this, Council selected two extreme flood cases to be modelled, this includes the Probable Maximum Flood (PMF) and the PMF with Burrendong Dam failure. These scenarios give an indication of the potential impact of probable maximum flood in the Macquarie River and on substantial areas of Dubbo as well as the adverse impacts of failure of Burrendong Dam under extreme weather conditions. These impacts can however be mitigated and will be considered further at future development application stages.

Council is also undertaking a Flood impact and risk assessment (FIRA) for the North-West Precinct for further consideration by the NSW DPE, during the Planning Proposal process.

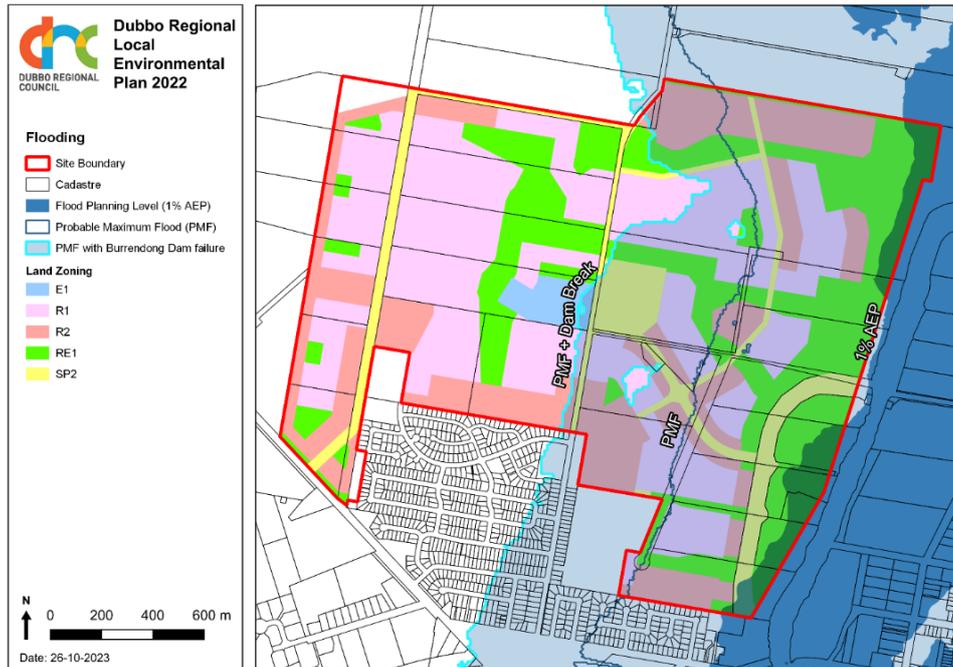


Figure 10 – PMF and AEP 1 in 100 Year Flood Map for North-West Urban Release Area

Heritage – Aboriginal

A high level Aboriginal cultural heritage constraints overview of the North-West Urban Release Area was prepared by AREA Environmental & Heritage Consultants.

Further archaeological work is required to inform an Aboriginal Heritage Impact Permit (AHIP) prior to any development taking place. Gateway assessment of the Planning Proposal may require further information to be prepared in respect of Indigenous Heritage.

Heritage -- European

Heritage Item has been identified as Mount Olive and is listed on the Dubbo Regional Local Environmental Plan 2022. Mount Olive is one of the earliest houses in the Dubbo Area and is a rare example of period architecture from the 1860s.

As part of this the property description associated with the Heritage Item “Mount Olive” (I78) will be updated to reflect the recent subdivision of land.

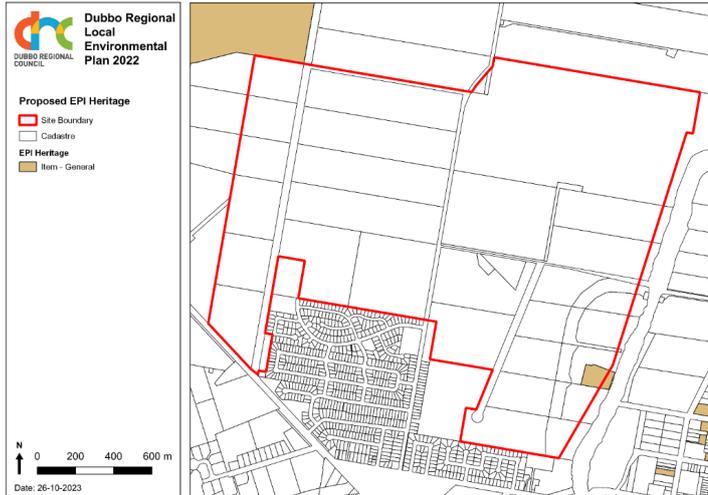


Figure 11 - European Heritage in the North-West Urban Release Area, Source: Mecone

Salinity

The North-West Urban Release Area is identified across two Hydrogeological Landscapes (HGL). A HGL provides a structure for how salinity manifests it itself in a particular area and how different types of salinity are expressed in each landscape. The impact of salinity in these HGLs in presented in Table 12.

Table 12 - Hydrogeological Landscapes for the Western Central West Catchment, Source: Hydrogeological Landscapes for the Western Central West Catchment (n.d.), NSW Office of Environment and Heritage

Western Central West Catchment				
HGL	Land Salinity	Salt Export	Water Quality Impact	Overall Hazard
Macquarie Alluvium	Low	Moderate	Low	Moderate likelihood/ Significant potential impact
West Dubbo (Dubbo Basalt)	Low	Moderate	Low	Moderate likelihood/ Limited potential impact

The West Dubbo HGL has a Medium level of salinity hazard with Moderate Land impact, Salt load export impact and impact on water quality. At the same time the West Dubbo landscape is currently an important source of fresh water from runoff. This fresh water is important as a dilution source for 9 of 26 urban contaminants moving downstream of Dubbo but also generates a salt load via this runoff which is then redistributed through the catchment.

The Macquarie Alluvium HGL is also a Medium salinity hazard landscape with Low Land impact and impact on water quality and Medium Salt load export impacts. The Macquarie Alluvium is a landscape which provides important base level flows to the Macquarie River and also receives and stores mobilised salts through surface runoff. The combination of these two HGL’s in the Precinct ensures there is a medium level of risk in future developments across this landscape from dryland salinity and that, similarly, future development poses a medium level of salinity risk to groundwater and surface water sources.

The Precinct is mapped as having high vulnerability to groundwater contamination, due to the relatively high hydraulic conductivity of the alluvial sediments and the shallow riparian linked aquifer underlying the site. This assessment relates to non-saline contamination, contamination from pollutants, PFAS etc. Top-down



contamination is possible on a site where the surface soil layer has a high hydraulic conductivity. This is further justification for accurate and appropriately detailed contaminated land assessments, and salinity and groundwater assessments supporting any future development proposal.

In summary, although salinity proposes a risk hazard within the Precinct, this hazard can be reduced with appropriate management strategies, which are implemented at Development Application stage. The risk from salinity is not considered to be an impediment to the proposed land uses.

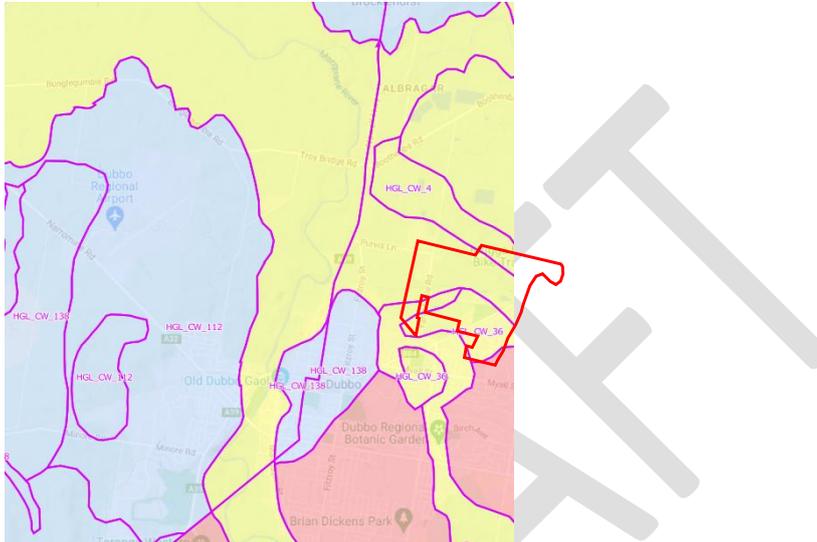


Figure 12 - Hydrogeological Landscapes (Light Blue shade- West Dubbo HGL; and Yellow- Macquarie Alluvium and Site outlined in Red), Source: Hydrogeological landscapes (2013), NSW Government eSPADE

Dubbo Regional Airport

The Precinct is located directly adjacent to the Dubbo Regional Airport, 4R Cooreena Road (Mitchell Highway). A Master Plan for Dubbo City Regional Airport was prepared by Rehbein Airport Consulting. The Master Plan for the Airport includes an assessment of any impacts from aircraft noise on residential development, in addition to safeguarding airspace for the approach and departure of both the Main Runway and Cross Runway.

The aircraft noise mapping included in the Master Plan provides an assessment of the future noise profile of the Airport based on an ultimate runway length of 2,350 metres and use by larger aircraft types. The Precinct falls outside the 20 ANEF contour and accordingly any residential development does not require any future amelioration measures. It is therefore considered that the location of Dubbo Regional Airport in relation to the Precinct is not a significant constraint to future development.



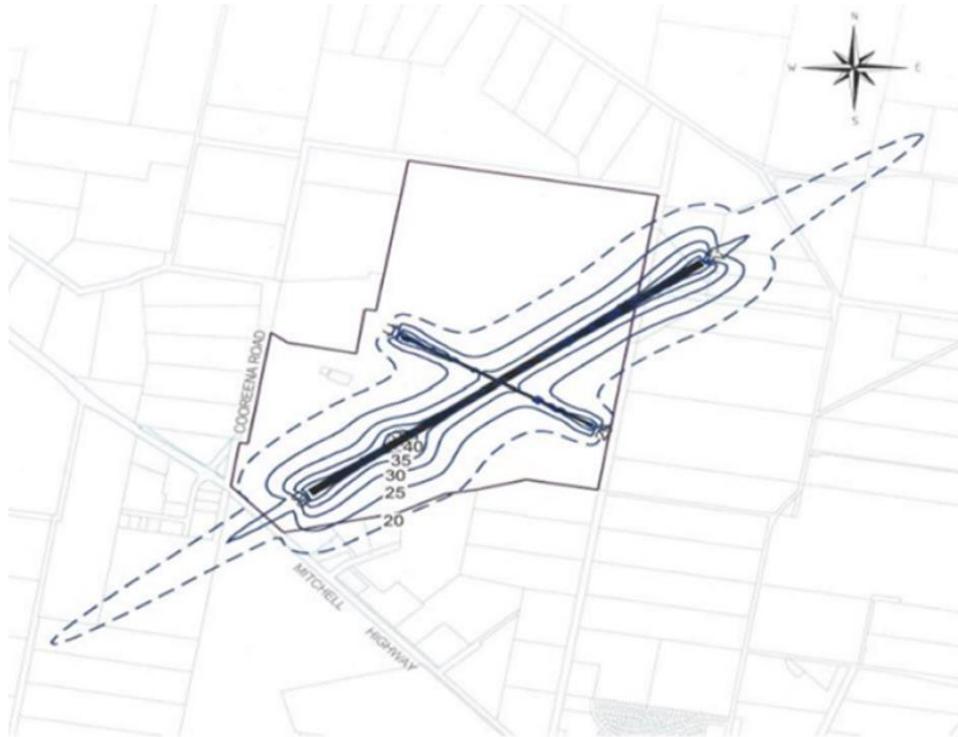


Figure 13 - Dubbo Regional Airport Noise Contours, Source: North-West Urban Release Area Precinct Plan

Question 10. Has the Planning Proposal adequately addressed any social and economic effects?

Open Space

The Precinct proposes 22.6% of the subject site to be dedicated to open space. The location of these open spaces is dispersed across the Urban Release Area to ensure these key spaces are located within 400 metres of any residential dwelling. This will ensure that the Precinct is walkable, cyclable, and accessible. The regional open space located adjacent to the Macquarie River is an expansive extension of the planned regional open space network known as the Macquarie River Parklands. Community facilities such as BBQ facilities, sport fields and amenities that facilitate sport use, playground equipment are examples of infrastructure that will improve the social amenity of the Precinct.



Figure 14- Walkability and Open Space, Source: North-West Urban Release Area Development Control Plan – Master Plan

The Macquarie River Master Plan|North and South Precincts identifies there to be two potential sporting fields and a proposed pedestrian bridge located within the North-West Urban Release Area. The proposed pedestrian bridge will help to connect the North-West Urban Release Area to the proposed Regional Open Space known as the Macquarie River Parklands. The parklands will expand and there will be greatly enhanced accessibility and amenity of this space. The bridge will connect the park to the eastern foreshore of the Macquarie River which create passive recreational parkland, and new pathways will form part of the Green Loop.

Housing affordability

Council does not have an adopted social and/or affordable housing strategy. Council has lodged an application under the Regional Housing Strategic Planning Fund for the preparation of an affordable and social housing strategy for the Region. The outcome of this grant is currently unknown at the time of writing.

Council is acutely aware of the need and demand for a range of residential housing opportunities at a number of price points in the Housing Market. Council undertakes regular consultation activities with stakeholders, including the Dubbo Housing Supply Reference Group. The North-West Residential Urban Release Area has been designed to provide flexibility in residential product provision and variety and provide products in this price bracket.

Economic Impact and Assessment

The establishment of a Village Centre and employment generating uses will stimulate and support economic growth in Dubbo's North West Region. This shift would facilitate a work-life balance for future residents (between 12,500 to 15,000 people) but also respond to the need of local job creation and reduce the distances that worker commute. The centre will also provide opportunities to attract convenient services and facilities to meet the needs of residents.

The Commercial Needs Assessment, prepared by Consultations Hill PDA provides a baseline needs assessment on the required floor space and uses required for the village centre as the North-West Urban Release Area continues to develop. This assessment determined that the village centre is ideally located to accommodate the size and demand capacity/potential of the proposed land uses, given its proximity to key growth areas such as Dubbo Regional Airport, Dubbo CBD and Dubbo Education and Health Precinct.

The village centre in the North-West Urban Release Area is located at the centre of the site in the north western corner of River Street West and Bunglegumbie Road. A school site is proposed in the north eastern corner of the intersection. This will provide positive social effects to the future population of the Precinct and will gather compatible uses such as education, age care, health, and commerce within a village centre to promote intergenerational learning and care within the community.

Indicative retail and commercial floor space recommendations have been provided in the table below. To manage the potential risk of oversupply of retail/commercial space, a 8,000sqm cap on Gross Floor Area for retail premises in the village centre is proposed.

Table 13 - Indicative floorspace recommendation for the Village Centre, Source: Hill PDA

Indicative floorspace recommendation for the Village Centre					
Use	Floorspace GLA (sqm)				
	Low growth 2033	Medium growth Stage 1 (2031)	Medium growth Stage 2 (2036+)	High Growth Stage 1 (2031)	High Growth Stage 2 2036+
Supermarket	600 – 800sqm	Up to 2,000sqm	3,000sqm to 4,000sqm	Up to 3,200sqm	Full-line supermarket 3,200sqm and 2nd supermarket up to 2,000sqm
Specialty Retail	600 – 800sqm	Up to 2,000sqm	Up to 2,500sqm	Up to 2,000sqm	Up to 4,000sqm
Non-retail stores	100sqm	Up to 300sqm	Up to 500sqm	Up to 400sqm	Up to 600sqm
General private medical practice (possible)	-	One general practice up to 300sqm	Two general practices totalling around 600sqm	One general practice up to 300sqm	Two to three general practices totalling around 600-900sqm
Gym (possible)	-	-	Up to 300sqm	-	Up to 300sqm
Childcare centre (possible and desirable)	-	One childcare centre of around 300sqm (internal area)			
Total	~1,500sqm	~5,000sqm	~8,000sqm	~6,000sqm	~11,500sqm
Land Requirements	Up to 1 Ha (Additional land should be retained to enable the centre to expand once the population has established)	2- 3 Ha	3 – 4 Ha	3 – 4 Ha	4 – 5 Ha



The Master Plan shows a range of potential uses within the village centre, including an aged care facility, a village square, a medical centre, educational facilities and retail uses, such as a local bakery, as shown in Figure 15.



Figure 15 - Proposed Village Centre Site, Source: North-West Urban Release Area Development Control Plan – Master Plan

Section D – Infrastructure

Question 11. Is there adequate public infrastructure for the Planning Proposal?

The Precinct will provide adequate public infrastructure including public utilities and servicing to cater for future development.

Council is currently preparing a comprehensive review of water and sewer servicing strategies, with Consultants HunterH2O engaged to develop a new water and sewer model for the LGA. This model will form the basis of the future servicing strategy and is expected to be complete by the end of 2023. It is considered that there is expandable capacity of water and sewer infrastructure services to meet the needs of the community. Ongoing work by HunterH2O will determine future servicing to support future development on the site. The Dubbo North-West Urban Release Area Precinct Plan also provides guidance on utility servicing for the Precinct.

Water

Dubbo's existing service reservoirs are strategically located on high ground to supply water to all areas of growth out to, and beyond, 2036. The Precinct is served by the Bourke Hill reservoir. In terms of reservoir storage capacity, it will be necessary within the 25-year planning horizon under consideration to construct extra reservoirs in West Dubbo. A new reservoir is proposed to be built at Bourke Hill, with the ultimate

requirements to be determined by the Infrastructure Servicing and Development Strategy, under development.

Sewer

The existing sewerage system is capable of servicing initial residential development undertaken in the Precinct with relatively minor augmentation. However, to realise overall development of the Precinct, development of a trunk sewerage main will be required to service the ultimate development densities in West Dubbo by 2051. These ultimate requirements will be determined by the Infrastructure Servicing and Development Strategy, under development.

Stormwater

In broad terms, stormwater drainage provision can be adequately accommodated with the Precinct draining effectively towards the Macquarie River and the Newell Highway Bypass project providing stormwater infrastructure to accommodate development of the Precinct. However, issues in respect of stormwater quantity and quality will be required to be further considered by Council in future planning stages of the Precinct. This includes the need for a centralised stormwater infrastructure.

Electricity

Electrical supply upgrades will be undertaken where required however it is understood there is sufficient capacity to accommodate the initial stages of future development. Further engagement with Essential Energy is expected as part of public consultation.

Telecommunications

Dubbo is part of NBN Co's rollout of Fibre to the Premise (FTTP) and it is expected that future urban areas of Dubbo will have access to ultra-high speed internet. This rollout is ongoing.

Roads

Key roads for efficient connectivity have been shown in the North-West Urban Release Area Master Plan and will be accounted for in a draft contributions plan that is currently being prepared by Council. Transport for NSW are delivering the Newell Highway Upgrade (state road), which includes the New Dubbo Bridge project, that runs through to the east of the Precinct.

Section E – State and Commonwealth Interests

Question 12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?

Preliminary consultation has been undertaken with School Infrastructure NSW (SINSW), Department of Planning and Environment (DPE) and the NSW Rural Fire Service (RFS). Further consultation with the relevant agencies is anticipated to be undertaken post-Gateway Determination.

Table 14 – State Agency Comments

Agency	Issues raised
SINSW	SINSW has updated its original analysis of the cumulative scale of demand from three West Dubbo URAs and have advised that an additional school site will likely be required (in the NW URA) to service future long-term population projected for the North-West URA. Identify School site as "Investigation site for educational facilities –subject to further review".
Biodiversity, Conservation	BCS has made recommendations and feedback was provided under four primary areas of interest which included:

and Science Director (DPE)	<ul style="list-style-type: none"> • Future development of the subject area should be considered under a single development application. • An on-ground investigation of plant community types and potential threatened species will help to simplify future development assessment. • Elements of the DCP provisions relating to native vegetation and the Open Space Network are unclear. • Follow-up advice to Council regarding potential flood impacts is required.
Local and Regional Planning (DPE)	<p>General guidance was provided on planning controls, site specific issues and infrastructure required for the Precinct.</p> <ul style="list-style-type: none"> • Land use zoning, minimum lot size and development controls <ul style="list-style-type: none"> ○ Justification for residential land use zones ○ Proposed Neighbourhood centre ○ Minimum Lot Size recommendations for R2 Low Density Residential ranging from 450m²—750m² and R1 General Residential zone ranging from 250m²—450m². ○ Development Control Plan ○ Planning Pathways • Site specific considerations <ul style="list-style-type: none"> ○ Flooding, Bushfire Hazard, Heritage, Potential Contamination, Vegetation, Salinity and Groundwater • Infrastructure delivery <ul style="list-style-type: none"> ○ Engagement with Transport for NSW and School Infrastructure NSW is needed. ○ General feedback on Developer Contributions and if Council were to establish Voluntary Planning Agreements with developers.
Crown Lands (DPE)	No objections to the proposed land use zones as no impact to Crown land has been identified.
NSW Government Architect (DPE)	General advice in support of walkability principles and is not a review of Dubbo Regional Council's proposed DCP.
Urban Design Team (DPE)	<p>The proposal has detailed many aspects of the development. However, some issues/questions may require further consideration, as outlined below:</p> <ul style="list-style-type: none"> • Need clarity on the affordable housing target for the Precinct. • Adjustments to the proposed road network might need to be made to align with lot boundaries and ownership. • Provide a reference design scheme for the neighbourhood centre, to cross check the yields and determine if they align with Council's target and objectives for the Precinct. • Further consideration is required for the size and location of open spaces. • Clarification on whether the Open Space Master Plan will be integrated into the North- West Urban Release Area. • Consideration for R1 zoning should be considered given it allows for a variety of housing options. • Further engagement in the community is recommended to gather feedback from residents on their desired housing preferences and aspirations. • Some block lengths are excessively long and would require them to be reoriented to improve urban mobility. • The Dubbo Transportation Strategy has only planned to accommodate a capacity of 2,550 new dwellings. A reassessment will be needed if the site were to accommodate more than 5,500 dwellings.
NSW RFS	RFS supports the directions, however subject to future consultation with the NSW RFS for Local Environmental Plans, Master Plans, and Planning Proposals.



Part 4 Mapping

Proposed Urban Release Areas Map

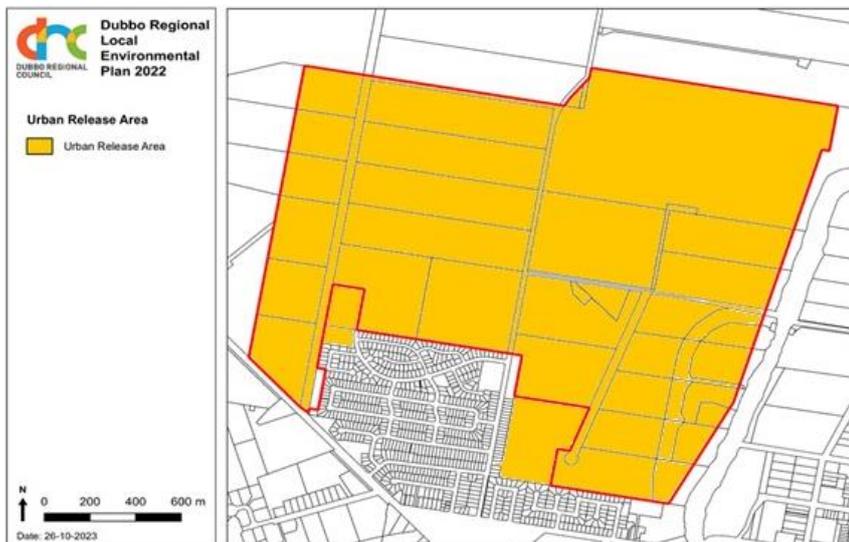


Figure 16 – Proposed Urban Release Areas Map (updated application area), Source: Mecone (2023)



Land Zoning

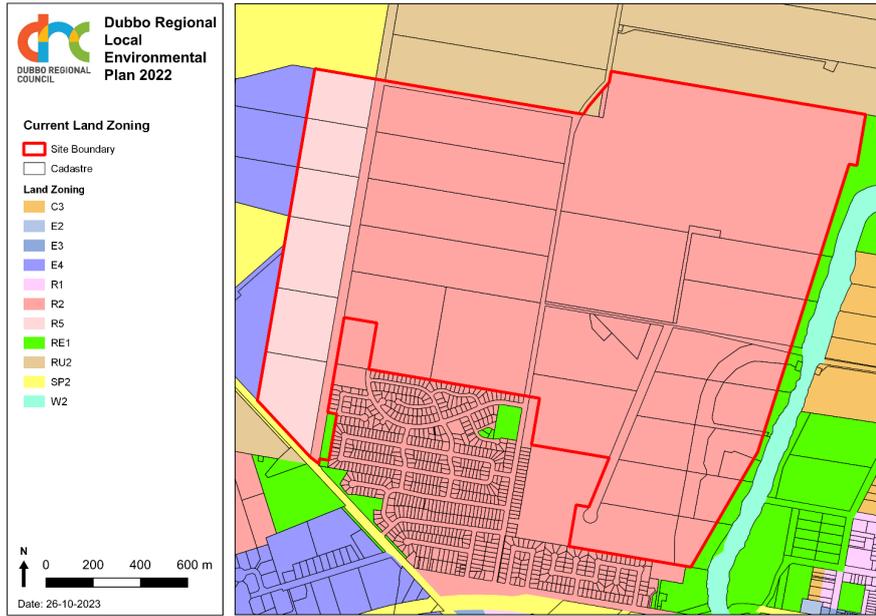


Figure 17 - Existing Land Zoning Map, Source: Mecone

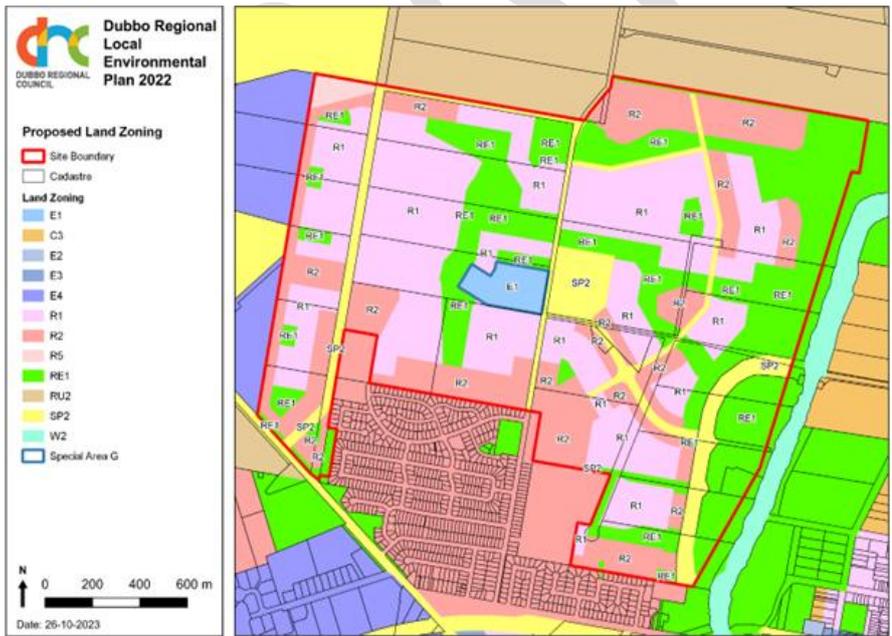


Figure 18 - Proposed Land Zoning Map, Source: Mecone



Minimum Lot Size

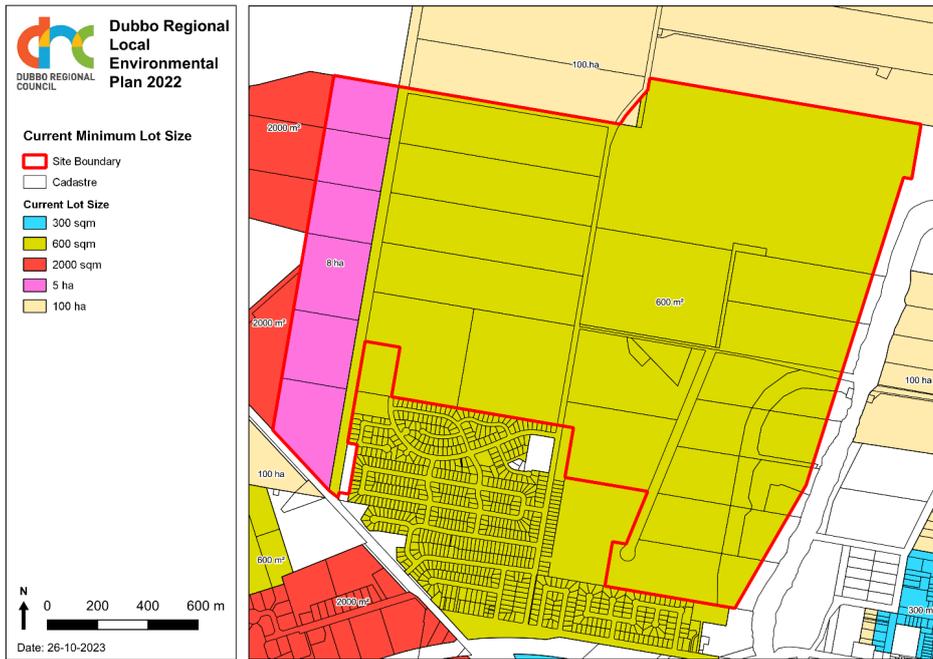


Figure 19 - Existing Minimum Lot Size Map, Source: Mecone

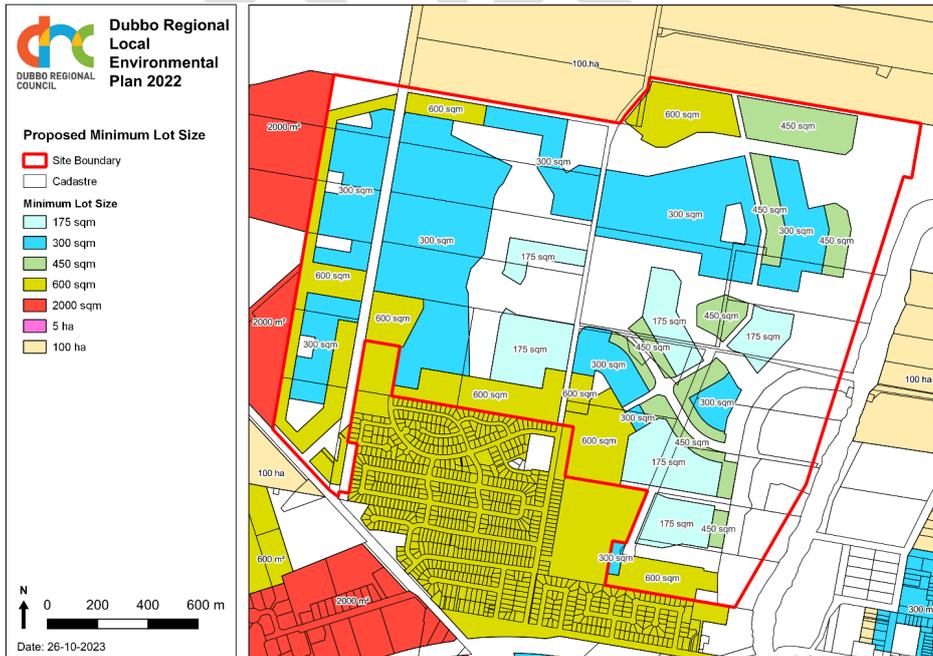


Figure 20 - Proposed Minimum Lot Size Map, Source: Mecone



Dwelling Density

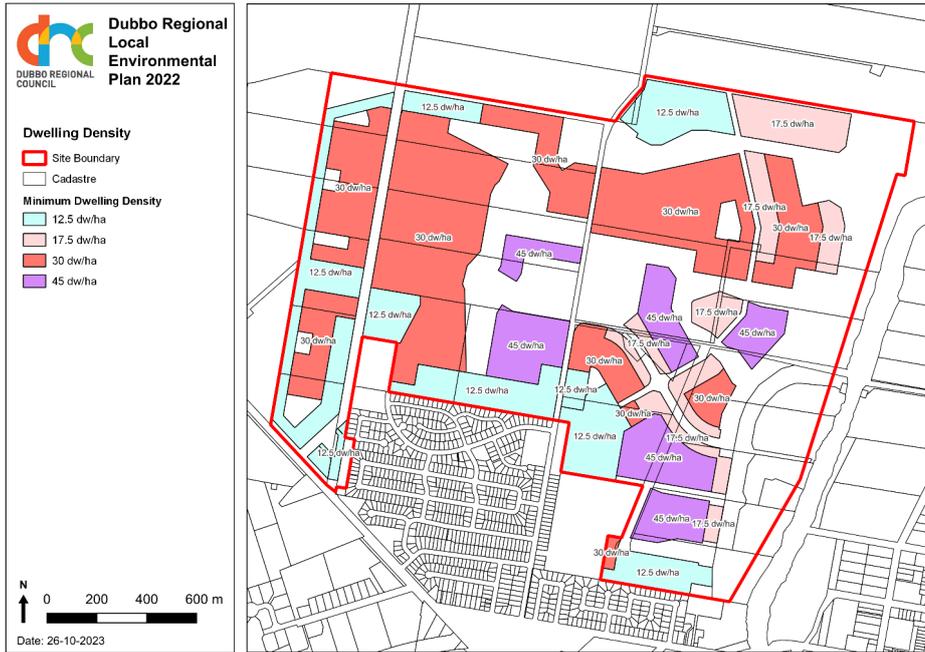


Figure 21 – Proposed Dwelling Density Map, Source: Mecone

Land Reservation Application

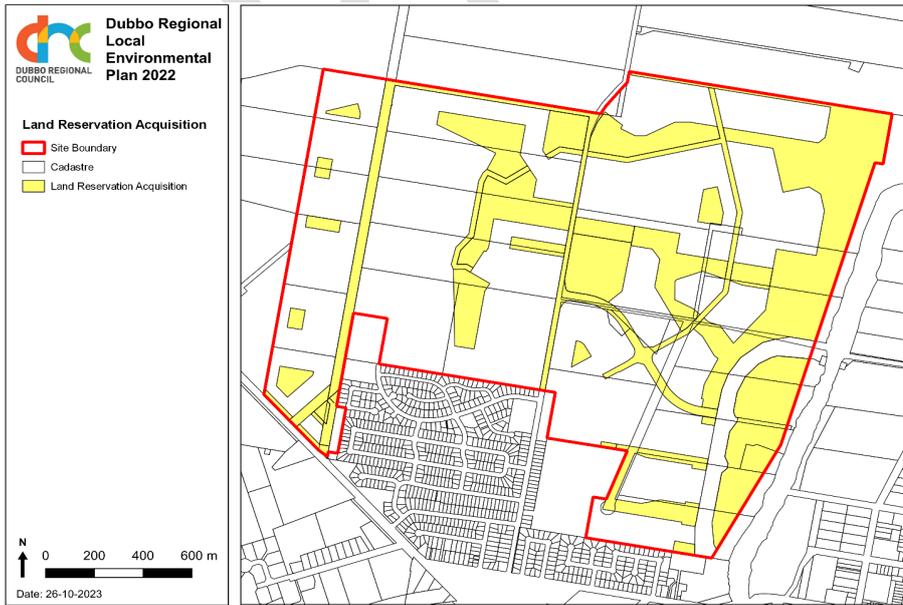


Figure 22 - Proposed Land Reservation Acquisition Map, Source: Mecone



Heritage

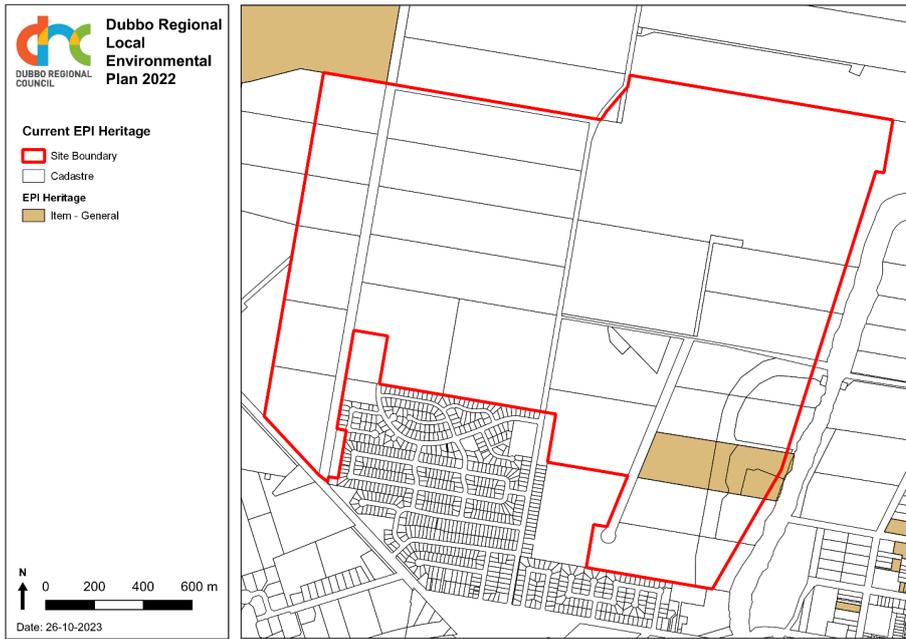


Figure 23 - Existing Heritage Map, Source: Mecone

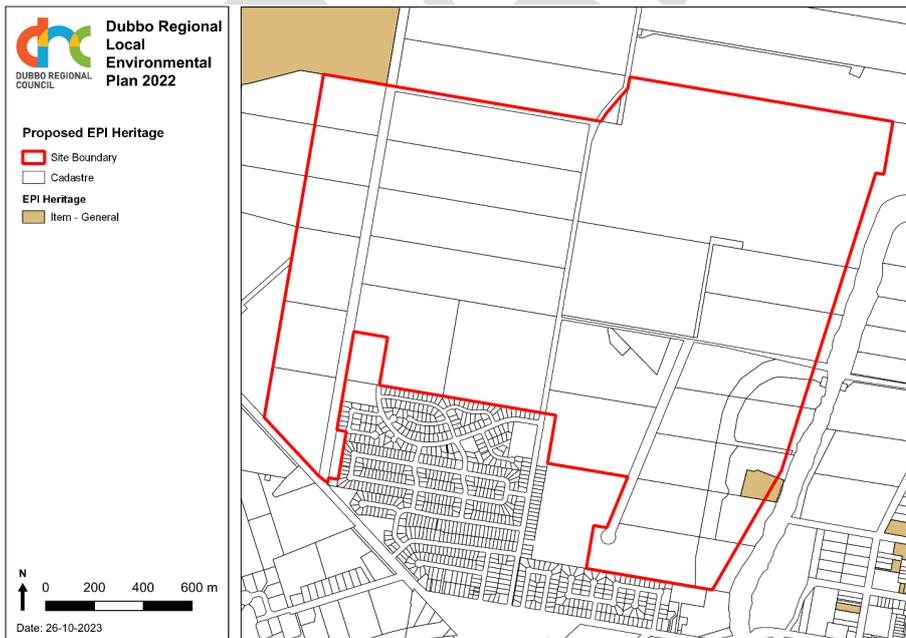


Figure 24 - Proposed Heritage Map, Source: Mecone



Part 5 Community Consultation

Community consultation will occur in accordance with the requirements of the Gateway Determination. The Planning Proposal will be on public exhibition for a minimum of 28 days, and it will be notified in the following ways:

- NSW Planning Portal
- Council's Customer Experience Centres – Dubbo and Wellington
- Macquarie Regional Library - Dubbo and Wellington branches
- Council's website
- Local newspapers
- Email to development stakeholders.

Council will also undertake consultation with a number of State agencies, including:

- Department of Planning – Biodiversity
- Department of Planning – Flooding and Water
- Department of Planning – Groundwater
- NSW Rural Fire Service
- Transport for NSW
- CASA
- Heritage NSW
- School Infrastructure NSW
- WaterNSW
- Environmental Protection Authority
- State Emergency Service
- Jemena and Essential Energy.

Council will also consult with any other agency specifically required to be consulted under a Gateway Determination from the NSW DPE.

Part 6 Project Timeline

The below estimated timeline provides a mechanism to monitor and resource the various steps required to progress the Planning Proposal:

Table 15 - Project Timeline

Key date	Explanation
23 November 2023	Consideration by Council
November-December 2023	Submission for Gateway Determination
January 2024	Gateway Determination
February – March 2024	Public exhibition period
March – April 2024	Consideration of submissions
April – May 2024	Post-exhibition review and additional studies
June 2024	Preparation of revised Planning Proposal
July 2024	Consideration by Council
July 2024	Submission to the Department for finalisation
September 2024	Making of the LEP amendment

Conclusion

The Planning Proposal has been prepared to amend the Dubbo Regional LEP 2022 to allow for diverse housing, increase the dwelling capacity and to enable the development of a village centre.

The Planning Proposal has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979
- the NSW Department of Planning and Environment's Local Environmental Plan Making Guidelines (September 2022)
- relevant Section 9.1 Ministerial Directions.

The Planning Proposal demonstrates that it has site-specific and strategic merit to enable an amendment to the Dubbo Regional LEP 2022. Specifically, the Planning Proposal demonstrates that:

- it is consistent with the Central West and Orana Regional Plan 2041 and the Dubbo Regional Local Strategic Planning Statement.
- it is consistent with relevant Ministerial Directions and relevant State Environmental Planning Policies.
- It is unlikely that there are no constraints on the Site that can't be managed that would prevent future development under the proposed land use zones.

The Planning Proposal will result in the following positive outcomes for the Dubbo region:

- create capacity for approximately 5,500 dwellings.
- enable a diversity in the type, scale, and density of housing to address demand and affordability in the Dubbo region and to decrease the upward pressure on property.
- recognise the Precincts unique characteristics by incentivising development in the R1 General Residential and E1 Local Centre zone through flexibility in the design, scale, and density of the built form.
- provide open space opportunities for residents and visitors.

The Planning Proposal acts as a catalyst for major positive change for the North-West Urban Release Area that will deliver significant residential and commercial opportunities in a strategically located site bounded by the Macquarie River, Dubbo CBD, existing residential development, a Rural Landscape buffer zone and Dubbo Regional Airport.





**REPORT: D23-232 - Secondary Dwelling -
Lot 51 DP 522340, 16 Spence Street
Dubbo
Owner/Applicant: Rob Starcic**

DIVISION: Development and Environment
REPORT DATE: 3 November 2023
TRIM REFERENCE: ID23/2552

EXECUTIVE SUMMARY

Purpose	Determine development application	
Issue	<ul style="list-style-type: none"> Proposed conversion of existing studio into secondary dwelling, fails to comply with statutory development standards. Three formal requests for further information have failed to resolve the non-compliance. 	
Reasoning	<ul style="list-style-type: none"> The proposed secondary dwelling does not comply with the statutory development standards of Dubbo Regional Local Environmental Plan 2022, clause 5.4 subclause (9), requiring that secondary dwellings do not exceed the greater of: <ul style="list-style-type: none"> 60m²; or 65% of the total floor area of the principal dwelling. Dubbo Regional Local Environmental Plan 2022, clause 4.6 subclause (8)(c) does not permit variations to the development standards within clause 5.4. 	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	<ul style="list-style-type: none"> Dubbo Regional Local Environmental Plan 2022; Inadequate and Incomplete Development Application Management July 2018; SEPP (Building Sustainability Index: BASIX) 2004; SEPP (Housing) 2021; Dubbo Development Control Plan 2013; and Water and Sewer, Recreation and Open Space, Urban Drainage, and Urban Roads contribution policies.
	Impact on Policy	The proposal is inconsistent with the Dubbo Regional Local Environmental Plan 2022, and SEPP (Housing) 2021.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

Theme:	1 Housing
CSP Objective:	1.1 Housing meets the current and future needs of our community
Delivery Program Strategy:	1.1.1 A variety of housing types and densities are located close to appropriate services and facilities

RECOMMENDATION

- 1. That Development Application D2023-232 – Secondary Dwelling, 16 Spence Street Dubbo be refused.**
- 2. That Council grant delegation to the Chief Executive Officer to sign the determination (refusal).**

Stephen Wallace
Director Development and Environment

VO
Planner

BACKGROUND

Council is in receipt of a Development Application for a secondary dwelling at Lot 51 DP 522340, 16 Spence Street Dubbo.

The proposed development comprises converting the existing detached studio into a secondary dwelling. The studio was approved under Complying Development Certificate 2008-14. The secondary dwelling will contain two bedrooms, one bathroom, one laundry and a combined dining/kitchen/lounge room. For a proposed site plan, see Figure 1.

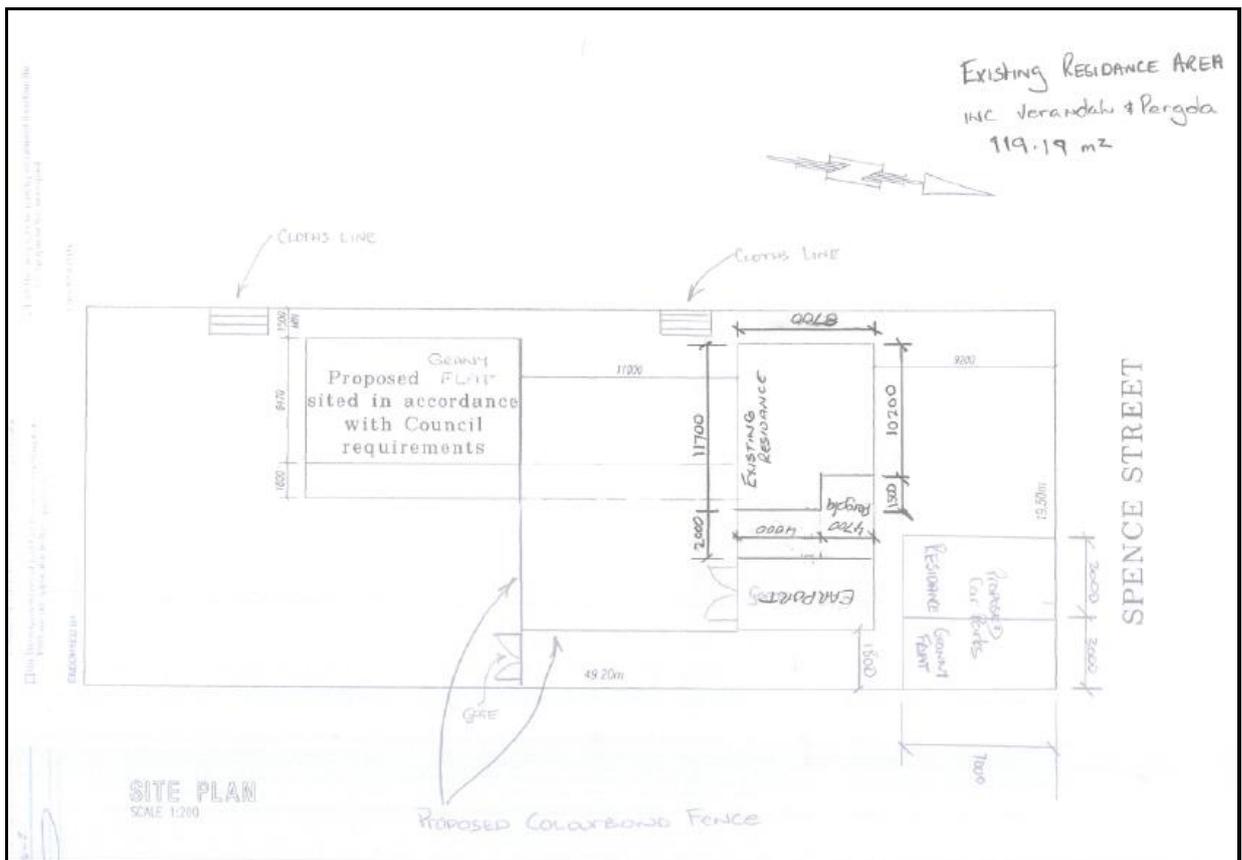


Figure 1: Proposed Site Plan

REPORT

Consultation

- Internal Consultation (Council)

Council's Senior Building and Development Certifier (SBDC) in the report dated 3 July 2023 (copy on file) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions (if the application was approved). The conditions and notations recommended by the SBDC would be included on any consent.

- Public Exhibition

The Development Application was placed on notification for a period in excess of 14 days ending 18 June 2023, during which time adjoining property owners were notified in writing of the proposed development.

Council received no submissions during the notification period.

Site Characteristics

Locality

The allotment is located on the southern side of Spence Street. The allotment has an area of approximately 965.57m² with a frontage of 18.71 metres to Spence Street. For a locality map of the site see Figure 2.

Slope

The site is relatively flat.

Vegetation

The site is primarily clear of vegetation.



Figure 2: Aerial View of 16 Spence Street and Locality

Access

Access to the site is obtained via Spence Street, a bitumen sealed public road with kerb and guttering.

Drainage

Drainage would occur onto the street kerb.

Services

The site would be connected to all utility services (water, sewer, stormwater and electricity).

Adjoining uses

North: Low density residential
South: Low density residential
East: Low density residential
West: Vacant (residential zoned)

Site Inspection

An inspection of the site was conducted on 12 January 2023 and a number of photographs are included on file.

SITE HISTORY

The site has been the subject of a number of Development Applications over the years. Relevant to this application are:

DA No.	Development Description
D23-192	Secondary dwelling (returned)
CDC08-14	Studio and Covered Walkway

As noted, the studio the subject of this Application was approved by a private certifier under CDC08-14.

There are no issues from previous development approvals, which require further consideration.

PLANNING ASSESSMENT Section 4.15(1)

As required by the Environmental Planning & Assessment Act, 1979, Section 4.15(1), the following relevant matters are addressed below:

- environmental planning instruments (State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs));
- draft environmental planning instruments;

- development control plans;
- planning agreements;
- regulations;
- environmental (natural and built), social and economic impacts;
- suitability of the site;
- submissions; and
- public interest.

(a)(i) Environmental Planning instruments

SEPP (Housing) 2021

Chapter 3 – Diverse Housing

Part 1 – Secondary Dwellings

The land is zoned R2 Low Density Residential which is a prescribed residential zone. Pursuant to Clause 50, development for the purposes of a *secondary dwelling* is permissible in the R2 zone.

No subdivision is being undertaken as part of this application in accordance with clause 51. A condition would be included on any consent (if the application was approved) that subdivision that results in the principal and secondary dwellings being located on separate allotments is not permitted.

While subdivision is not proposed, plans show an internal fence that divides the site so that the principal and secondary dwellings have separate private open space areas. A condition will be included on any consent (if the application was approved) that this fence not be constructed. As per the LEP definition, the intent of *secondary dwellings* is that they are established in conjunction with the principal dwelling. Therefore they share the same facilities as the principal dwelling. They are not intended to be separate independent dwellings.

While *secondary dwellings* are permitted with consent under clause 52, the floor area of the secondary dwelling fails to comply with clause 52 subclause (2)(c) in that it exceeds both 60m² (62.48m²) and 65% (72.2%) of the size of the principal dwelling (being approximately 86.58m²).

There is no capacity to vary this specific development standard under clause 4.6, sub-clause 8 (c) of the Dubbo Regional Local Environment Plan 2022.

Note: While a number of other SEPPs apply to the land, none are specifically applicable to this development.

Dubbo Regional Local Environmental Plan 2022

The following clauses of Dubbo Regional Local Environmental Plan (LEP) 2022 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

	Complies (Yes/No)
Part 1 Preliminary	
Clause 1.2 Aims of the Plan	
The proposed development is consistent with the aims of this plan such as: (1) This Plan aims to make local environmental planning provisions for land in the Dubbo Regional local government area in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act. (b) to encourage residential development in West Dubbo, (m) to encourage diversity in housing to meet the changing needs of the population,	Yes
Clause 1.4 Definitions	
The proposed development is defined as: secondary dwelling means a self-contained dwelling that— (a) is established in conjunction with another dwelling (the principal dwelling), and (b) is on the same lot of land as the principal dwelling, and (c) is ... separate from, the principal dwelling.	Yes
Clause 1.9A Suspension of covenants, agreements and instruments	
The lot is burdened by an easement to drain sewer along the rear (southern) boundary. However, no building works will encroach on this easement.	Yes
Clause 2.2 Zoning of land to which Plan applies	
The subject site is zoned R2 Low Density Residential.	Yes
Clause 2.3 Zone objectives and Land Use Table	
The proposed development for a <i>secondary dwelling</i> is permitted with development consent and complies with the relevant objectives of the R2 zone.	Yes
Part 4 Principal development standards	
Clause 4.6 Exceptions to development standards	
The objectives of this clause are to permit flexibility with certain development, as stated under subclause (1). However, subclause (8)(c) clearly states these variations cannot include contravening clause 5.4, which relates to secondary dwellings.	NA
Part 5 Miscellaneous provisions	
Clause 5.4 Controls relating to miscellaneous permissible uses	
(9) Secondary dwellings - If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater— (a) 60 square metres, (b) 65% of the total floor area of the principal dwelling. The proposed <i>secondary dwelling</i> has a floor area of 62.48m ² . This makes it 72.2% the floor area of the principal dwelling, contravening both subclause (a) & (b).	No

Further information seeking amended plans was sought on 30 May 2023 and 23 August 2023 to which the applicant responded in correspondence dated 19 June 2023, 21 June 2023 and 17 October 2023, in which amended plans were submitted.	
However, the amended plans failed to comply with this clause. With the applicant not withdrawing the application, the determination is recommended for refusal.	
Clause 5.14 Siding Spring Observatory – maintaining dark sky	
1) The proposed <i>secondary dwelling</i> has been assessed as unlikely to adversely affect observing conditions at the Siding Spring Observatory, having regard to subclauses: 2) <ul style="list-style-type: none"> • 2(a) - the amount of light to be emitted; • 2(b) - the cumulative impact of the light emissions with regard to the critical level; • 2(c) - outside light fittings (shielded light fittings); • 2(d) - measures taken to minimise dust associated with the development; and • 2(e) - the Dark Sky Planning Guidelines published by the Secretary under clause 92 of the EP&A Regulation 2000. 3) 4) Additionally, as per subclause (7) the proposed development is not considered likely to result in the emission of light of 1,000,000 lumens or more. Condition that no more than seven (7) external light fixtures be provided (if the application was approved). 5)	Yes
Part 7 Additional local provisions	
Clause 7.2 Earthworks	
As the building is existing, no earthworks are proposed. Therefore no special conditions pertaining to erosion and sediment control are required.	N/A
Clause 7.5 Groundwater vulnerability	
The proposed development is not likely to cause groundwater contamination nor will it likely have an effect on any groundwater dependent ecosystems. It is also considered not likely to have a cumulative impact on groundwater.	Yes
Clause 7.7 Airspace operations	
The subject site is located within the Obstacle Limitation Surface Map at height 323.5mAHD. The site for the proposed development has a surface level of 280mAHD, a difference of 43.5 metres. It is considered the development would not be of a height that would breach the OLS.	Yes

(a)(ii) Draft Environmental Planning instruments

No draft environmental planning instruments apply to the land to which the Development Application relates.

(a)(iii) Development control plans

Dubbo Development Control Plan 2013

An assessment is made of the relevant chapters and sections of this DCP. Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

Chapter 2.1.2 Residential Design				Complies (Yes/No)
Element 1 Streetscape character				
The frontage of the existing principal dwelling entry remains readily apparent from the street. The proposed <i>secondary dwelling</i> is at the rear of the site. As the <i>secondary dwelling</i> is not an independent dwelling, it is considered suitable.				Yes.
Element 2 Building setbacks				
Secondary Dwelling				Yes
	Boundary Setback (m)	Minimum DCP Setback (m) (R2 zones)	Complies?	
Front (north)	26.82	4.5	Yes	
Side (west)	1.5	BCA	Yes	
Side (east)	11.37	BCA	Yes	
Rear (south)	10.97	BCA	Yes	
Garage	N/A	5.5	N/A	
Element 3 Solar access				
The proposed development is designed to enable solar access to habitable rooms, solar collectors, private open space and clothes drying facilities as required.				Yes
The proposed development will not reduce the level of solar access currently available to adjoining properties.				
Element 4 Private open space and landscaping				
Principal Dwelling	Proposed	DCP Requirement	Complies?	Yes
Lot size	965.57m ²			
POS	550.8 m ² (57.04%)	POS is 20% of lot area	Yes	
PPOS		One Area accessible from living area that is a minimum 5m x 5m area	Yes	
This demonstrates that despite the siting of the secondary dwelling, there remains adequate POS that complies with the minimum requirement.				Yes
The development will not impact on existing landscaping provided as part of the principal dwelling.				
Element 5 Infrastructure				
It is considered the proposed development will not overload the existing reticulated services. The existing site provides all necessary physical and social infrastructure for the <i>secondary dwelling</i> , with no proposed changes.				Yes
Element 6 Visual and Acoustic privacy				
The proposed development is not likely to result in visual privacy issues. The proposed <i>secondary dwelling</i> has been designed to ensure visual privacy is maintained between adjoining development and the principal dwelling.				Yes

Element 7 Vehicular access and car parking	
The existing driveway complies with the access requirements, this includes ensuring the driveway is not less than 3m wide, and not within 6m of a road intersection. The development maintains three (3) parking spaces – one (1) within an attached carport on the eastern side of the dwelling, and two (2) stacked forward of the carport as shown on plans. This complies with the minimum requirement of two (2) spaces where a residential development provides for two (2) or more bedrooms.	Yes
Element 8 Waste Management	
The proposed <i>secondary dwelling</i> will have appropriate areas to store waste disposal bins behind the building line of the principal dwelling. Effluent will be discharged to the reticulated sewer system (using the existing junction) and the development will not generate trade waste.	Yes
Element 9 Site facilities	
The <i>secondary dwelling</i> will utilise existing mail facilities for the principal dwelling. The proposed development provides adequate storage areas that combined will comply with the 8m ³ minimum requirement.	Yes

(a)(iia) planning agreements

There are no planning agreements applicable to the subject land.

(a)(iv) the regulations

No matters prescribed by the Regulations impact determination of the subject development.

(b) environmental (natural and built), social and economic impacts

As stated above, there will be minimal removal of any vegetation and as such negligible impact on the natural or built environment. However, the non-compliant nature of the development may contribute to negative social and economic outcomes.

(c) suitability of the site

Context, setting and public domain

- *Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?*

The proposed development will not have any adverse effect on the landscape/scenic quality, views/vista and access to sunlight on adjacent properties or in the locality.

- *Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design and/or external appearance of development in the locality?*

It is considered the external appearance of the proposed development is deemed appropriate in the context of the locality.

- *Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?*

It is considered the size and shape of the land is suitable for the proposed development.

- *Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?*

It is considered the proposed development will have a detrimental impact on the existing and likely future amenity of the locality, as it could contribute to future, non-compliant development applications being approved within the area.

- *Will the development have an adverse effect on the public domain?*

It is considered the proposed development will not have any detrimental impact on the residential public domain.

Environmental considerations

- *Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?*

It is considered that the development will not have an adverse impact on the local environment. There are no activities proposed which may cause adverse air, soil or water pollution. Appropriate conditions (if the application was approved) on the consent will ensure possible environmental impacts are minimised.

- *Is the development likely to cause noise pollution?*

Upon occupation the residential development is not likely to generate noise above that of neighbouring residential properties. No special conditions in relation to noise generation would therefore be included on the consent.

Access, transport and traffic

- *Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?*

The surrounding road network is considered to have sufficient capacity to cater for additional traffic movements generated by this development.

(d) *submissions*

The Development Application was placed on notification for a period in excess of 14 days ending 18 June 2023, during which time adjoining property owners were notified in writing of the proposed development.

Council received no submissions during the notification period.

(e) *public interest*

There are no matters other than those discussed in the assessment of the Development Application above that would be considered contrary to the public interest.

CONTRIBUTIONS Section 64 and Section 7.11

As this development is being recommended for refusal, contributions have not been calculated. Should Council recommend this application be approved, contributions would need to be calculated and imposed as part of any conditional consent.

RECOMMENDATION

The Applicant has sought development consent for a secondary dwelling at Lot 51 DP 522340, 16 Spence Street Dubbo.

The proposed development is contrary to statutory development standards as stated within State Environmental Planning Policy (Housing) 2021 and Dubbo Regional Local Environmental Plan 2022, and is therefore recommended for refusal as stated below:

- That the proposed development is contrary to both State Environmental Planning Policy (Housing) 2021, clause 52(2)(c) and Dubbo Regional Local Environmental Plan 2022, clause 5.4(9) in that the *secondary dwelling* exceeds both the 60m² and 65% of principal dwelling floor area limitations. (Environmental Planning & Assessment Act 1979, s4.15(1)(a)(i)).

Options Considered

Council has the following options:

1. The application be refused based on the reason identified in this report, being the failure to comply with State Environmental Planning Policy (Housing) 2021, clause 52(2)(c) and Dubbo Regional Local Environmental Plan 2022, clause 5.4(9).

This is the recommended option.

2. That the application be approved subject to the conditions and notations outlined in **Appendix 1**, together with an additional condition requiring payment of relevant contributions.

This option may expose Council to legal action under Section 9.45 of the EPA Act 1979, and it may result in the NSW Department of Planning reviewing/ withdrawing planning powers under the Environmental Planning & Assessment Act 1979.

APPENDICES:

- [1](#)  Conditions and Notations

CONDITIONS

- (1) The development shall be undertaken generally in accordance with the Statement of Environmental Effects and stamped approved plans detailed as follows except where modified by any of the following conditions:

Drawing Title: Floor Plan
Drawing Number: D23-232-1
Dated: 4/7/2023
Revision: A

Drawing Title: Site Plan
Drawing Number: D23-232-2
Dated: 4/7/2023
Revision: A

{Reason: To ensure that the development is undertaken in accordance with that assessed}

- (2) The secondary dwelling shall remain on the same parcel of land as the principal dwelling. Subdivision of the property that results in the principal and secondary dwellings being located on separate allotments is not permitted.

{Reason: To ensure compliance with State Environmental Planning Policy (Housing) 2021}

- (3) Fencing shall not be provided that separates the principal dwelling and the secondary dwelling.

{Reason: To ensure both dwellings share private open space facilities as is the expectation for secondary dwelling developments}

- (4) The person benefitted by this consent shall apply for a Building Information Certificate in respect of the building alterations which have been undertaken to the former Studio without prior authorisation.

{Reason: To ensure the unauthorised building works are suitable for the proposed use}

- (5) The former studio building shall not be occupied and used as a separate domicile until Council has first issued a Building Information Certificate for the building.

{Reason: To ensure the SOU is fit for occupation in accordance with its new use}

- (6) A separate application must be submitted to either Council or a registered certifier to obtain a Construction Certificate to authorise the proposed building works for the new laundry construction.

{Reason: Statutory requirement of the EP&A Act}

- (7) The person having the benefit of this development consent, if not carrying out the work as an owner-builder, must, unless that person is the principal contractor, ensure that the principal contractor has been notified of the critical stage inspections and any other inspections that are specified by the appointed Principal Certifier (PC) to be carried out.

Note: The 'principal contractor' is the person responsible for the overall coordination and control of the carrying out of the building work.

{Reason: Statutory requirement imposed by the EP&A Act, 1979}

- (8) The new sanitary and water plumbing/drainage works shall comply with the provisions of the Local Government (General) Regulation, 2021 and the requirements of Council as the water and sewerage utility authority.
{Reason: Statutory and Council requirement}
- (9) The sanitary, water plumbing and drainage associated with the proposed new laundry requires the issue of an additional separate approval from Council prior to being installed. In this regard a Drainage and Plumbing Approval Application form is available from Council and must be completed by the licensed plumbing and drainage contractor and returned to Council with the appropriate fee. Drainage or plumbing works must not be commenced until Council has received such application.
{Reason: Statutory requirement of Local Government Act, 1993}
- (10) The following applicable works shall be inspected and passed by an officer of Council, irrespective of any other inspection works undertaken by a registered certifier, prior to them being covered. In this regard, at least 24 hours notice shall be given to Council for the inspection of such works. When requesting an inspection, please quote Council's reference number **D2023-232**.

Advanced notification for an inspection can be made by emailing de.admin@dubbo.nsw.gov.au or by telephoning Council's Development & Environment Division on 6801 4000.

- Internal and external sanitary plumbing and drainage under hydraulic test;
- Water plumbing under hydraulic test; and
- Final inspection of the installed sanitary and water plumbing fixtures upon the building's completion prior to its occupation or use.

{Reason: Statutory provision and Council requirement being the water utility authority and delegated Plumbing Regulator}

- (11) Construction work shall only be carried out within the following times:

Monday to Friday:	7:00 am to 6:00 pm
Saturday:	8:00 am to 1:00 pm
Sunday or public holidays:	No construction work permitted

{Reason: Council requirement to reduce likelihood of noise nuisance}

- (12) The secondary dwelling must not be provided with more than seven (7) outside light fittings, all of which must be shielded. If more than five (5) shielded outside light fittings are provided, those additional fittings must also be automatic light fittings.



automatic light fitting means a light fitting that is activated by a sensor and switches off automatically after a period of time.

horizontal plane, in relation to a light fitting, means the horizontal plane passing through the centre of the light source (for example, the bulb) of the light fitting.

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

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

{Reason: Council requirement pursuant to clause 5.14 of Dubbo Regional LEP 2022 to limit light pollution for the preservation of the 'Dark Skies' region surrounding the Siding Spring Observatory}

NOTES

- (1) Any alteration to the driveway crossover within Council's road reserve will require a separate 'Road Opening Application' (Section 138 Application under the Roads Act 1993) to be made to Council's Infrastructure Division, plus payment of appropriate fee/s, prior to those works commencing.