



AGENDA

ORDINARY COUNCIL MEETING

23 MARCH 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 5.30pm.

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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CCL23/59 LEAVE OF ABSENCE (ID23/506)

CCL23/60 CONFLICTS OF INTEREST (ID23/507)

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.

CCL23/61 PUBLIC FORUM (ID23/508)

CCL23/62 CONFIRMATION OF MINUTES (ID23/322)

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 23 February 2023.

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INFORMATION ONLY MATTERS:

CCL23/63 MAYORAL APPOINTMENTS AND MEETINGS (ID23/449)

The Council had before it the report dated 8 March 2023 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.

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MATTERS CONSIDERED BY COMMITTEES:

- CCL23/64** **REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE - MEETING 9 MARCH 2023 (ID23/503)** 12
The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 9 March 2023.
- CCL23/65** **REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 9 MARCH 2023 (ID23/502)** 16
The Council had before it the report of the Culture and Community Committee meeting held 9 March 2023.
- CCL23/66** **REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 9 MARCH 2023 (ID23/501)** 20
The Council had before it the report of the Corporate Services Committee meeting held 9 March 2023.
- CCL23/67** **REPORT OF THE FLOODPLAIN MANAGEMENT COMMITTEE - MEETING 14 MARCH 2023 (ID23/511)** 23
The Council had before it the report of the Floodplain Management Committee meeting held 14 March 2023.
- NOTICES OF MOTION:**
- CCL23/68** **NOTICE OF MOTION OF RESCISSION - CCL22/12 - MOTION FOR NATIONAL GENERAL ASSEMBLY (ID23/529)** 26
Council had before it a Notice of Motion of Rescission dated 16 March 2023 from Councillors S Chowdhury, M Wright and D Mahon.
- CCL23/69** **NOTICE OF MOTION FOR NATIONAL GENERAL ASSEMBLY (ID23/519)** 27
Council had before it a Notice of Motion dated 16 March 2023 from Councillor S Chowdhury regarding the Notice of Motion for National General Assembly.

- CCL23/70 DUBBO REGION CHRISTMAS CAMPAIGN (ID23/395) 28**
Council had before it a Notice of Motion dated 16 March 2023 from Councillor S Chowdhury regarding the Dubbo Region Christmas Campaign.
- REPORTS FROM STAFF:**
- CCL23/71 BOIL WATER ALERT REVIEW (ID23/341) 30**
The Council had before it the report dated 2 March 2023 from the Manager Water Supply and Sewerage regarding Boil Water Alert Review.
- CCL23/72 DRINKING WATER MANAGEMENT SYSTEM – ANNUAL REPORT (ID23/342) 36**
The Council had before it the report dated 2 March 2023 from the Technical Officer Operations regarding Drinking Water Management System – Annual Report.
- CCL23/73 ADOPTION OF THE GEURIE FLOOD STUDY AND FLOOD RISK MANAGEMENT PLAN (ID23/516) 40**
The Council had before it the report dated 14 March 2023 from the Manager Infrastructure Strategy and Design regarding Adoption of the Geurie Flood Study and Flood Risk Management Plan.
- CCL23/74 2023 ANZAC DAY CEREMONIES - DUBBO LOCAL GOVERNMENT AREA (ID23/381) 44**
The Council had before it the report dated 6 March 2023 from the Senior Traffic Engineer regarding 2023 Anzac Day Ceremonies - Dubbo Local Government Area.
- CCL23/75 2023 DUBBO CYCLE CLUB SEASON (ID23/383) 53**
The Council had before it the report dated 6 March 2023 from the Senior Traffic Engineer regarding 2023 Dubbo Cycle Club Season.
- CCL23/76 SHORT-TERM WORKER ACCOMMODATION IN THE LOCAL GOVERNMENT AREA (ID22/2588) 62**
The Council had before it the report dated 10 March 2023 from the Manager Growth Planning regarding Short-Term Worker Accommodation in the Local Government Area.

CCL23/77	DRAFT NORTH-WEST URBAN RELEASE AREA PRECINCT PLAN - RESULTS OF PUBLIC EXHIBITION (ID22/2167)	74
	The Council had before it the report dated 10 March 2023 from the Senior Growth Planner regarding Draft North-West Urban Release Area Precinct Plan - Results of Public Exhibition.	
CCL23/78	DRAFT DEVELOPMENT CONTROL PLAN - CLEARMONT RISE - CENTRAL WEST URBAN RELEASE AREA (ID23/320)	91
	The Council had before it the report dated 10 March 2023 from the Senior Growth Planner regarding Draft Development Control Plan - Clearmont Rise - Central West Urban Release Area.	
CCL23/79	PLANNING PROPOSAL R22-006 - 13L NARROMINE ROAD DUBBO - PROPOSED AMENDMENTS TO LAND USE ZONES (ID22/2166)	99
	The Council had before it the report dated 8 March 2023 from the Growth Planner regarding Planning Proposal R22-006 - 13L Narromine Road Dubbo - Proposed Amendments to Land Use Zones.	
CCL23/80	MACQUARIE CONSERVATORIUM OF MUSIC UPDATE (ID23/309)	114
	The Council had before it the report dated 23 February 2023 from the Director Organisational Performance regarding Macquarie Conservatorium of Music Update.	
CCL23/81	INVESTMENT POLICY AND STRATEGY REVIEW - 2023 (ID23/500)	121
	The Council had before it the report dated 10 March 2023 from the Graduate Accountant regarding Investment Policy and Strategy Review - 2023.	
CCL23/82	UPDATE ON INTERNAL AUDIT AND RISK FUNCTION (ID23/458)	124
	The Council had before it the report dated 8 March 2023 from the Manager Corporate Governance regarding Update on Internal Audit and Audit and Risk Function.	
CCL23/83	DUBBO REGIONAL AIRPORT AIRLINE REGULAR PASSENGER TRANSPORT (RPT) FEES AND CHARGES 2023/2024 (ID23/287)	129
	The Council had before it the report dated 21 February 2023 from the Manager Commercial Strategy regarding Dubbo Regional Airport Airline Regular Passenger Transport (RPT) Fees and Charges 2023/2024.	

- CCL23/84 EASEMENTS AND DEED OF AGREEMENT TO GRANT EASEMENTS - UUNGULA WIND FARM (ID23/481)** 136
The Council had before it the report dated 10 March 2023 from the Property Development Officer regarding Easements and Deed of Agreement to Grant Easements - Uungula Wind Farm.
- CCL23/85 EXECUTION OF DOCUMENTS RELATED TO 8A AND 10 MONTEFIORES STREET, MONTEFIORES (ID23/31)** 148
The Council had before it the report dated 11 January 2023 from the Property Services Officer regarding Execution of Documents Related to 8A and 10 Montefiores Street, Montefiores.
- CCL23/86 BODANGORA WIND FARM COMMUNITY BENEFIT FUND 2022/2023 (ID23/467)** 153
The Council had before it the report dated 9 March 2023 from the Manager Community Services regarding Bodangora Wind Farm Community Benefit Fund 2022/2023.
- CCL23/87 MACQUARIE RIVER MASTER PLAN (NORTH AND SOUTH PRECINCTS) - COMMUNITY CONSULTATION (ID23/323)** 160
The Council had before it the report dated 28 February 2023 from the Manager Recreation and Open Space regarding Macquarie River Master Plan (North and South Precincts) - Community Consultation.
- CCL23/88 COMMENTS AND MATTERS OF URGENCY (ID23/509)**

CONFIDENTIAL

- CCL23/89 PROPOSED ACQUISITION OF LAND FOR THE DUBBO NORTHERN BOREFIELD PROJECT (ID23/469)**
The Council had before it the report dated 10 March 2023 from the Manager Property and Land Development regarding Proposed acquisition of land for the Dubbo Northern Borefield project.

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)).



Confirmation of Minutes

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 23 February 2023.

RECOMMENDATION

That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 23 February 2023 comprising pages as attached as Appendix 1, be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

APPENDICES:

- 1⇒ Minutes - Ordinary Council Meeting - 23/02/2023 Provided under separate cover



DUBBO REGIONAL
COUNCIL

REPORT: Mayoral Appointments and Meetings

DIVISION: Chief Executive Officer
REPORT DATE: 8 March 2023
TRIM REFERENCE: ID23/449

EXECUTIVE SUMMARY

Purpose	Provide review or update	
Issue	<ul style="list-style-type: none">Details of Mayoral appointments and meetings for the period 12 February 2023 through to 11 March 2023.	
Reasoning	<ul style="list-style-type: none">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.

Murray Wood
Chief Executive Officer

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 13 February 2023

- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Attended radio interview with ABC Tamworth.
- Attended along with Councillors Jess Gough and Richard Ivey, Council's Manager Corporate Governance, Abbey Rouse and Team Leader Governance, Susan Wade the Wellington Australia Day debrief meeting.
- Attended the City of Dubbo Eisteddfod Society's Annual General Meeting.

Tuesday 14 February 2023

- Attended a meeting with Councillor Pam Wells.
- Attended a meeting with Councillor Vicki Etheridge.
- Attended along with Council's Chief Executive Officer, Murray Wood an announcement regarding the successful application for the River Street West Road under the Accelerated Infrastructure Fund by Member for Dubbo, the Hon. Dugald Saunders MP.
- Attended a meeting with Carol Wallbank regarding Electric Vehicle charging.
- Attended interview with Triple M.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

Wednesday 15 February 2023

- Attended radio interview with Triple M.
- Attended along with Deputy Mayor, Councillor Richard Ivey, Council's Chief Executive Officer, Murray Wood and Director Infrastructure, Luke Ryan an on-site meeting with Peter Carter.
- Attended along with Councillors Jess Gough; Shibli Chowdhury; Vicki Etheridge; Richard Ivey and Council's Chief Executive Officer, Murray Wood the New Residents Night.
- Recorded Mayoral Memo with Mark Barnes.

Friday 17 February 2023

- Attended radio interview with 2DU.
- Attended radio interview with 2BS Bathurst.

Monday 20 February 2023

- Attended radio interview with Zoo FM.

Tuesday 21 February 2023

- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.
- Attended interview with Allison Paul from Channel 9 Coffs Harbour.

Thursday 23 February 2023

- Attended along the NSW Touch Junior State Cup Media Launch.
- Attended the “Dubbo Personalities” for U3A.
- Attended Council Briefing.
- Attended Ordinary Council Meeting.

Friday 24 February 2023

- Attended radio interview with 2DU.
- Attended radio interview with Binjang.
- Attended a meeting with Councillor Matt Wright.
- Attended the Official Opening of Art Express.
- Recorded Mayoral Memo with Mark Barnes.

Monday 27 February 2023

- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Attended a funding announcement on Fixing Country Roads Announcement with Member for Dubbo, the Hon. Dugald Saunders MP.
- Attended a media interview for Regional Cities NSW

Tuesday 28 February 2023

- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.
- Attended radio interview with DC FM.
- Attended Macquarie Anglican Grammar School to speak with their students.
- Attended along with Deputy Mayor, Councillor Richard Ivey, Council’s Chief Executive Officer, Murray Wood, Director Community, Culture and Place, Jane Bassingthwaighe, Manager Regional Experience, Jamie Angus, Cultural Development Coordinator, Jessica Moore a meeting with representative from the Wellington Antique Engine Society Inc. regarding the Fowler Steam Engine.
- Attended interview with Nikita Jager from NBN Tamworth.
- Attended interview with Allison Paul from Channel 9 Coffs Harbour.
- Attended along with Councillors Richard Ivey and Matt Wright, Council’s Chief Executive Officer, Murray Wood and Director Development and Environment, Stephen Wallace the Climate Change and Resilience Committee Meeting.

Wednesday 1 March 2023

- Attended radio interview with Triple M.
- Attended a meeting with DEVIOUS.
- Attended interview regarding Junior State Cup wrap up.
- Attended radio interview with 2BS.
- Attended along with Council's Chief Executive Officer, Murray Wood a meeting with Qantas representatives.
- Attended a meeting with Emeritus Mayor Allan Smith.
- Attended Mayoral Developers Forum.

Thursday 2 March 2023

- Attended Councillor Workshop.

Friday 3 March 2023

- Attended St Brigid's Parish World Day of Prayer 2023.
- Attended the Grand re-opening of Breakthru Dubbo.

Saturday 4 March 2023

- Recorded Mayoral Memo with Mark Barnes.
- Attended the Kumon Little Athletics NSW State Carnival Welcome.
- Attended the Holi Mela Festival of Colours.

Sunday 5 March 2023

- Attended along with Councillors Jess Gough and Richard Ivey, Member for Dubbo, the Hon. Dugald Saunders MP and Federal Member for Calare, the Hon. Andrew Gee MP the Wellington Vintage Fair 2023.

Monday 6 March 2023

- Attended radio interview with Zoo FM.
- Attended interview with ABC.
- Attended interview with Dubbo News.
- Attended along with Councillors Richard Ivey and Matt Wright a Design Workshop for the North West Precinct Area.
- Attended along with Council's Chief Executive Officer, Murray Wood a CWO REZ meeting.
- Attended the Dubbo Australia Day Debrief meeting.
- Attended a meeting with Councillor Lewis Burns.

Tuesday 7 March 2023

- Attended along with Councillors Lewis Burns; Vicki Etheridge; Damien Mahon and Matt Wright, Council's Chief Executive Officer, Murray Wood an on-site meeting regarding the North West Urban Release Area.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.
- Attended a meeting with Councillor Vicki Etheridge.
- Attended Regional Capitals Australia Board meeting.

Wednesday 8 March 2023

- Attended along with Council's Chief Executive Officer, Murray Wood a briefing from the RFS Incident Controller.
- Attended interview with 2SM for Regional Cities NSW.
- Attended along Councillors Lewis Burns; Pam Well and Council's Chief Executive Officer, Murray Wood the Paul Ramsay Foundation Dinner.
- Attended an interview with Luke Grant from 2GB.

Thursday 9 March 2023

- Attended Taronga Western Plains Zoo to wave off the riders at the start of the Mental Wheels Tour.
- Attended a funding announcement in regards to Pioneer Oval Wellington by Member for Dubbo, the Hon. Dugald Saunders MP.
- Attended a meeting with Peter and Ronald Tognetti.
- Attended along with Council's Chief Executive Officer, Murray Wood and Director Community, Culture and Places, Jane Bassingthwaighte a meeting with Gus Lico and Jeff Caldbeck from Dubbo RSL Club.
- Attended Standing Committee Briefing.
- Attended Standing Committee Meetings.

Friday 10 March 2023

- Attended radio interview with 2DU.
- Attended radio interview with Binjang.
- Attended radio interview with DC FM.
- Attended along with Council's Chief Executive Officer, Murray Wood, Director Community, Culture and Places, Jane Bassingthwaighte and Member for Dubbo, the Hon. Dugald Saunders MP a meeting with members from the Macquarie Conservatorium.

Saturday 11 March 2023

- Recorded Mayoral Memo with Mark Barnes.
- Attended a meeting with Councillor Shibli Chowdhury.



**DUBBO REGIONAL
COUNCIL**

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

**AUTHOR: Governance Officer
REPORT DATE: 10 March 2023**

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

RECOMMENDATION

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



**REPORT
INFRASTRUCTURE, PLANNING AND
ENVIRONMENT COMMITTEE
9 MARCH 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 (J Bassingthwaite), the Manager Corporate Governance, the Governance Team Leader, Governance Officer, the Director Strategy, Partnerships and Engagement, the Chief Information Officer, the IT Infrastructure Specialist, the Director Development and Environment and the Director Infrastructure.

Councillor J Black assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.32 pm

IPEC23/1 ACKNOWLEDGEMENT OF COUNTRY (ID23/300)

Councillor L Burns delivered a Welcome to Country.

IPEC23/2 LEAVE OF ABSENCE (ID23/301)

No Apologies were received.

Councillors S Chowdhury and D Mahon attended via Audio-Visual Link.

IPEC23/3 CONFLICT OF INTEREST (ID23/302)

There were no Conflicts of Interest declared.

**IPEC23/4 PRESENTATION - TRANSPORT NSW - ABORIGINAL ENGAGEMENT STRATEGY
AND NEW DUBBO BRIDGE NAMING (ID23/236)**

This presentation has been postponed with a new date to be confirmed.

**IPEC23/5 REPORT OF THE CLIMATE CHANGE AND RESILIENCE COMMITTEE - MEETING
29 NOVEMBER 2022 (ID23/326)**

The Committee had before it the report of the Climate Change and Resilience Committee meeting held 29 November 2022.

Moved by Councillor M Wright and seconded by Councillor R Ivey

MOTION

That the report of the Climate Change and Resilience Committee meeting held on 29 November 2022, 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.

**IPEC23/6 REPORT OF THE CLIMATE CHANGE AND RESILIENCE COMMITTEE - MEETING
28 FEBRUARY 2023 (ID23/340)**

The Committee had before it the report of the Climate Change and Resilience Committee meeting held 28 February 2023.

Moved by Councillor M Wright and seconded by Councillor V Etheridge

MOTION

That the report of the Climate Change and Resilience Committee meeting held on 28 February 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.

IPEC23/7 BUILDING SUMMARY - FEBRUARY 2023 (ID23/279)

The Committee had before it the report dated 27 February 2023 from the Director Development and Environment regarding Building Summary - February 2023.

Moved by Councillor R Ivey and seconded by Councillor V Etheridge

MOTION

That the report of the Director Development and Environment, dated 27 February 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.

The meeting closed at 5.40pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

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

**AUTHOR: Governance Officer
REPORT DATE: 10 March 2023**

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

RECOMMENDATION

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



REPORT
CULTURE AND COMMUNITY COMMITTEE
9 MARCH 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 (J Bassingthwaite), the Manager Corporate Governance, the Governance Team Leader, Governance Officer, the Director Strategy, Partnerships and Engagement, the Chief Information Officer, the IT Infrastructure Specialist, the Director Development and Environment and the Director Infrastructure.

Councillor J Gough assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.41 pm

CCC23/1 ACKNOWLEDGEMENT OF COUNTRY (ID23/294)

Councillor L Burns delivered a Welcome to Country at the beginning of the Standing Committee meetings.

CCC23/2 LEAVE OF ABSENCE (ID23/295)

No Apologies were received.

Councillors S Chowdhury and D Mahon attended via Audio-Visual Link.

CCC23/3 CONFLICT OF INTEREST (ID23/296)

There were no Conflicts of Interest declared.

CCC23/6 REPORT OF THE YOUTH COUNCIL - MEETING 7 FEBRUARY 2023 (ID23/327)

The Committee had before it the report of the Youth Council meeting held 7 February 2023.

Moved by Councillor P Wells and seconded by Councillor J Black

MOTION

That the report of the Youth Council meeting held on 7 February 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.

**CCC23/7 REPORT OF THE SOCIAL JUSTICE ADVISORY COMMITTEE - MEETING 14
FEBRUARY 2023 (ID23/328)**

The Committee had before it the report of the Social Justice Advisory Committee meeting held 14 February 2023.

Moved by Councillor P Wells and seconded by Councillor V Etheridge

MOTION

That the report of the Social Justice Advisory Committee meeting held on 14 February 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.

**CCC23/8 REPORT OF THE VILLAGES COMMITTEE - MEETING 15 FEBRUARY 2023
(ID23/329)**

The Committee had before it the report of the Villages Committee meeting held 15 February 2023.

Moved by Councillor R Ivey and seconded by Councillor L Burns

MOTION

That the report of the Villages Committee meeting held on 15 February 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.

**CCC23/9 REPORT OF THE SPARC COMMITTEE - MEETING 20 FEBRUARY 2023
(ID23/330)**

The Committee had before it the report of the SPARC Committee meeting held 20 February 2023.

Moved by Councillor M Wright and seconded by Councillor P Wells

MOTION

That the report of the SPARC Committee meeting held on 20 February 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.

The meeting closed at 5.49pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Corporate Services Committee - meeting 9 March 2023

AUTHOR: Governance Officer
REPORT DATE: 10 March 2023

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

RECOMMENDATION

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



DUBBO REGIONAL
COUNCIL

REPORT
CORPORATE SERVICES COMMITTEE
9 MARCH 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 (J Bassingthwaite), the Manager Corporate Governance, the Governance Team Leader, Governance Officer, the Director Strategy, Partnerships and Engagement, the Chief Information Officer, the IT Infrastructure Specialist, the Director Development and Environment and the Director Infrastructure.

Councillor M Dickerson assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.50 pm.

CSC23/1 ACKNOWLEDGEMENT OF COUNTRY (ID23/288)

Councillor L Burns delivered a Welcome to Country at the beginning of the Standing Committee meetings.

CSC23/2 LEAVE OF ABSENCE (ID23/289)

No Apologies were received.

Councillors S Chowdhury and D Mahon attended via Audio-Visual Link

CSC23/3 CONFLICT OF INTEREST (ID23/290)

There were no Conflicts of Interest declared.

**CSC23/4 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT -
FEBRUARY 2023 (ID23/321)**

The Committee had before it the report dated 2 March 2023 from the Chief Financial Officer regarding Investment Under Section 625 of the Local Government Act - February 2023.

Moved by Councillor V Etheridge and seconded by Councillor P Wells

MOTION

That the information contained within the Investment is under Section 625 of the Local Government Act Report, dated 2 March 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.

CSC23/5 RELOCATION OF COUNCIL CHAMBERS AT THE DUBBO ADMINISTRATION BUILDING (ID23/237)

The Committee had before it the report dated 13 February 2023 from the Manager Corporate Governance regarding Relocation of Council Chambers at the Dubbo Administration Building.

Moved by Councillor P Wells and seconded by Councillor V Etheridge

MOTION

- 1. That Council endorses the proposal to move the existing Chamber to the ground floor conference rooms with the layout proposed in option 1, and desk furniture proposed in option 2 of the report.**
- 2. That the former Dubbo Regional Council Chamber located in the Dubbo Administration Office be decommissioned and used for operational use (staff accommodation).**
- 3. That Chief Executive Officer provides a report on the future options (selling or leasing) related to 69 Church Street, Dubbo.**

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 5.55pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Floodplain Management Committee - meeting 14 March 2023

AUTHOR: Governance Officer
REPORT DATE: 13 March 2023

The Council had before it the report of the Floodplain Management Committee meeting held 14 March 2023.

RECOMMENDATION

That the report of the Floodplain Management Committee meeting held on 14 March 2023, be adopted.



DUBBO REGIONAL
COUNCIL

**REPORT
FLOODPLAIN MANAGEMENT COMMITTEE
14 MARCH 2023**

PRESENT: Councillors M Wright and L Burns the Director Infrastructure, the Manager Infrastructure Strategy and Design, the Director Development and Environment, C Ronan (Emergency Planning Coordinator).

ALSO IN ATTENDANCE:

The Governance Officer.

Councillor M Wright assumed the Chair of the meeting.

The proceedings of the meeting commenced at 8.00am.

FPM23/11 ACKNOWLEDGEMENT OF COUNTRY (ID23/450)

Councillor M Wright delivered an Acknowledgement of Country.

FPM23/12 LEAVE OF ABSENCE (ID23/452)

There were no apologies declared.

FPM23/13 CONFLICT OF INTEREST (ID23/455)

There were no conflicts of interest declared.

**FPM23/14 REPORT OF THE FLOODPLAIN MANAGEMENT COMMITTEE - MEETING 8
FEBRUARY 2023 (ID23/471)**

The Committee had before it the report of the Floodplain Management Committee meeting held 8 February 2023.

RECOMMENDATION

That the report of the Floodplain Management Committee meeting held on 8 February 2023, be noted.

Councillor L Burns joined the meeting, the time being 8:03 AM

FPM23/15 ADOPTION OF THE GEURIE FLOOD STUDY AND FLOOD RISK MANAGEMENT PLAN (ID23/454)

The Committee had before it the report dated 8 March 2023 from the Manager Infrastructure Strategy and Design regarding Adoption of the Geurie Flood Study and Flood Risk Management Plan.

OUTCOME

- 1. That the 2022 Geurie Flood Study and Geurie Flood Risk Management Plan be placed on the 23 March 2023 Ordinary Council Meeting Agenda**
- 2. That the 2022 Geurie Flood Study and Geurie Flood Risk Management Plan be adopted by Council.**

FPM23/16 GENERAL BUSINESS (ID23/514)

The following items of General Business were discussed:

1. Emergency Planning Coordinator (C Ronan) - Flood classifications to be lowered. Discussion to include the Emergency and Risk Team Leader.
2. Emergency Planning Coordinator – Can assist with data for the Wellington Flood Study. Study does not relate to, nor can use the funds allocated for the bank protection of the Bell and Macquarie River at Wellington.
3. Emergency Planning Coordinator – Floodplain management grants close 17 April 2023

OUTCOME

Emergency Planning Coordinator (C Ronan) to discuss with the Emergency and Risk Team Leader (P Laskowski) the Flood classifications of Dubbo Regional Council.

The meeting closed at 8.20am.

.....
CHAIRPERSON



NOTICE OF MOTION: Notice of Motion of Rescission - CCL22/12 - Motion for National General Assembly

REPORT DATE: 16 March 2023

FILE: ID23/529

Council had before it a Notice of Motion of Rescission dated 16 March 2023 from Councillors S Chowdhury, M Wright and XX as follows:

We the undersigned give notice that we intend to move a motion to rescind the following resolution (Clause CCL23/12 regarding Notice of Motion of Rescission - CCL22/12 - Motion for National General Assembly).

“That the following Notice of Motion, as resolved on 9 February 2023 being CCL23/12 be rescinded:

1. *That the CEO submit the following motion to the Local Government Association for inclusion on the agenda for the National General Assembly for 2023.*

“That the Federal Government undertake a scope analysis on how to actively support Regional Councils in the settlement of skilled and non-skilled migrants in the regional areas and let the councils advocate regional migration issues with the authorities”.

RECOMMENDATION

That Council determine this Notice of Motion of Rescission.

SC
Councillor

APPENDICES:

- | | |
|---|-------------------------------|
| 1⇒ Notice of Motion of Rescission CCL23/12 - National General Assembly - Councillor S Chowdhury | Provided under separate cover |
|---|-------------------------------|



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Notice of Motion for National General Assembly

REPORT DATE: 16 March 2023

FILE: ID23/519

Council had before it a Notice of Motion dated 16 March 2023 from Councillor S Chowdhury regarding the Notice of Motion for National General Assembly as follows:

I would like to place the following notice of motion on the agenda for the 23 March 2023 Ordinary meeting of Council.

1. *That the CEO submit the following motion to the Local Government Association for inclusion on the agenda for the National General Assembly for 2023.*

“That the Federal Government undertake a scope analysis and develop an action plan for the settlement of skilled and non-skilled migrants in regional areas”.

RECOMMENDATION

1. **That the CEO submit the following motion to the Local Government Association for inclusion on the agenda for the National General Assembly for 2023.**

“That the Federal Government undertake a scope analysis and develop an action plan for the settlement of skilled and non-skilled migrants in regional areas”.

SC
Councillor

APPENDICES:

- | | |
|---|-------------------------------|
| 1⇒ Notice of Motion - 23.03.2023 - Clr S Chowdhury - Motion for National General Assembly | Provided under separate cover |
|---|-------------------------------|



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Dubbo Region Christmas Campaign

REPORT DATE: 16 March 2023

FILE: ID23/395

Council had before it a Notice of Motion dated 16 March 2023 from Councillor S Chowdhury regarding the Dubbo Region Christmas Campaign as follows:

In 2022 Council implemented a number of activities as part of the Local Government Area Christmas program across the region and specifically within the Dubbo and Wellington central business districts. In addition to the two community Christmas trees, the program included a shop local campaign across the Local Government Area, decorations and lighting around the Dubbo CBD, CBD flags promoting and celebrating community heroes. There was also a gift wrapping station undertaken in partnership with local community groups. Investment in the program in 2022 was almost \$25,000.

I believe there are many social and economic benefits to be gained by Council increasing its investment in place-based activation to celebrate the festive season across our Local Government Area. This could include renewing decorations on the community Christmas trees, new festive decorations to attract visitation to our CBDs and greater engagement with local business community.

I would like to place the following notice of motion on the agenda for the 23 March 2023 Ordinary meeting of Council.


1. *That as part of the draft 2023/2024 operational plan and budget process the covering report from the CEO identify potential options and costs to for improving place-based activation to celebrate the festive season within the Dubbo and Wellington central business districts, in addition to increasing engagement with local business community through campaigns and collaboration.*
2. *That budget to increase place-based activation to celebrate the festive season be considered by Council in the drafting of the 2023/2024 operational budget.*

RECOMMENDATION

1. That as part of the draft 2023/2024 operational plan and budget process the covering report from the CEO identify potential options and costs to for improving place-based activation to celebrate the festive season within the Dubbo and Wellington central business districts, in addition to increasing engagement with local business community through campaigns and collaboration.
2. That budget to increase place-based activation to celebrate the festive season be considered by Council in the drafting of the 2023/2024 operational budget.

SC
Councillor

APPENDICES:

- 1  Notice of Motion - 23/03/2023 - Clr S Chowdhury - Christmas Campaign

Provided under separate cover



REPORT: Boil Water Alert Review

DIVISION: Infrastructure
REPORT DATE: 2 March 2023
TRIM REFERENCE: ID23/341

EXECUTIVE SUMMARY

Purpose	Provide review or update	
Issue	• Outcomes of the boil water alert debriefs	
Reasoning	• Update on the outcomes of the Boil Water Alert and development of an action plan	
Financial Implications	Budget Area	Water Fund
	Funding Source	N/A
	Proposed Cost	N/A
	Ongoing Costs	N/A
Policy Implications	Policy Title	Nil
	Impact on Policy	Nil

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: 2.2 Infrastructure meets the current and future needs of our community
Delivery Program Strategy: 2.2.1 Water and sewer infrastructure and services meet the needs of the community

RECOMMENDATION

That the report be noted.

Luke Ryan
Director Infrastructure

SC
Manager Water Supply
and Sewerage

BACKGROUND

In July 2022, rainfall in the Macquarie River catchment caused high turbidity, colour and manganese in the raw water at John Gilbert Water Treatment Plant (JGWTP) operated by Dubbo Regional Council (Council). This resulted in high turbidity in the treated water and a boil water notice being issued for the Dubbo drinking water system.

Council liaised with government agencies including NSW Health and NSW Department of Planning and Environment in calling and managing the Boil Water Alert. A brief timeline is shown below:

Date	Activity
1 to 4 July 2022	Heavy rainfall experienced within the catchment area of the water source for treatment at the JGWTP, which resulted in a decreasing water quality within the Macquarie River.
5 July 2022	Filtration of the incoming water was difficult and the critical control point for turbidity in the filter process were exceeded.
6 July 2022	The Public Health Unit was contacted in the afternoon to advise of the turbidity exceedances and that water will need to be produced which will not meet the Drinking Water Guidelines.
7 July 2022	A Boil Water Alert was issued for the areas serviced by the JGWTP.
18 July 2022	The boil water alert was lifted from the first reservoir.
2 August 2022	The boil water alert was lifted from the last reservoir.

Following the Boil Water Alert for Dubbo, two debriefs occurred in collaboration with the Department of Health and the Department of Planning and Environment. The first debrief session was focussed on the communications aspect of the response and the second debrief related to the operational aspect of the Boil Water Alert.

REPORT

The first debrief was on the incident response of the response to the boil water alert. Atom Consulting were engaged by NSW Department of Planning and Environment to facilitate a debrief on the emergency management response to the event (**Appendix 1**). This was held on 31 August 2022 and was attended by Council staff, the Department of Health and the Department of Planning and Environment.

Council was proactive in the messaging to the community and provided some unique tools for the communication of the locations for the Boil Water Alert. The separation of the operational activities from the communication activities was recognised by the State agencies as a good model and the debrief was to explore this and look at where Council could also find improvements.

Some of the recognised good practices included the enacting of the Continuity Management Team to manage the response, good and regular communication both internally and externally, communication with the community through the interactive reservoir zones for

the staged lifting of the boil water alert, notification to critical customers and good systems knowledge of the reticulation system and reservoir zones.

There were a number of recommendations from this debrief that include:

1. Develop and implement a process for understanding and assessing risk and response for drinking water supply incidents and emergencies. This should consider internal systems and knowledge (eg network modelling) and external subject matter experts for critical knowledge gaps.
2. Develop and implement a process to assess the event risk profile after a drinking water supply incident is identified to better plan operations. This should be consistent with Council's enterprise risk process.
3. Ensure the changing nature of the catchment risk profile is understood and documented. For example, developing an ongoing catchment threat assessment (to be discussed in the Boil Water Alert Operational Workshop).
4. Council to seek better clarification from NSW Health on the risk and actions required as part of future boil water alert responses.
5. Develop plans for different scenarios on how to manage distribution of out-of-specification water.
6. Liaise with Water NSW on operational data gaps (to be discussed in Boil Water Alert Operational Workshop).
7. Review and more clearly define the role of the incident controller in incident documentation (to be discussed in Boil Water Alert Operational Workshop).
8. Water Treatment Plant Supervisor to be engaged as part of interagency communications for future boil water alerts.
9. Ensure that IT systems capability support the use of interactive tools, such as checking band width of the website for any interactive tools developed to ensure it is appropriate for expected website traffic.

A second debrief on the operational aspect of the Boil Water Alert was undertaken by Risk Edge (**Appendix 2**). This was held on 10 November 2022, and was attended by Council staff, the Department of Health and the Department of Environment. The purpose of this debrief was to understand the root causes and identify actions to minimise a reoccurrence.

From the debrief, the following actions were determined and are set out in 'Themes'.

Governance and 'tone from the top'

- Induct councillors using DPE training package.
- Undertake drinking water quality awareness training for key staff.
- Review process, understanding and governance of approving new Critical Control Points (CCPs) following risk assessments.
- Review SCADA setpoints to ensure that setpoints match and support the correct operation of the CCPs.
- Review communication around the CCPs with NSW Health.
- Review customer service standards to ensure that quality is not compromised.
- The roles and responsibilities for Drinking Water Management System implementation need to be understood and reallocated when there are staffing gaps.

- NSW Health should consider supporting interactions with EPA on discharge of chlorinated water to environment in future similar events to ensure that public health is protected.
- Training for front line management and above in water quality incidents and response actions (to improve the 'when' and 'why' to contact NSW Health when CCPs are breached).

Resourcing

- Ensure sufficient resources across the Water Team to undertake all required obligations under the Public Health Act, from 'boots on the ground' to executive (resourcing gap is creating uncertainty across the board, including inappropriate monitoring and review of the water quality data). Resourcing should include, not only an appropriate number and level of operators, but also resourcing for on-call duties and funding of on-call duties. As an example, on a weekend, there is only one staff in attendance, for five hours per day, over both days. The reason for this is that that resource is charged at overtime. The technicians noted that this situation is causing fatigue.
- There is an on-call function but this is not paid. Overtime is only paid if the resource has to attend the plant in person. There is also a current gap in a resource responsible for water quality management oversight (ie a Drinking Water Quality Compliance Officer role).

Knowledge/protocols

- Review each reservoir and zone to determine how water pressure can be managed more flexibly (eg set target and critical limits for levels). Some reservoirs may have drop dead levels that cannot be compromised.
- Consider reviewing the hydraulic model of reticulation network to improve understanding of water flows.
- Consider using a digital twin (essentially a digital representation of the network) to improve scenario modelling.
- Review whether/if the plant can be run in manual mode.
- Consider the likely data provision requirements to allow faster assessment of dilution
- Review if the plant could be run on only bore water (in conjunction with current project that is increasing the supply of bore water to the plant). This could provide a critical advantage of choosing not to process river water during poor raw water events, significantly reducing the treated water quality risks.
- Develop Council in-house capability to run root cause analyses as part of continuous improvement/incident response (DPE/external organisation can assist with this).

Equipment/assets

- Investigate how to backwash without sending the non-conforming water to town.
- Investigate filter to waste for current set-up (only one filter backwash volume is available at a time so plant needs to keep producing water for multiple backwashes, and clear water tank cannot be easily isolated from the network (only one filter backwash volume is available at a time so plant needs to keep producing water for multiple backwashes, and clear water tank cannot be easily isolated from the network).
- Improve understanding of assets and what is required to enable isolation.
- Review system set up to ensure that valving etc is ground-truthed and accurate.

- Review access permissions to the SCADA system.
- Review SCADA equipment to ensure operators can effectively observe and respond to system requirements.

Measurement/monitoring

- Review raw water and operational monitoring regime, to improve system understanding and evidence base for monitoring (location, parameter, monitoring type, frequency). The objective is to improve understanding of when/if configuration needs to change.
- Conduct jar testing to understand coagulant dosing (optimising for true colour as well as turbidity; need to review dosing requirements for raw water quality and upgrade treatment chemical dosing capability).

There have also been previous actions identified at the Dubbo, Wellington and Geurie WTPs. These actions are included in the report prepared by Risk Edge.

There is also a debrief report on the Wellington Boil Water Alert that occurred in May 2021, which has recommendations relating to the Wellington WTP.

In order to make sure that these are captured and managed, an Action Plan has been developed (**Appendix 3**) for each of the recommendations/actions as a result of the most recent boil water alert and previous events. This will be a living document with regular changes as actions are progressed.

There are 82 actions located within the Action Plan with 31 of these either completed or actioned.

Consultation

- Manager Water Supply and Sewerage is responsible for the implementation of the Action Plan.

Resourcing Implications

- The Action Plan relates predominately to staff within the Water and Sewer Team with some actions linking to our IT Team.
- The resourcing implications will evolve when each of the actions is explored and a determination made in relation to what is to occur for each action.
- The financial implications are not known until the actions are investigated and a way forward is determined. For some of the actions, these will be incorporated into the Optimisation Study of the JGWTP and costs determined for the outcomes of the study.
- The majority of the Action Plan is staff time to undertake the investigations and make operational and procedural changes. Any significant funding allocations will be made through the budget processes and communicated to Council.

Planned Communications

- The Action Plan will be provided to the relevant staff members and assistance provided to undertake the actions.

- The Action Plan will be provided to the Department of Health and the Department of Planning and Environment. This will be a standing agenda item on the regular interagency meetings.

APPENDICES:

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|---|-------------------------------|
| 1⇒ Boil Water Alert - Dubbo Emergency Management Debrief Output - December 2022 | Provided under separate cover |
| 2⇒ Boil Water Alert - Debrief Workshop Summary Paper | Provided under separate cover |
| 3⇒ Boil Water Alert - Water Quality Action Plan | Provided under separate cover |



REPORT: Drinking Water Management System – Annual Report

DIVISION: Infrastructure
REPORT DATE: 2 March 2023
TRIM REFERENCE: ID23/342

EXECUTIVE SUMMARY

Purpose	Provide review or update	
Issue	<ul style="list-style-type: none"> Presentation of the annual Drinking Water Management System report for NSW Department of Health 	
Reasoning	<ul style="list-style-type: none"> Provide Councillors with the annual Drinking Water Management System report and highlight where the critical control points were exceeded during the year 	
Financial Implications	Budget Area	Water Fund
	Funding Source	N/A
	Proposed Cost	Nil
	Ongoing Costs	N/A
Policy Implications	Policy Title	Nil
	Impact on Policy	Nil
Consultation	Water and Sewer	Meetings to develop the report for NSW Department of Health

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: 2.2 Infrastructure meets the current and future needs of our community
- Delivery Program Strategy: 2.2.1 Water and sewer infrastructure and services meet the needs of the community
- Theme: 2 Infrastructure
- CSP Objective: 2.2 Infrastructure meets the current and future needs of our community
- Delivery Program Strategy: 2.2.5 Council maintains infrastructure and delivers services at the adopted service levels as agreed with the community
- Theme: 2 Infrastructure

CSP Objective:	2.2 Infrastructure meets the current and future needs of our community
Delivery Program Strategy:	2.2.6 Council utilises a modern and efficient plant fleet that meets operational needs

RECOMMENDATION

- 1. That Council notes the report.**
- 2. That an annual report be provided to Council on the Drinking Water Management System Performance.**
- 3. That is be noted, as is required, that the annual report shall be provided to the Public Health / Western NSW Local Health District.**

Luke Ryan
Director Infrastructure

AQ
Technical Officer
Operations

BACKGROUND

Dubbo Regional Council (Council) is classified as a Local Water Utility given that Council provides drinking water to the community.

Council has four treatment plants that produces drinking water in accordance with the Australian Drinking Water Guidelines. The treatment plants are located in:

- Dubbo
- Wellington
- Geurie
- Mumbil

Council produces an Annual Report to the NSW Department of Health on Council's Drinking Water Management System. The purpose of the report is to provide NSW Health with an annual update on the performance and continuous improvement activities conducted by Council for the four potable water schemes operated by Council. The reporting period covered in this report is from 1 January 2022 to 31 December 2022.

REPORT

A requirement from the Department of Health is that an annual report be provided on the Drinking Water Management System.

There are a couple of highlights where the Critical Control Points (CCPs) were exceeded for the reporting period which are discussed below.

Boil Water Alerts

During the reporting period, there were two boil water alerts issued. These were issued as a result of exceeding the turbidity levels at the filters within the Geurie and Dubbo Water Treatment Plants (WTPs).

The first boil water alert was issued for the area serviced by the Geurie WTP. There was an exceedance in the Nephelometric Turbidity Unit (NTU) at the filter CCP, which enacted the boil water alert as water was produced and entered the reticulation system which distributes water to the community.

The Geurie boil water alert commenced on the 8 June 2022 and was lifted on 27 June 2022.

The second boil water alert was issued for the area serviced by the Dubbo WTP. There was an exceedance in the NTU at the filter CCP which enacted the boil water alert as water was produced and entered the reticulation system which distributes water to the community.

The boil water alert commenced on the 7 July 2022 and was lifted from the last reservoir feed area on 2 August 2022 following the dilution of the reservoirs and reticulation system.

Fluoride

As previously reported to Council, the fluoride dosing system at the John Gilbert Water Treatment Plant (JGWTP) has not been in operation for the reporting period. During this time no additional fluoride has been added to the water supply. Council is currently assessing tenders for the fluoride dosing system with works expected to be undertaken in the 2023 calendar year.

There were also nine occasions where fluoride was not added to the water supply at the Wellington WTP due to no staff being available on these days that hold the correct certification to add fluoride to the water supply. Council is progressing with training for staff to apply fluoride to the water system to reduce the likelihood of fluoride not being applied due to operator certification issues. There were also five days where fluoride was not applied due to equipment issues which have since been repaired.

Free Chlorine Levels

Free chlorine is measured at each of the WTPs with chlorine added to the drinking water to protect drinking water supplies from contamination against harmful micro-organisms.

There were sixteen occurrences where the free chlorine levels were below the critical limit of 1.0 mg/L at the Mumbil WTP. Operators have been manually dosing for chlorine to make sure that the target levels are achieved.

There was also one occasion where the free chlorine was below 1.0 mg/L at the Geurie WTP which occurred during the boil water alert.

Geosmin

High levels of geosmin and algae produced in surface water in late 2022 has caused taste and odour issues at all WTPs within the Dubbo Local Government Area. Although it can be unpleasant, all the WTPs were producing water within the Australian Drinking Water Guidelines during this period.

Consultation

- This report was prepared by the Water and Sewer Team and was developed internally.

Resourcing Implications

- There are no resource implications other than the time to prepare the Annual Report and the report to Council.

APPENDICES:

1⇒ Drinking Water Management Sysystem - 2022 Annual Report	Provided under separate cover
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REPORT: Adoption of the Geurie Flood Study and Flood Risk Management Plan

DIVISION: Infrastructure
REPORT DATE: 14 March 2023
TRIM REFERENCE: ID23/516

EXECUTIVE SUMMARY

Purpose	Seek endorsement	
Issue	<ul style="list-style-type: none"> Both the Geurie Flood Study and Flood Risk Management Plan have been finalised and publically exhibited. Seeking Council adoption of both the Geurie Flood Study and Geurie Flood Risk Management Plan 	
Reasoning	<ul style="list-style-type: none"> Adoption of the Geurie Flood Study and Flood Risk Management Plan will allow Council to update the existing Geurie Flood Planning Policy, which outlines specific requirements for development on land classified as flood prone land. The policy also provides information to residents and prospective developers where properties are likely to be impacted by flood waters. 	
Financial Implications	Budget Area	There are no financial implications arising from this report.
	Funding Source	N/A
	Proposed Cost	Nil
	Ongoing Costs	Nil
Policy Implications	Policy Title	Flooding in Geurie – Council Policy
	Impact on Policy	Review of the Policy

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: 6 Environmental Sustainability

CSP Objective: 6.2 We recognise, plan for and respond to the impacts of climate change

Delivery Program Strategy: 6.2.1 The impacts of climate change are identified and addressed through collaboration with our community and government

RECOMMENDATION

- 1. That the 2022 Geurie Flood Study be adopted by Council.**
- 2. That the 2022 Geurie Flood Risk Management Plan be adopted by Council.**

Luke Ryan
Director Infrastructure

MJ
Manager Infrastructure
Strategy and Design

BACKGROUND

The NSW Government’s Flood Prone Land Policy provides a framework for managing development on the floodplain. The primary objective of the policy is to develop sustainable strategies for managing human occupation and use of the floodplain using risk management principles. Under the policy, the management of flood liable land remains the responsibility of local government. The State Government subsidises flood mitigation works to alleviate existing problems and provides specialist technical advice to assist councils in the discharge of their floodplain management responsibilities.

The Flood Risk Management Manual published by the Department of Planning and Environment sets out the process for the development of a Flood Risk Management Plan. A copy of the process is shown below:

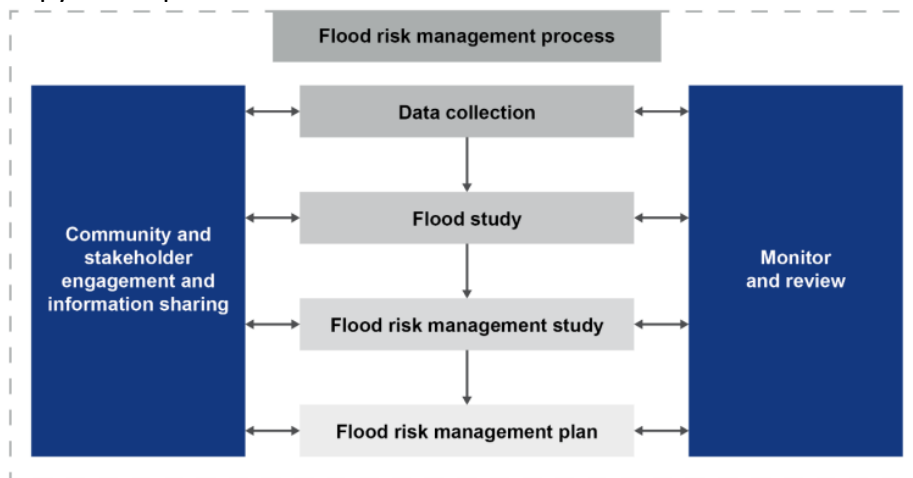


Figure 1. Floodplain Risk Management Process

This process has been followed for the development of the Geurie Flood Study and Flood Risk Management Plan.

REPORT

In December 2017, Council was successful in receiving grant funding under the Floodplain Grant Scheme for the amount of \$70,000 with a funding ratio of 2:1 to update the Geurie Flood Study and develop a Floodplain Risk Management Plan for the Village. Council engaged Hydro Spatial Pty Ltd in July 2018 to undertake the study on its behalf.

Both reports have been through all the necessary steps of both internal and external consultation and review. The reports are now being presented to Council for adoption.

Consultation

Initial consultation was undertaken with the community of Geurie in October 2018 for the purposes of collecting data on historical flood events in the study area. This was achieved by a ‘drop in’ style community information desk at the Geurie General Store from 9am to 5pm on the 31 October 2018.

The new draft Flood Study report was completed by Hydro Spatial and publically exhibited to the Geurie community through the February/March 2020 period. A community drop in

session was also held in the Geurie General Store on the 5 March 2020. The report was then updated and finalised, taking into consideration all the comments received from the community of Geurie.

Following the finalisation of the Flood Study, Hydro Spatial prepared a Floodplain Risk Management Plan for Geurie, which was publically exhibited to the Geurie community in the May/June 2022 period. Two community meetings were held on 1 June 2022, the first at the Geurie General Store from 11am to 1pm, and the second at the Geurie Memorial Hall from 5pm to 6pm. The community comments were considered, incorporated into the report and the report finalised.

Prior to public exhibition, Council's Development and Environment Division were also provided the Geurie Floodplain Risk Management Plan for comment in November 2021.

The Geurie Flood Study and Floodplain Risk Management Plan were presented to the Floodplain Committee on 14 March 2023 and recommended that:

1. That the 2022 Geurie Flood Study be adopted by Council.
2. That the 2022 Geurie Flood Risk Management Plan be adopted by Council.

Resourcing Implications

There are no resourcing implications or Council costs associated with the adoption of the Geurie Flood Study and the Geurie Flood Risk Management Plan.

Next Steps

- Upload maps and data to the NSW Flood Data Portal.
- Grant acquittal.

APPENDICES:

1	The Geurie Flood Study Volume 1 (Report)	Excluded
2	The Geurie Flood Study Volume 2 (Maps)	Excluded
3	The Geurie Flood Risk Management Plan Volume 1 (Report)	Excluded
4	The Geurie Flood Risk Management Plan Volume 2 (Maps)	Excluded



REPORT: 2023 Anzac Day Ceremonies - Dubbo Local Government Area

DIVISION: Infrastructure
REPORT DATE: 6 March 2023
TRIM REFERENCE: ID23/381

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none"> Seek endorsement Fulfil legislated requirement/Compliance 	
Issue	<ul style="list-style-type: none"> The Returned and Services League Sub-branch in Dubbo and Wellington and the Stuart Town Anzac Committee have requested approval to conduct Anzac Day ceremonies on Tuesday 25 April 2023 respectively in Dubbo, Wellington and Stuart Town which will require a road closure to conduct a March as part of the ceremonies. The Anzac Day March is categorised as a Special Event - Class 2 that will require traffic management to facilitate temporary road closures in lieu of the traditional Police escorted March and rolling road closure. A requirement for such an event is that it be referred to the Local Traffic Committee for consideration. 	
Reasoning	<ul style="list-style-type: none"> The Committee concurs that the Anzac Day March is to be undertaken in Dubbo, Wellington and Stuart Town in accordance with the Events Detail, Event Management Plans and Traffic Control Plans contained within the report for each venue, subject to conditions of Council, Transport for NSW (TfNSW) and NSW Police. 	
Financial Implications	Budget Area	The costs associated with the Traffic Control for the Dubbo and Wellington Anzac Day Marches is undertaken by Council Infrastructure staff. Council provides traffic signs and barricades for the Stuart Town Ceremony.
	Funding Source	Funds are provided from within the Governance Branch
	Proposed Cost	\$15,000
	Ongoing Costs	Annually, subject to costing commitment.
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: 2 Infrastructure
CSP Objective: 2.1 The road transportation network is safe, convenient and efficient
Delivery Program Strategy: 2.1.5 Council works collaboratively with the government and stakeholders on transport-related issues

Theme: 2 Infrastructure
CSP Objective: 2.2 Infrastructure meets the current and future needs of our community
Delivery Program Strategy: 2.2.5 Council maintains infrastructure and delivers services at the adopted service levels as agreed with the community

RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE

That Council approval be granted to the Returned and Services League Sub-branch in Dubbo and Wellington and the Stuart Town Anzac Committee to undertake their respective Anzac Day marches on Tuesday 25 April 2023 and implement road closures and detours as conditioned by Transport for NSW (TfNSW), NSW Police and Council's following conditions of consent:

1. Dubbo:
 - a. For the Dawn Service and Anzac Day March, temporary road closures are to be provided:
 - Dawn Service in Darling Street between Talbragar and Wingewarra streets from 5.00 am to 6.30 am.
 - Anzac Day March in Brisbane Street between Wingewarra and Serisier streets and Wingewarra Street between Darling and Brisbane streets from 9.00 am to 10.45 am.
 - Wingewarra Street from Brisbane to Macquarie streets and Macquarie Street from Wingewarra to Talbragar streets from 10.15 am to 11.00 am.
 - Talbragar Street from Macquarie Street to Memorial Drive, Victoria Park, from 10.45 am to 11.15 am, Darling Street from Talbragar to Wingewarra streets from 10.15 am.
 - Wingewarra Street between Darling and Brisbane streets as directed by the NSW Police at the conclusion of the Cenotaph service at approximately 12.00 noon to 12.30 pm.
 - Council's Traffic Control Plan TM 7048 (attached as Appendix 1) is to be used for the event.
 - b. Submission of a Traffic Management Plan and Traffic Control Plan to Council for

- approval with the Traffic Control Plan submitted a minimum three weeks prior to the event. All traffic control measures contained in the Plan are to be in accordance with Australian Standard AS1742.3 and the TfNSW 'Traffic Control at Worksites Manual' prepared by an accredited person.
- c. Traffic controllers and/or trained Marshals are to be provided at all road closure points, and other locations as identified in the Traffic Control Plan (attached as Appendix 1).
 - d. Council's Governance Team Leader must sight a copy of the Public Liability Insurance Policy for a minimum amount of \$20 million on which Dubbo Regional Council and NSW Police are specifically noted to be indemnified against any action resulting from the event.
 - e. The applicant is responsible for the provision of all traffic controls required for the event (ie Marshals, traffic barriers and signs).
 - f. A public notification is required for the Anzac Day March a minimum of seven days prior to the event.
 - g. The applicant is to forward a letter to Council with all the required documentation accepting the above conditions before final approval will be granted.
2. Wellington:
- a. For the Anzac Day March, a temporary road closure is to be provided on the Mitchell Highway, being Nanima Crescent and Lee Street, between Maughan and Whiteley streets from 10.45 am to 11.00 am, with the detour via Arthur, Warne, Percy and Whiteley streets. Council's Traffic Control Plan Wellington Anzac Detour TM 7270 (attached as Appendix 2) is to be used for this event.
 - b. The applicant is to gain approval from TfNSW for the closure and detour of the Mitchell Highway and Road Occupancy Licence with evidence provided to Council of such approval and conditions as warranted.
 - c. Submission of a Traffic Management Plan and Traffic Control Plan to Council for approval, with the Traffic Control Plan submitted a minimum three weeks prior to the event. All traffic control measures contained in the Plan are to be in accordance with Australian Standard AS 1742.3 and the TfNSW 'Traffic Control at Worksites Manual' prepared by an accredited person.
 - d. Traffic controllers and/or trained Marshals are to be provided at all road closure points, and other locations as identified in the Traffic Control Plan (attached as Appendix 2).
 - e. Council's Governance Team Leader must sight a copy of the Public Liability Insurance Policy for a minimum amount of \$20 million on which Dubbo Regional Council, TfNSW and NSW Police are specifically noted to be indemnified against any action resulting from the event.
 - f. The applicant is responsible for the provision of all traffic controls required for the event (ie Marshals, traffic barriers and signs).
 - g. A public notification is required for the Anzac Day March a minimum of seven days prior to the event.
 - h. The applicant is to forward a letter to Council with all the required documentation accepting the above conditions before final approval will be granted.

3. Stuart Town:
 - a. For the Anzac Day Ceremony, a temporary road closure is to be provided in Molong Street, between the Burrendong Way (Alexander Street) and Bell Street from 8.00 am to 2.30 pm, with a detour of Molong Street via Burrendong Way and Bell Street. Council's Traffic Control Plan TM 7175 (attached as Appendix 3) is to be used for the event.
 - b. Concurrence is required from the TfNSW for the event to utilise part of Burrendong Way between Molong and Bell streets as a detour with advice provided to Council.
 - c. Submission of a Traffic Management Plan and Traffic Control Plan to Council for approval with the Traffic Control Plan to be submitted a minimum of three weeks prior to the event. All traffic control measures contained in the Plan are to be in accordance with Australian Standard AS1742.3 and the TfNSW 'Traffic Control at Worksites Manual' prepared by an accredited person.
 - d. Traffic controllers and/or trained Marshals are to be provided at all road closure points, and other locations, as identified in the Traffic Control Plan (attached as Appendix 3).
 - e. Council's Governance Team Leader must sight a copy of the Public Liability Insurance Policy for a minimum amount of \$20 million on which Dubbo Regional Council, TfNSW and NSW Police are specifically noted to be indemnified against any action resulting from the event.
 - f. The applicant is responsible for the provision of all traffic controls required for the event (ie Marshals, traffic barriers and signs).
 - g. A public notification is required for the Anzac Day March a minimum of seven days prior to the event, with notification letters to be delivered to the affected residents within the road closure areas in the village.
 - h. The applicant is to forward a letter to Council with all the required documentation accepting the above conditions before final approval will be granted.

LOCAL TRAFFIC COMMITTEE CONSIDERATION

This matter was considered by the Local Traffic Committee at its meeting held on Monday 6 March 2023. The Committee had unanimous support in the adoption of the recommendation.

RECOMMENDATION

That Council approval be granted to the Returned and Services League Sub-branch in Dubbo and Wellington and the Stuart Town Anzac Committee to undertake their respective Anzac Day marches on Tuesday 25 April 2023 and implement road closures and detours as conditioned by Transport for NSW (TfNSW), NSW Police and Council's following conditions of consent:

1. **Dubbo:**
 - a. **For the Dawn Service and Anzac Day March, temporary road closures are to be provided:**

- Dawn Service in Darling Street between Talbragar and Wingewarra streets from 5.00 am to 6.30 am.
 - Anzac Day March in Brisbane Street between Wingewarra and Serisier streets and Wingewarra Street between Darling and Brisbane streets from 9.00 am to 10.45 am.
 - Wingewarra Street from Brisbane to Macquarie streets and Macquarie Street from Wingewarra to Talbragar streets from 10.15 am to 11.00 am.
 - Talbragar Street from Macquarie Street to Memorial Drive, Victoria Park, from 10.45 am to 11.15 am, Darling Street from Talbragar to Wingewarra streets from 10.15 am.
 - Wingewarra Street between Darling and Brisbane streets as directed by the NSW Police at the conclusion of the Cenotaph service at approximately 12.00 noon to 12.30 pm.
 - Council's Traffic Control Plan TM 7048 (attached as Appendix 1) is to be used for the event.
- b. Submission of a Traffic Management Plan and Traffic Control Plan to Council for approval with the Traffic Control Plan submitted a minimum three weeks prior to the event. All traffic control measures contained in the Plan are to be in accordance with Australian Standard AS1742.3 and the TfNSW 'Traffic Control at Worksites Manual' prepared by an accredited person.
- c. Traffic controllers and/or trained Marshals are to be provided at all road closure points, and other locations as identified in the Traffic Control Plan (attached as Appendix 1).
- d. Council's Governance Team Leader must sight a copy of the Public Liability Insurance Policy for a minimum amount of \$20 million on which Dubbo Regional Council and NSW Police are specifically noted to be indemnified against any action resulting from the event.
- e. The applicant is responsible for the provision of all traffic controls required for the event (ie Marshals, traffic barriers and signs).
- f. A public notification is required for the Anzac Day March a minimum of seven days prior to the event.
- g. The applicant is to forward a letter to Council with all the required documentation accepting the above conditions before final approval will be granted.
2. Wellington:
- a. For the Anzac Day March, a temporary road closure is to be provided on the Mitchell Highway, being Nanima Crescent and Lee Street, between Maughan and Whiteley streets from 10.45 am to 11.00 am, with the detour via Arthur, Warne, Percy and Whiteley streets. Council's Traffic Control Plan Wellington Anzac Detour TM 7270 (attached as Appendix 2) is to be used for this event.
- b. The applicant is to gain approval from TfNSW for the closure and detour of the Mitchell Highway and Road Occupancy Licence with evidence provided to Council of such approval and conditions as warranted.
- c. Submission of a Traffic Management Plan and Traffic Control Plan to Council for approval, with the Traffic Control Plan submitted a minimum three weeks prior to the event. All traffic control measures contained in the Plan are to be in accordance with Australian Standard AS 1742.3 and the TfNSW 'Traffic Control

- at Worksites Manual' prepared by an accredited person.
- d. Traffic controllers and/or trained Marshals are to be provided at all road closure points, and other locations as identified in the Traffic Control Plan (attached as Appendix 2).
 - e. Council's Governance Team Leader must sight a copy of the Public Liability Insurance Policy for a minimum amount of \$20 million on which Dubbo Regional Council, TfNSW and NSW Police are specifically noted to be indemnified against any action resulting from the event.
 - f. The applicant is responsible for the provision of all traffic controls required for the event (ie Marshals, traffic barriers and signs).
 - g. A public notification is required for the Anzac Day March a minimum of seven days prior to the event.
 - h. The applicant is to forward a letter to Council with all the required documentation accepting the above conditions before final approval will be granted.
3. **Stuart Town:**
- a. For the Anzac Day Ceremony, a temporary road closure is to be provided in Molong Street, between the Burrendong Way (Alexander Street) and Bell Street from 8.00 am to 2.30 pm, with a detour of Molong Street via Burrendong Way and Bell Street. Council's Traffic Control Plan TM 7175 (attached as Appendix 3) is to be used for the event.
 - b. Concurrence is required from the TfNSW for the event to utilise part of Burrendong Way between Molong and Bell streets as a detour with advice provided to Council.
 - c. Submission of a Traffic Management Plan and Traffic Control Plan to Council for approval with the Traffic Control Plan to be submitted a minimum of three weeks prior to the event. All traffic control measures contained in the Plan are to be in accordance with Australian Standard AS1742.3 and the TfNSW' 'Traffic Control at Worksites Manual' prepared by an accredited person.
 - d. Traffic controllers and/or trained Marshals are to be provided at all road closure points, and other locations, as identified in the Traffic Control Plan (attached as Appendix 3).
 - e. Council's Governance Team Leader must sight a copy of the Public Liability Insurance Policy for a minimum amount of \$20 million on which Dubbo Regional Council, TfNSW and NSW Police are specifically noted to be indemnified against any action resulting from the event.
 - f. The applicant is responsible for the provision of all traffic controls required for the event (ie Marshals, traffic barriers and signs).
 - g. A public notification is required for the Anzac Day March a minimum of seven days prior to the event, with notification letters to be delivered to the affected residents within the road closure areas in the village.
 - h. The applicant is to forward a letter to Council with all the required documentation accepting the above conditions before final approval will be granted.

Luke Ryan
Director Infrastructure

DV
Senior Traffic Engineer

BACKGROUND

The Returned and Services League (RSL) Sub-branches of Dubbo, Wellington and Stuart Town Anzac Committee will conduct their respective Anzac Day March and Ceremonies on Tuesday 25 April 2023 on streets within the townships.

In previous years the NSW Police have provided an escort for the Anzac Day March in the more populated towns, and conducted as a rolling road closure event. In this instance there is no requirement for formal traffic management controls, as the Police under flashing lights lead at the front and rear of the Parade. In more recent years the Parade has grown in status with safety concerns that the event could no longer be sustained purely by escort and rolling road closures. Those concerns relate to intersection traffic and spectator control. Some smaller village events actually require temporary road closures and detours to facilitate the Anzac Day March and ceremonies. Events on road are approved and managed in accordance with the Transport for NSW (TfNSW) 'Guide to Traffic and Transport Management for Special Events'. A Special Event Transport Management Plan (TMP)/Event Management Plan (EMP) and Traffic Control Plans (TCP) are used for the administrative and management processes required to conduct events on public roads.

REPORT

Consultation

- Local Traffic Committee, including a representatives from NSW Police, Local State Member of Parliament, TfNSW and Council will review and discuss all matters put to the Committee.

Resourcing Implications

- Council will provide the resources in terms of staff, barricades, signs and cones to implement the road closures in Dubbo, Wellington and Stuart Town.

Application Details

The Anzac Day March event is categorised as a Class 2 Event and as such obligations are placed upon Council, Police and the event organiser to ensure that specific criteria are followed. The features of a Class 2 Special Event include:

- Impacts on local traffic and transport systems.
- Disrupts the non-event community in the area surrounding the event.
- Requires the involvement of Police and local Council.
- Requires a detailed Transport Management Plan.
- Requires advertising the event together with submission to the Local Traffic Committee.

The Dubbo and Wellington RSL Sub-branches and Stuart Town Anzac Committee are the organising body for the Anzac Day March and ceremonies for 2023. Under the Event Management Criteria, the organisers will be solely responsible for the conduct of the event and the submission of an EMP, incorporating a Traffic Management Plan and/or a Traffic Control Plan. Council has developed traffic control plans for the Anzac Day Marches and ceremonies for the following locations. Traffic Control Plans (**Appendices 1 to 3**) are attached to the report.

Anzac Day March and Ceremonies

Dubbo

Anzac Day commences with a Dawn Service at the Victoria Park Cenotaph. Darling Street between Talbragar and Wingewarra streets will be closed from 5.00 am to 6.30 am to allow the gathering of the crowd at the Dawn Service and to prevent traffic driving past during the Service. There is no March for this service.

The Anzac Day March marks the beginning of the Commemorative Services at 10.40 am, with the marshalling for the March being undertaken in Brisbane and Wingewarra streets, adjacent the RSL Memorial Club, commencing at 9.45 am. The March commences at 10.15 am, being led by Police Escort out of Brisbane Street left into Wingewarra Street followed by the vintage cars, then followed by the foot marchers. The March will proceed along Wingewarra Street adjacent to the RSL Club, west to Macquarie Street, north along Macquarie Street to Talbragar Street, east in Talbragar Street to Memorial Drive at Victoria Park ready to form up and march onto the Cenotaph where the Commemorative Service will commence at approximately 10.40 am. At the conclusion of the Service, Darling Street remains closed until 1 pm to allow for the vintage cars to leave the area with the returned service men and women on-board, as they are then taken to the RSL Club. It is also proposed to keep Wingewarra Street between Darling and Brisbane streets closed until 1.00 pm to allow the ex-service men and women, current servicemen and women and others to return to the Dubbo RSL Club.

The following road closures are proposed:

1. Brisbane Street to Wingewarra Street, south to the northern side of Serisier Street 9.00 am to 11.00 am to allow the marshalling of vehicles for the parade motorcade.
2. Wingewarra Street to Darling Street to Brisbane Street 9.00 am to 11.00 am. This section of Wingewarra Street will be closed well before the marshalling commences to ensure that the road carriageways remain clear of parked cars and all marshalling can be undertaken in a contained area.
3. Wingewarra Street to Brisbane Street to Macquarie Street, Macquarie Street to Wingewarra Street to Talbragar Street, Macquarie Street to Talbragar Street to Memorial Drive Victoria Park from 10.15 am to 11.30 am.
4. Darling Street between Talbragar and Wingewarra streets, 10.30 am to 1.00 pm and Wingewarra Street between Darling and Brisbane street from 12.00 noon to 1.00 pm.

Council's Traffic Control Plan TM 7084 (**Appendix 1**) is to be used for the Dubbo Anzac Day March events.

Wellington

Anzac Day commences with a Dawn Service at the Cameron Park Cenotaph at 6.00 am. There is no requirement for any road closures as this is a short 10 minute service.

For the Anzac Day March, marshalling will be undertaken at 10.00 am in Market Square, between Soldiers Lane and Gisborne Street, before proceeding to Lee Street for the commencement of the March at 10.25 am then south-bound along Nanima Crescent concluding at the Cameron Park Cenotaph for the Ceremony at 11.00 am.

The following road closures are proposed:

The Mitchell Highway, being Nanima Crescent and Lee Street, between Maughan and Whiteley streets from 10.25 am to 11.00 am, with the vehicle detour to go via Arthur, Warne, Percy and Whiteley streets. Council's Wellington Anzac Detour Traffic Control Plan TM7270 (**Appendix 2**) is to be used for the event.

In discussions with the Special Events and Operations Planning Coordinator, TfNSW, there is no requirement for a 'Road Occupancy Licence' for the short duration temporary road closure and detour of the Mitchell Highway for the Anzac Day March. However, concurrence from TfNSW is required.

Stuart Town

The Anzac Day Ceremony commences at 11.00 am in Molong Street adjacent to the School of Arts Hall.

For the Ceremony, a temporary road closure is to be provided in Molong Street between Burrendong Way (Alexander Street) and Bell Street from 8.00 am to 2.30 pm with a detour of Molong Street, via the Burrendong Way and Bell Street. Council's Traffic Control Plan TM 7175 (**Appendix 3**) is to be used for the event. Burrendong Way is a regional road and the detour/traffic management for Molong Street closure will require concurrence from TfNSW.

APPENDICES:

1	Dubbo Anzac Day March - Traffic Control Plan TM 7048	Excluded
2	Wellington Anzac Day March - Traffic Control Plan TM 7270	Excluded
3	Stuart Town Anzac Day March - Traffic Control Plan TM 7175	Excluded



REPORT: 2023 Dubbo Cycle Club Season

DIVISION: Infrastructure
REPORT DATE: 6 March 2023
TRIM REFERENCE: ID23/383

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none"> Seek endorsement Urgent matter 	<ul style="list-style-type: none"> Fulfil legislated requirement/compliance
Issue	<ul style="list-style-type: none"> The Dubbo Cycle Club has requested approval to conduct the 2023 Class 2 competition season for juniors and seniors utilising Benolong, Burroway, Mogriguy, Wongarbon and Westella roads in the Dubbo area; and Arthurville, Suntop, Terrabella, River, Hermitage, Comobella roads and Zaias Lane in the Wellington area between 1 January 2023 and 23 December 2023. A requirement of the NSW Guidelines for Bicycle Road Races is that bicycle road races be referred to the Local Traffic Committee for consideration. 	
Reasoning	<ul style="list-style-type: none"> The Committee concur with the events as proposed and conditioned by Council and NSW Police in accordance with the Guidelines for Bicycle Road Races. 	
Financial Implications	Budget Area	There are no financial implications arising from this report. The cost associated with organising the race will be borne by the Dubbo Cycle Club.
	Funding Source	N/A
	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: 2 Infrastructure

CSP Objective: 2.1 The road transportation network is safe, convenient and efficient

Delivery Program Strategy: 2.1.5 Council works collaboratively with the government and stakeholders on transport-related issues

Theme:	2 Infrastructure
CSP Objective:	2.2 Infrastructure meets the current and future needs of our community
Delivery Program Strategy:	2.2.5 Council maintains infrastructure and delivers services at the adopted service levels as agreed with the community

RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE

1. That the application (Appendix 1) of the Dubbo Cycle Club Racing Season 2023 between 1 January 2023 and 23 December 2023 be approved and undertaken in accordance with the Event and Traffic Management Plan as conditioned by the NSW Police and the following conditions of Dubbo Regional Council:
 - a. Burroway Road - Commencing 500 m west of the Newell Highway at Brocklehurst for 18km to 200m east of Rawsonville Bridge Road intersection and return on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - b. Mogriguy Road - Time trial course commencing 650 m north of the Mendooran Road intersection for a distance of 10.5km to Mogriguy Village. Long course commencing 650 m north of the Mendooran Road intersection for 19 km with turnaround being 5.1 km north of the Coolbaggie Road intersection and return on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - c. Wongarbon/Westella roads - short course commencing in Barbigal Street 100 m north of Derribong Street for a distance of 15km and finishing at 300m north on Barbigal Street from the intersection with Derribong Street. The turn point is 175m east of the Westella Road intersection and return on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm. The long course along Westella Road and Ballimore/Geurie roads for 25 km to a turnaround 550 m south of the Golden Highway and return on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - d. Benolong Road - Sprint course start and finish is on Nubingerie Road 1.2 km south of the Benolong Road intersection (adjacent to the Benolong Rural Fire Brigade) then west on Benolong Road to a turnaround 300 m east of the Wambangalang Creek Bridge on Saturdays between 1 pm and 5 pm or Sundays between 8 am and 4 pm.
 - e. South Geurie/Arthurville Road - Short course commencing 400 m south of the Scabbing Flat bridge over the Macquarie River for a distance of 15 km to a turnaround 600 m north-east of the intersection of Hermitage and Arthurville roads on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - f. South Geurie/Arthurville Road - Middle course commencing 400 m south of the Scabbing Flat bridge over the Macquarie River for a distance of 21 km with the turnaround point being 3.2 km on Suntop Road east of the intersection with Arthurville Road on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - g. South Geurie/Arthurville Road - Long course commencing 400 m south of the Scabbing Flat bridge over the Macquarie River for a distance of 30 km to a turnaround 3.8 km on Suntop Road west of the intersection of Renshaw-McGirr

- Way on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
- h. South Geurie/Terrabella Road - Time trial course commencing 2.1 km west of the intersection of Terrabella and Arthurville roads for a 6.4 km distance to a turnaround being 1.3 km east of the bridge over Little River on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - i. South Geurie/Arthurville Road - Strada long loop commencing 400 m south of the Scabbing Flat bridge over the Macquarie River on Arthurville Road for a distance of 50.3 km incorporating River Road 10.6 km, Zaias Lane 3 km, Bennetts Road 6.5 km, Suntop Road 9 km, Arthurville Road 2.2 km, Hermitage Road 11.9 km, Terrabella Road 0.35 km, Arthurville Road 2.9 km to the finish line on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - j. South Geurie/Arthurville Road - Strada short loop commencing 400 m south of the Scabbing Flat bridge over the Macquarie River on Arthurville Road for a distance of 42 km incorporating Arthurville Road 4.3 km, River Road 10.6 km, Zaias Lane 8.1 km, Arthurville Road 4.5 km, Hermitage Road 11.9 km, Terrabella Road 0.35 km, Arthurville Road 2.9 km to the finish on Saturdays between 1 pm and 5 pm, or on Sundays between 8 am and 4 pm.
 - k. North Geurie/Comobella Road - Commencing 0.25 km north of the intersection of Paxton and Fitzroy streets for 13 km to a turnaround 0.15 km west of Cobbora Road on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - l. The approval for use of the roads will alternate between locations in accordance with the nominated block dates.
2. That the Dubbo Cycle Club provide Council with the full racing calendar prior to the first event, and then at two monthly intervals.
 3. That the submission of Traffic Control Plans to Council for approval be submitted a minimum of three weeks prior to the first event. All traffic control measures contained in the Plan are to be in accordance with Australian Standard AS 1742.3-2019, the Transport for NSW Guidelines for Bicycle Road Races and the Traffic Control at Worksites Technical Manual prepared by an accredited person.
 4. That all traffic control, including the placement and removal of barricades and/or regulation of traffic, is to be carried out by traffic controllers appropriately trained in accordance with the requirements of Australian Standard AS 1742.3-2019 and Transport for NSW accreditation requirements for Traffic Control Planners or Controllers as required. In this respect there is a requirement that traffic controllers, and not marshals, are to be provided at the start/finish and turnaround to stop all traffic whilst riders are:
 - a. Starting and finishing within a 60 km/h or less speed zone.
 - b. Assembled on the road carriageway immediately prior to a mass or staggered start.
 - c. Undertaking the turnaround movement.
 - d. Sprinting to the finish line.
 5. That the NSW Police consent and conditions for bicycle races permit under the NSW Road Transport Act 2013, Section 115 is required with documented evidence submitted to Council.
 6. That Council's Governance Team Leader must sight a current copy of the Public Liability Insurance Policy for a minimum amount of \$20 million on which Dubbo Regional Council and NSW Police are specifically noted to be indemnified against any action

resulting from the cycle race.

7. That the applicant is to submit to Council all the appropriate documentation required, accepting the above conditions, before final approval is granted.
8. That the approval is for a twelve-month period commencing at the time final authorisation of all documentation is granted.

RECOMMENDATION

1. That the application (Appendix 1) of the Dubbo Cycle Club Racing Season 2023 between 1 January 2023 and 23 December 2023 be approved and undertaken in accordance with the Event and Traffic Management Plan as conditioned by the NSW Police and the following conditions of Dubbo Regional Council:
 - a. Burroway Road - Commencing 500 m west of the Newell Highway at Brocklehurst for 18km to 200m east of Rawsonville Bridge Road intersection and return on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - b. Mogriguy Road - Time trial course commencing 650 m north of the Mendooran Road intersection for a distance of 10.5km to Mogriguy Village. Long course commencing 650 m north of the Mendooran Road intersection for 19 km with turnaround being 5.1 km north of the Coolbaggie Road intersection and return on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
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 - e. South Geurie/Arthurville Road - Short course commencing 400 m south of the Scabbing Flat bridge over the Macquarie River for a distance of 15 km to a turnaround 600 m north-east of the intersection of Hermitage and Arthurville roads on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - f. South Geurie/Arthurville Road - Middle course commencing 400 m south of the Scabbing Flat bridge over the Macquarie River for a distance of 21 km with the turnaround point being 3.2 km on Suntop Road east of the intersection with Arthurville Road on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
 - g. South Geurie/Arthurville Road - Long course commencing 400 m south of the Scabbing Flat bridge over the Macquarie River for a distance of 30 km to a turnaround 3.8 km on Suntop Road west of the intersection of Renshaw-McGirr

- Way on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
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 - i. South Geurie/Arthurville Road - Strada long loop commencing 400 m south of the Scabbing Flat bridge over the Macquarie River on Arthurville Road for a distance of 50.3 km incorporating River Road 10.6 km, Zaias Lane 3 km, Bennetts Road 6.5 km, Suntop Road 9 km, Arthurville Road 2.2 km, Hermitage Road 11.9 km, Terrabella Road 0.35 km, Arthurville Road 2.9 km to the finish line on Saturdays between 1 pm and 5 pm, or Sundays between 8 am and 4 pm.
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 - l. The approval for use of the roads will alternate between locations in accordance with the nominated block dates.
2. That the Dubbo Cycle Club provide Council with the full racing calendar prior to the first event, and then at two monthly intervals.
 3. That the submission of Traffic Control Plans to Council for approval be submitted a minimum of three weeks prior to the first event. All traffic control measures contained in the Plan are to be in accordance with Australian Standard AS 1742.3-2019, the Transport for NSW Guidelines for Bicycle Road Races and the Traffic Control at Worksites Technical Manual prepared by an accredited person.
 4. That all traffic control, including the placement and removal of barricades and/or regulation of traffic, is to be carried out by traffic controllers appropriately trained in accordance with the requirements of Australian Standard AS 1742.3-2019 and Transport for NSW accreditation requirements for Traffic Control Planners or Controllers as required. In this respect there is a requirement that traffic controllers, and not marshals, are to be provided at the start/finish and turnaround to stop all traffic whilst riders are:
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 - c. Undertaking the turnaround movement.
 - d. Sprinting to the finish line.
 5. That the NSW Police consent and conditions for bicycle races permit under the NSW Road Transport Act 2013, Section 115 is required with documented evidence submitted to Council.
 6. That Council's Governance Team Leader must sight a current copy of the Public

Liability Insurance Policy for a minimum amount of \$20 million on which Dubbo Regional Council and NSW Police are specifically noted to be indemnified against any action resulting from the cycle race.

- 7. That the applicant is to submit to Council all the appropriate documentation required, accepting the above conditions, before final approval is granted.**
- 8. That the approval is for a twelve-month period commencing at the time final authorisation of all documentation is granted.**

Luke Ryan
Director Infrastructure

DV
Senior Traffic Engineer

BACKGROUND

The Transport for NSW Guidelines for Bicycle Road Races provides a comprehensive overview of the approval process and requirements of statutory bodies and the cycling organisation. An approval by the NSW Police under Section 115 of the Road Transport Act 2013 is required to conduct a cycle race on public roads. The measures set down in this document explain to applicants how to make application and the minimum expectations for managing traffic and conducting a cycle race. Bicycle road races are categorised into Class 1 and 2 events with the differentiation being that one impacts on major traffic transport systems and the other does not.

REPORT

Application Details

The Dubbo Cycle Club has submitted a comprehensive Event and Traffic Management Plan (**Appendix 1**) with the request for the use of Benolong, Burroway, Mogriguy and Wongarbron/Westella roads in the Dubbo area and in the Wellington area Arthurville, Suntop, Terrabella, River, Hermitage, Comobella roads and Zaias Lane to undertake their 2023 Competition Racing Season. It is categorised as a Class 2 event with the course details for the senior and junior's provided as follows:

Competition Courses

The events will be run on Saturdays between 1 pm and 5 pm, or on Sundays between 8 am and 4 pm, from 1 January 2023 to 23 December 2023 on the following courses:

- Mogriguy Road - Commencing 650 m north of Mendooran Road for a course distance of 10.5 km (time trial) to Mogriguy Village and 19 km (long course) with turnaround being 5.1 km north of Coolbaggie Forest Road and return.
- Burroway Road - Commencing 500 m west of Newell Highway for a distance of approximately 18 km to 200 m east of the Rawsonville Road intersection and return.
- Wongarbron/Westella Road - Commencing on Barbical Street 100 m north of the intersection with Derribong Street for a distance north of 15 km (short course) and approximately 25 km (long course) along Westella Road and Ballimore/Geurie road, to a turnaround 550 m south of the Golden Highway intersection and return.
- Benolong Road - Sprint course commencing on Nubingerie Road 1.2 km south of Benolong Road then north along Nubingerie Road, and west along Benolong Road for a distance of 10.5 km to the turnaround, being 300 m east of Wambangalang Creek Bridge.
- South Geurie/Arthurville Road - Short course commencing 400 m south of the Scabbing Flat bridge over the Macquarie River for a distance of 15 km to a turnaround 600 m north-east of intersection of Hermitage Road.
- South Geurie/Arthurville Road - Middle course commencing 400 m south of the Scabbing Flat bridge over the Macquarie River for a distance of 21 km with the turnaround point being 3.2 km on Suntop Road east of the intersection with Arthurville Road.
- South Geurie/Arthurville Road - Long course commencing 400 m south of the Scabbing Flat bridge over the Macquarie River for a distance of 30 km to a turnaround 3.8 km on Suntop Road west of the intersection of Renshaw-McGirr Way.

- South Geurie/Terrabella Road - Time trial course commencing 2.1 km west of the intersection of Terrabella and Arthurville roads for a 6.4 km distance to a turnaround being 1.3 km east of the bridge over Little River.
- South Geurie/Arthurville Road - Strada long loop commencing 400 m south of the Scabbing Flat bridge over the Macquarie River on Arthurville Road for a distance of 50.3 km incorporating River Road 10.6 km, Zaias Lane 3 km, Bennetts Road 6.5 km, Suntop Road 9 km, Arthurville Road 2.2 km, Hermitage Road 11.9 km, Terrabella Road 0.35 km and Arthurville Road 2.9 km to the finish line.
- South Geurie/Arthurville Road - Strada short loop commencing 400 m south of the Scabbing Flat bridge over the Macquarie River on Arthurville Road for a distance of 42 km incorporating Arthurville Road for a distance of 4.3 km, River Road 10.6 km, Zaias Lane 8.1 km, Arthurville Road 4.5 km, Hermitage Road 11.9 km, Terrabella Road 0.35 km and Arthurville Road 2.9 km to the finish.
- North Geurie/Comobella Road - Commencing 0.25 km north from the intersection of Paxton and Fitzroy streets for 13 km to a turnaround 0.15 km west of Cobbora Road.
- All the roads within the Dubbo and Wellington area are considered low trafficked roads with minimal impact on the road network.

Bicycle races of a repetitive nature can be approved on a 12 monthly basis. Conditions applicable to a cycle race of a minor impact can be undertaken in consultation with the NSW Police and/or Transport for NSW as considered necessary and dependant on the road classification and class of the event. The process can be managed, under delegated authority, however referral and concurrence of the Local Traffic Committee is required in accordance with the Cycle Race Guidelines.

General conditions that apply to organisations to conduct cycle races include compliance with the road rules, provision of traffic management and traffic control plans prepared by accredited persons, together with accredited traffic controllers, as considered necessary in respect of the road race permit from the NSW Police and public liability insurance. The Club has undertaken traffic control training and now has some 13 accredited traffic controllers.

Consultation

- Local Traffic Committee, including a NSW Police representative, a representative for the Local State Member or Parliament, Traffic for NSW representative, and Council representatives, will review and discuss all matters put to the Committee.

Resourcing Implications

- The Dubbo Cycle Club will bear the costs associated with organising the races. There are no resource implications for Council in relation to this event.

Options Considered

- The two options considered in this application are either not approve this application, or to approve it in accordance with the Event and Traffic Management Plan as conditioned by the NSW Police and the above mentioned conditions of Dubbo Regional Council.

- The Dubbo Cycle Club has been organising this annual race for several years and therefore, in the interest of the Dubbo community, it is recommended to approve the event.

Preferred Option

It is recommended that approval be granted to the Dubbo Cycle Club to conduct the 2023 Racing Season on the nominated roads within the Dubbo and Wellington area in accordance with the Event and Traffic Management Plan as conditioned by the NSW Police and Council.

APPENDICES:

- | | | |
|---|---|----------|
| 1 | Dubbo Cycle Club - 2023 Season - Supporting Documentation | Excluded |
|---|---|----------|



REPORT: Short-Term Worker Accommodation in the Local Government Area

DIVISION: Development and Environment
REPORT DATE: 10 March 2023
TRIM REFERENCE: ID22/2588

EXECUTIVE SUMMARY

Purpose	Provide update	
Issue	<ul style="list-style-type: none"> The Dubbo Regional Local Government Area continues to require significant housing and accommodation options as a result of the economic development of the Region and in particular large infrastructure projects including the Central West and Orana Renewable Energy Zone and the Australian Strategic Materials Toongi project amongst others. Understanding the nature, demand and opportunities for short-term worker accommodation is important to ensure policy and planning responses can adequately address potential implications for the Local Government Area. Council engaged industry consultants Delos Delta to undertake an analysis of short term worker accommodation requirements and to identify policy and other initiatives Council can undertake to ensure the Region can both capitalise from the pulse of investment and to ensure housing availability is not further unreasonably impacted. This report provides an update to Council on the Short-Term Worker Accommodation Study and potential actions to assist the Region moving forward. 	
Reasoning	<ul style="list-style-type: none"> Major employers such as the Critical Minerals Hub, NSW Health and Fletchers International Exports, and major construction projects as such the New Dubbo Bridge, Inland Rail and Australian Strategic Minerals are expected to create a peak worker demand of 5,000 workers. 	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Growth Planning
	Proposed Cost	\$45,400 (exc GST)
	Ongoing Costs	Nil
Policy Implications	Policy Title	Dubbo Regional Local Environmental Plan 2022

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: 1.3 Short-term and emergency accommodation is available
Delivery Program Strategy: 1.3.1 Short-term accommodation is available for the workforce associated with significant infrastructure, major projects and employment generators

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: 3.3.3 Major investment is proactively attracted and supported in line with regional opportunities

RECOMMENDATION

1. That Council note the information in this report and the Analysis of Short-Term Worker Accommodation Needs – Research Report (attached in Appendix 1).
2. That Council continues in collaborating with the NSW Government agencies and Energy Co to ensure short-term worker accommodation issues are adequately assessed and addressed in all major projects.
3. That the draft Research Report (Appendix 1) and this report be publicly available and that the industry stakeholders be advised.
4. That Council commence an amendment to the Dubbo Local Environmental Plan 2022 to include temporary workers accommodation as a permissible development activity.

Stephen Wallace
Director Development and Environment

SJ
Manager Growth Planning

BACKGROUND

The Dubbo Regional Local Government Area is experiencing the initial stages of a significant increase in growth and investment associated with a range of large infrastructure and other projects, which once underway and completed will provide long lasting benefits to the Region. Such projects include but are not limited to the following:

- Development of the Central West and Orana Renewable Energy Zone, Stage 1 includes the Dubbo Regional Local Government Area, Warrumbungle Local Government Area, Mid-Western Local Government Area. Additionally land around Wellington has seen a particular uptake in renewable energy activity with a range of wind, solar energy farms in various stages of planning and development processes.
- The Australian Strategic Materials (ASM) Toongi rare earths mine and storage processing facility and the wider Critical Minerals Hub.
- Major construction projects including the New Dubbo Bridge (Newell Highway) and Inland Rail.
- Ongoing growth and development of our major employers in the Region, including (but not limited to), NSW Health, Charles Sturt University and Fletchers International Exports.
- The ongoing impact on Dubbo of the growth and development of the Parkes Special Activation Precinct.

All of the above projects have the potential to impact the provision and availability of accommodation now and into the future.

REPORT

Understanding the nature, demand and opportunities for short-term worker accommodation is important to ensure policy and planning responses can adequately address potential implications for the Local Government Area. As such, Council engaged industry consultants Delos Delta to understand the dynamics of short term worker accommodation in the Region and to explore possible solutions. The objectives of the project are to:

- Analyse short term accommodation needs in the Local Government Area (LGA)
- Understand industry stakeholders' accommodation needs and insights
- Provide a suite of recommendations regarding short-term worker accommodation in Dubbo and Wellington
- Consider the wider need for accommodation models from an investment attraction perspective, including such models that provide a positive lasting legacy

A copy of the draft consultancy report is provided here in **Appendix 1**.

1. Current Short-Term Worker Accommodation Options

The report found that current short-term worker accommodation options in the Region primarily consist of motels, hotels, motor inns and cabins. There are approximately 1,526 rooms with a capacity of 5,684 occupants in the region, with an average occupancy of approximately 75% (which periodically peaks at approximately 85%-95%). However, these options largely accommodate visitors and tourists to the Region.

The rental vacancy rate in the region varies between 1-2%, which has increased from approximately 0.5% in July 2022. There are approximately 140 properties available for rent, but this fluctuates throughout different times of the year.

The high motel occupancy rate and low rental vacancy rate demonstrates supply challenges for short-term worker accommodation options.

2. Consultation Process and Findings

Consultation was undertaken with a range of stakeholders including Inland Rail, Energy Co, NSW Health, Charles Sturt University, Real Estate Institute of NSW, Australian Strategic Minerals, Regional NSW, Dubbo Chamber of Commerce, the Development Industry and various other stakeholders.

Key insights gained include:

- Anticipated timing of major projects, workforce demand, workforce composition and accommodation options and availability;
- Engagement with other key stakeholders;
- Potential solutions to ensure there is sufficient accommodation in the region; and
- Key strengths, challenges and opportunities of the region.

Some opportunities identified by stakeholders include innovative housing solutions, industry partnerships, improved village service delivery and purpose built short-term worker accommodation camps.

3. Anticipated peak of workers

The report has identified the following expected peak staffing numbers. However in reviewing potential staffing numbers, it is difficult to form a full and accurate number as staff numbers may fluctuate with project delivery schedules, economic conditions and the availability of data:

- Inland Rail at Narromine: 250
- Regional Rail Maintenance Facility: 120
- Central West and Orana Region Regional Energy Zone: 3,900
- Australian Strategic Materials project at Toongi: 1,000
- Fletcher International Exports processing plant: 400
- Transport for NSW/other NSW Government Departments: 500

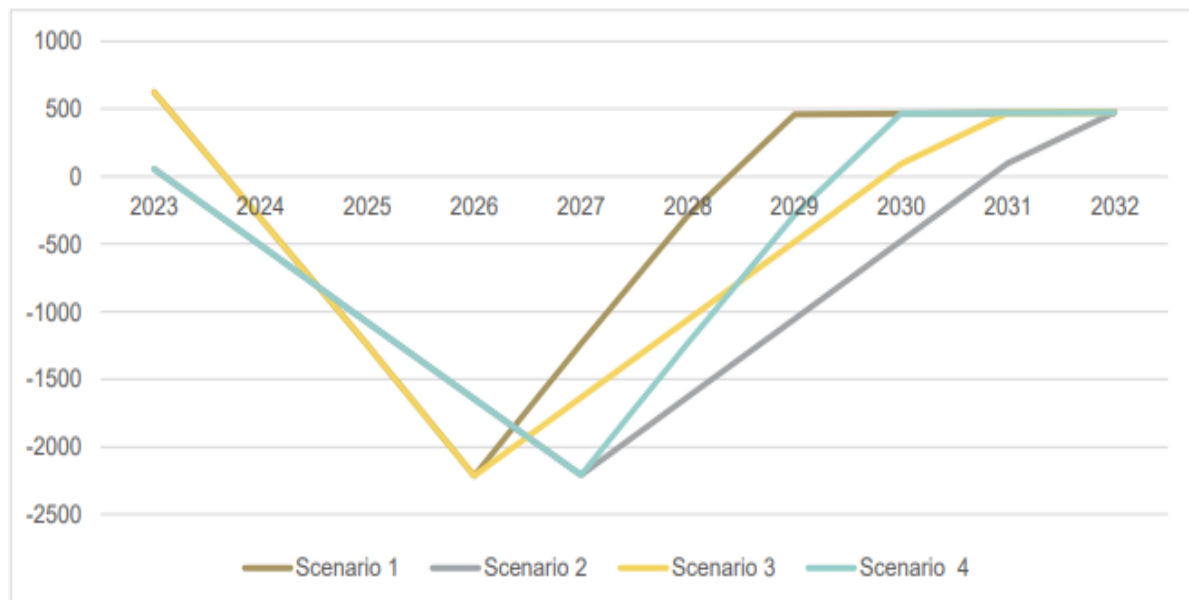
It should also be noted that the above figures do not include the Parkes Special Activation Precinct. However, given the geographical relationship between Dubbo and Parkes, it is reasonably anticipated that Dubbo will also experience a level of growth and development associated with the Special Activation Precinct.

4. Short-fall in Short Term Accommodation

As part of the consultancy project, a short-fall analysis was conducted across a range of scenarios. Each scenario included a short-term worker peak of 5,000 and a constant ongoing worker demand of 1,860 people. The scenarios are as follows:

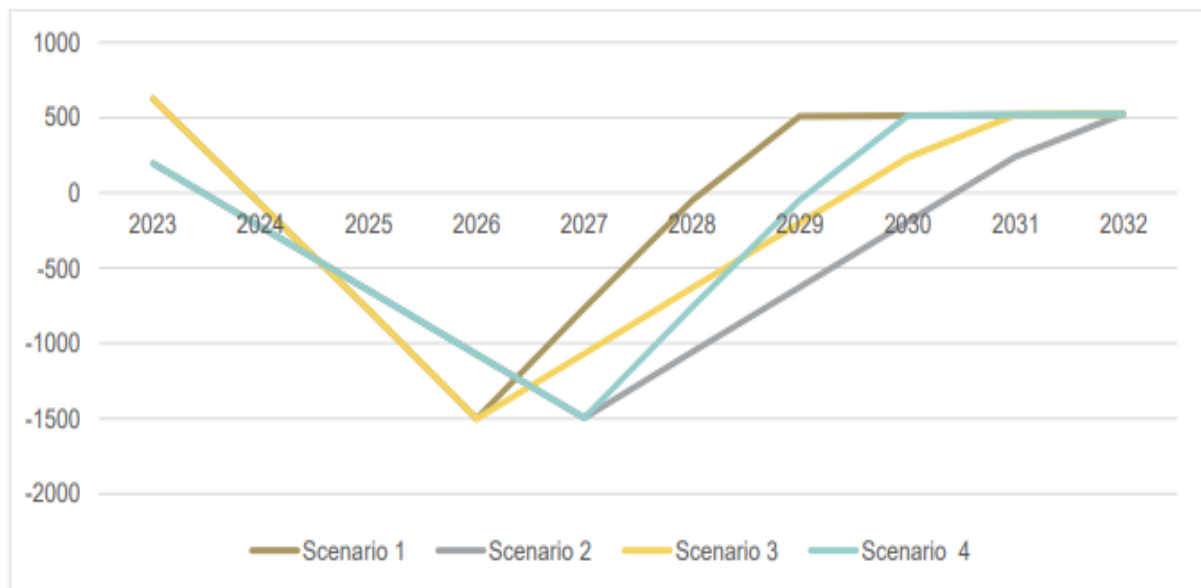
- Scenario 1: Rapid acceleration of short-term workers followed by a rapid decline.
- Scenario 2: Gradual growth in short-term workers followed by a gradual decline.
- Scenario 3: Fast growth in short-term workers followed by a gradual decline.
- Scenario 4: Slow growth in short-term workers followed by a rapid decline.

It is also to note that the scenarios provided in the graphs as below are based on short term accommodation dwellings, which have been modelled to have an average occupancy rate of 1.75 persons per dwelling. Long term accommodation has an average of 2.5 people per dwelling.



Graph 1 - 100% of short-term workers requiring accommodation

The intensity of the short-term accommodation shortfall peaks at different times for different scenarios. In 2026 Scenarios 1 and 3 demonstrate a shortfall of 2216 short-term dwellings, whereas that peak is reached in 2027 for Scenarios 2 and 4. All scenarios result in a surplus of 474 properties by the end of the assessment period, providing potential opportunity to repurpose infrastructure to address other forms of housing demand.



Graph 2 - 75% of short-term workers requiring accommodation

The short-term accommodation shortfall peaks at 1500 dwellings – in 2026 for Scenarios 1 and 3, and in 2027 for Scenarios 2 and 4. Each scenario presents a surplus of 524 short term accommodation dwellings by the end of the assessment period.



Graph 3 - 50% of short-term workers requiring accommodation

The short-term accommodation shortfall peaks at 784 dwellings – in 2026 for Scenarios 1 and 3, and in 2027 for Scenarios 2 and 4. Each scenario presents a surplus of 574 short term accommodation dwellings by the end of the assessment period.

6. Recommendations

The following options were identified in the report, which are aimed at assisting Council in policy and other settings to help alleviate the short-term worker accommodation issues in the region. Each option provided in the report has been discussed in the following section:

- (a) Create, and support over the medium term, a 'Housing Coordinator' role in Council. Develop a job description, resourcing plan, and run a recruitment process.

Comment

The role of a Housing Coordinator is not currently budgeted for. Whilst an overall Coordinator would offer some benefit to driving housing outcomes in the organisation, this is a role performed by the Chief Executive Officer and Council's Executive Leadership Team.

- (b) Develop a supporting governance group within Council, including a housing taskforce or steering committee (hereafter referred to as The Taskforce). This group will identify and consider the key housing issues for Council at any point in time.

Comment

An internal governance group is in operation that includes cross divisional representatives from infrastructure, strategic planning, development assessment, finance, property, economic development and other areas of Council to discuss various issues and projects concerning housing and strategic growth and development.

This group meets fortnightly and is chaired by the Chief Executive Officer.

- (c) Develop a Taskforce and stakeholder engagement group to identify and consider key housing issues.

Comment

The Dubbo Housing Supply Reference Group has been in operation since 2021 and includes representatives from Real Estate, residential and commercial developers, consultancy, some major employers, Real Estate Institute NSW, Community Housing Providers and others.

However, the Group does not have representation from all major employers, including Energy Co. It is considered that there is a need for a range of major employers to be invited to the Housing Supply Reference Group to participate and to also ensure the range of stakeholders included on the Reference Group can be well informed of project activities associated with major and other infrastructure projects in the Region.

- (d) Build and strengthen data collection and management around housing to better understand challenges, progress and reporting requirements.

Comment

The provision and availability is recognised as a key component of understanding accommodation issues and activity in the Region. A development application dashboard is currently being developed to assist in public data provision in respect of approved projects.

In addition, Council also has detailed population forecasting data, which is publicly accessible. Both the development application dashboard and population forecasting data will be made easily accessible to the public.

- (e) Updating land release plans to immediately increase supply.

Comment

Council's property development activities are undertaken by the Organisational Performance Division. However, recent development of the Keswick Estate has included the release of 54 lots to market in late 2022. These lots are actively for sale and delivery to the market.

In addition, Council is also undertaking master planning activities associated with introducing further residential development opportunities in the Estate. These activities include a review of the Keswick Estate Master Plan towards providing medium density and other opportunities.

- (f) Review underutilised commercial and Council buildings and their viability for residential, public housing, and short-term accommodation options.

Comment

It is acknowledged that there are a range of commercial and other buildings, not necessarily in Council ownership that may lend themselves to be used for short term workers accommodation for a period of time.

To assist in this undertaking, it is considered that the Dubbo Regional Local Environmental Plan 2022 would benefit from the provision of a temporary workers accommodation provision. Such a provision would allow the use of existing buildings for temporary workers accommodation in situations where the amenity of residents using the accommodation would be suitable and where such an activity would not impact other land use activities.

- (g) Investigate incentives for property owners to maintain properties in the long-term rental market.

Comment

Given the number of Airbnb's and other properties in the short term rental market, it is considered at the current time there is not a significant identified need for any further consideration of incentives for the long term rental market.

- (h) Development of a short-term worker camp to be eventually re-purposed for tourism.

Comment

As can be seen from the data included in the report, there is an identified need for short-term workers accommodation in the Local Government Area. To assist the development industry in

understanding this need, it is proposed to produce investment attraction information for potential developers and investors of the need for and opportunities for the development of short term workers accommodation in the Region.

- (i) Build-to-rent options for Council owned land.

Comment

Council's property development activities are undertaken by the Organisational Performance Division. However, this report recommends that an appropriate action be included in the 2023-2024 Delivery Program and Operational Plan for an investigation and feasibility of build-to-rent options be undertaken for Council owned land in the Keswick Estate.

- (j) Review relevant Council and NSW Government policies and strategies to develop and embed a framework for short term accommodation over the duration of projects.

Comment

Council meets regularly with Energy Co and renewable energy development proponents to discuss accommodation issues and needs in the Local Government Area. This includes identifying opportunities for development and collaboration on these issues.

- (k) Investigate developer contributions being available for affordable and community housing providers.

Comment

This is an important issue that a number of Metropolitan Council's currently include in their infrastructure contributions framework. The Environmental Planning and Assessment Act, 1979 allows for a Council to legislate this provision.

This item will be further investigated and information provided to Council for consideration.

- (l) Investigate incentives for the development of shop top housing and residential flat buildings.

Comment

Council is undertaking a project to review and update the Developer Contributions Framework. This issue will be considered as part of the review process.

- (m) Investigate transportable and modular housing construction options for residential release in the short term.

Comment

Council is undertaking a project to determine the suitability of 3D printed homes in the Keswick Estate. Further housing formats and options can be considered by Council in the review of the Keswick Estate Master Plan as previously discussed in the report.

- (n) Develop a Housing Strategy for Dubbo and Wellington. This should include an affordable and key worker housing plan giving focus to affordable housing, housing availability, choice and sustainability.

Comment

The NSW State Government is currently undertaking the preparation of a Housing Delivery Plan for the Dubbo Regional Local Government Area and Narromine. It is anticipated that this body of work will be completed by the middle of 2023. Following completion of this Plan and review of its outcomes and opportunities, it is considered that a review of the Dubbo Residential Areas Development Strategy be programmed and a financing strategy developed.

The Dubbo Residential Areas Development Strategy will ultimately be replaced by an all-encompassing Housing Strategy.

- (o) Collaborate with Community Housing Providers to understand accommodation requirements and investigate partnership opportunities, including provision of land on a shared equity basis for construction of affordable and key worker housing, Tripartite partnerships between Council, New South Wales Government, and Community Housing Providers, The gifting of land to Community Housing Providers, Possible partnerships to provide key worker housing in the short term, and community housing in the long term.

Comment

Community Housing Providers are important stakeholders in the overall accommodation scene for the Region. Council's does collaborate with providers. However, this could happen on a more regular and structured basis.

Whilst the items raised as above are all genuine actions to assist the development of community housing in the Local Government Area, the provision of all community housing in one area or Estate is not considered appropriate as a planning principle. Effective neighbourhoods operate well when there is a mix of housing typologies, market price points and people close to transport opportunities and high amenity, including areas of public open space.

Council as a land owner will continue to examine and pursue opportunities that may assist both accommodation provision and offer financial returns. However, it is acknowledged that the policy settings must be in place across the Region to assist the development of community housing.

- (p) Advocate to New South Wales and Australian Governments to ensure issues of housing availability in the region are understood.

Comment

Council undertakes a significant level of communication and consultation with the NSW State Government in respect of housing and other issues and has effective relationships across Government.

- (q) Review and update density targets to gradually increase over time.

Comment

At the present time, Council's strategies and plans do not include density targets for residential development. This is an issue that can be further considered by Council with Item (n) as previously discussed in the report.

- (r) Review Council systems and process to assess avenues for acceleration, and improved efficiency, effectiveness, and transparency. Investigate ways to expedite priority projects as identified by the Housing Coordinator, likely to include medium and high-density projects, dual-occupancies and workers' camps.

Comment

Council has recently undertaken a service review of the Subdivision Certificate release process. The items identified in this service review are currently being enacted.

5. Initiatives by the NSW Government

The NSW Department of Planning and Environment has recognised additional forward-planning needs to be done to help regional Councils manage short-term worker accommodation issues. Feedback to the Regional Housing Taskforce indicated further guidance would help manage spikes in housing demand caused by influxes of seasonal and temporary workers into regional areas. The Taskforce developed toolkits to assist Council's, but there are no specific or direct interventions that can be made yet for the Dubbo Regional LGA.

It is understood that the Department is aiming to undertake consultation in the first half of 2023, and refine policy initiatives in the second half of 2023. This feedback, along with previous feedback, will help refine the toolkit to further support Councils through:

- a standard instrument definition for temporary workers accommodation;
- model clauses for rural workers dwellings and temporary workers accommodation;
- guidance on locational and zoning considerations; and
- guidance on complying development provisions for Local Environmental Plans.

6. Consultation and Planned Communications

It is proposed to place this report and the consultancy report on public display for 28 days and to undertake consultation with stakeholders in the development industry and others. Given the consultation undertaken in preparation of the consultancy report, this process will

seek perspectives on the recommendations provided and effectively close the consultation loop on this project.

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

7. Resourcing Implications

The consultancy project has been identified to cost \$45,400, which has been internally funded by staff vacancies in the Growth Planning Branch.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	\$40,000	0	0	0	0	0
b. Operating expenses	0	0	0	0	0	0
c. Operating budget impact (a – b)	\$45,400	0	0	0	0	0
d. Capital expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	\$40,000	0	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	Lodgement and assessment fees					

Table 1. Ongoing Financial Implications

APPENDICES:

1⇒ Research Report - Analysis of Short-Term Worker Accommodation Needs

Provided under separate cover



REPORT: Draft North-West Urban Release Area Precinct Plan - Results of Public Exhibition

DIVISION: Development and Environment
REPORT DATE: 10 March 2023
TRIM REFERENCE: ID22/2167

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Strategic Project Update
Issue	<ul style="list-style-type: none"> Council initiated planning for the North-West Dubbo Urban Release Area (NW URA) in 2022 to provide further housing and development opportunities in the Dubbo Regional Local Government Area. A draft Precinct Plan was prepared to enable a variety of land use zones and a range of densities that would provide a mix of housing options. The draft Precinct Plan was placed on public exhibition from 17 October 2022 to 16 November 2022. Public exhibition was extended to 16 December 2022. Council received 19 submissions, which have been considered as part of ongoing strategic planning works for the Precinct. The draft Precinct Plan has now been updated in response to submissions received by Council and ongoing works. This report recommends that further consultation be undertaken with landowners and those persons who provided submissions as part of the Precinct Plan development process. 	
Reasoning	The draft North-West Precinct Plan, as included in the Dubbo Regional Housing Roadmap, will help Council facilitate an ongoing supply and mix of housing to meet the needs of the community.	
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 in addition to the project being identified in the Growth Planning budget.
	Proposed Cost	\$155,000
	Ongoing Costs	Nil
Policy Implications	Policy Title	Dubbo Regional Local Environmental Plan 2022
	Impact on Policy	The draft Precinct Plan sets the overall strategic direction for future planning and development of the North-West Precinct. Realising the overall development strategy in the Precinct will ultimately require changes to

		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 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

Theme: 1 Housing
CSP Objective: 1.1 Housing meets the current and future needs of our community
Delivery Program Strategy: 1.1.5 Development opportunities are communicated to the community

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 the submissions received by Council in respect of the draft North-West Urban Release Area Precinct Plan (attached in Appendix 1 and 2) be noted.
2. That proposed amendments resulting from the public exhibition process be noted.
3. That the updated draft North-West Urban Release Area draft Precinct Plan (as attached in Appendix 3) be adopted for the purposes of consultation with land owners and persons who provided a submission.
4. That Council undertake targeted consultation with landowners in the North-West Urban Release Area.

Stephen Wallace
Director Development and Environment

SI
Senior Growth Planner

BACKGROUND

1. Previous Resolutions of Council

8 September 2022	<ol style="list-style-type: none">1. That Council adopt the draft Precinct Plan for the North-West Urban Release Area... for the purposes of public exhibition.2. That the draft Precinct Plan be placed on public exhibition for a period of not less than 28 days.3. That following completion of public exhibition, a further report be presented to Council for consideration, including the results of public exhibition.
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2. What is an Urban Release Area?

An Urban Release Area is land located on the edge of the established urban area that has been identified for future residential, commercial, recreational or industrial use. It has future strategic value, and it will be developed at a suitable time in a staged, logical and cost-effective manner.

The North-West Urban Release Area has been identified as a growth area in the Dubbo Urban Areas Development Strategy since 1996 and is included in the Dubbo Regional Local Environmental Plan (DRLEP) 2022. The land is shown in Figure 1.



Figure 1: North-West Urban Release Area as identified in the DRLEP 2022

REPORT

1. State Government Accelerated Infrastructure Fund Round 3 (River Street West Collector Road)

Council was successful in securing funding as part of the State Government Accelerated Infrastructure Fund Round 3. This funding will now enable the completion of Stage 1 of the River Street West collector road from the Newell Highway (River Street Bridge) to Bunglegumbie Road.

This section of the road connection will be a key facilitator of access to the Precinct to realise further housing development whilst maintaining the operational integrity of Bunglegumbie Road and Thompson Street.

2. Public Exhibition process

The draft North-West Precinct Plan was initially placed on public exhibition from 17 October 2022 to 16 November 2022. Public Exhibition of the draft Precinct Plan was notified in the local newspaper (Daily Liberal's Council Column) throughout the exhibition process and also published on Council's Social Media Channels, in addition to a media release, inviting the community to review and comment on the draft Plan. The public exhibition period was extended to 16 December 2022.

The draft Precinct Plan was available for viewing on Council's website, and a hard copy placed at the Dubbo and Wellington Customer Experience Centres, as well as the Macquarie Regional Library at Dubbo. Letters were sent to land owners in the Precinct, as well as adjoining land owners and relevant NSW State Government Agencies. The draft Precinct Plan was also separately advertised in the Daily Liberal.

3. Submissions

Council received 19 submissions, both during and post the exhibition period. This includes five NSW State Agency submissions, and 14 public and/or land owner submissions. Submissions received by Council are discussed in the following sections of the report.

4. Submissions made by NSW Stage Agencies

Council received five submissions from NSW Stage agencies (attached in **Appendix 1**). As part of ongoing planning for the North-West Precinct, these submissions will be considered and complied with as required.

(i) NSW Department of Planning & Environment

Council to consider a number of strategic planning outcomes at the detailed precinct planning and DCP stages, including:

- a) aligning the plan with State and local planning strategies, policies and guidelines
- b) providing a range of housing options to support the changing needs of the community

- c) high quality, sustainable and efficient urban design outcomes and land use opportunities, including connectivity, suitable lot sizes, ensuring sufficient open space
- d) environmental matters such as flooding, bushfire, heritage, contamination, biodiversity, salinity, groundwater vulnerability and energy efficient design
- e) infrastructure delivery and developer contributions for the precinct, holistically
- f) working together with the Local Aboriginal Land Council and/or native title holders
- g) ongoing collaboration with DPE and other State agencies including and School Infrastructure NSW and Transport for NSW.

The matters raised by the Department of Planning and Environment will be considered further by Council in the overall planning and development activities for the Precinct.

(ii) School Infrastructure NSW

An additional school site will likely be required in the North-West URA to service the future long term population projected for the North-West URA.

In respect of this submission, Council staff will meet with School Infrastructure NSW to further discuss the Precinct development and the overall need for education facilities to accommodate the identified growth of West Dubbo over time.

(iii) Crown Lands - Department of Planning & Environment

No concerns raised.

(iv) Biodiversity, Conservation and Science Directorate (BCS) - Department of Planning and Environment

Concerns with the proposed R4 High Density Residential being in the Flood Planning Area. RE1 Public Recreation would be a more suitable zoning for this area. Further comments will be provided once a detailed flora and fauna study is conducted as part of planning proposals in the future.

This issue is further addressed in the body of the report.

(v) NSW Rural Fire Service

No objection. Future bush fire risk assessment and compliance required with Bush Fire Protection guidelines.

No further response is required.

5. Public Submissions

Submissions from the public, including from land owners have been categorised and summarised in italics below. Full submissions are attached in **Appendix 2**.

(i) Submissions on the proposed R4 High Density zone

Submissions by M. McDonald, Dubbo Environment Group, M. Mascaro, P. Duggan and MAAS group

Comments	Council Response
<ul style="list-style-type: none"> • <i>Objections to the R4 High Density zone being in the flood prone area adjacent to the river.</i> • <i>Concerns include: the proposal not complying with NSW Flood Inquiry recommendations, impacts on the natural environment, visual amenity, impacts on the vicinity of locally listed heritage item 'Mt Olive', as well as the isolated location of the proposed high density area, road noise impacts from the new Newell Highway alignment, drainage design considerations for future development.</i> 	<p>Proposed zones have now been removed from the draft Precinct Plan, and will be considered in detail as part of future Planning Proposal/s for the Precinct.</p> <p>In response to the issues raised in the submissions, the R4 High Density zone will now be removed from the Precinct Plan.</p>

(ii) RE1 Public Recreation zone

Submissions by Dubbo Environment Group, R. Woodbury, M. McDonald, P. Duggan and B. Sutherland

Comments	Council Response
<ul style="list-style-type: none"> • <i>Insufficient public open space for 15,000 residents– lacking both passive and active recreation areas.</i> • <i>Access challenges - the 28.4 hectares RE1 zoned land has no access for pedestrians or cyclists even though it is 2km from the CBD.</i> • <i>The 28.4 ha is in the flood prone area and should be for environmental restoration, further tree planting, with large tree canopies, also protecting indigenous values for the “Wiradjuri mob who have suffered the forced removal of Wiradjuri Park”.</i> • <i>The 28.4 ha RE1 land should not be used for sporting fields – this is inconsistent with the Open Space Masterplan 2018. Sporting fields should be dispersed elsewhere in the precinct.</i> • <i>Update requested for Councillor Josh Black's motion on land available for sporting fields.</i> 	<p>The draft Precinct Plan has been amended to include additional open space areas. Pedestrian and cycle link/s will be considered from the Newell Highway extension as part of future planning stages. Further refinement of the Precinct Plan will involve identifying areas of public open space in the Precinct to ensure adequate land is available for the future population.</p> <p>The Precinct Plan does not propose any changes to the land zoned RE1 Public Recreation adjacent to the Precinct and the Macquarie River.</p>

(iii) Density, scale and urban design outcomes

Submissions by P. Duggan and LatStudios on behalf of B Anderson/Yuulong Partners Pty Ltd

Comments	Council Response
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<ul style="list-style-type: none"> • <i>Precinct planning should focus on the user experience. Need better walkability throughout the precinct, activated streetscapes with appropriate human scale of buildings and less high traffic streets.</i> • <i>The draft plan “mimics typical suburban developments with a central business core rimmed with empty residential streets”. There should be a mix of building scales, a higher density of low to medium scale housing, integrating public spaces and facilities into future developments, along with commercial and institutional buildings- not just a bulk of high rises and/or low rise pockets.</i> • <i>Plan for future growth by exploring five themes for the precinct – i) enabling inclusivity, ii) ensuring ecological sustainability, iii) ensuring a culturally respectful approach, iv) promoting a strong sense of local character, and v) ensuring connectivity in both the immediate and long term.</i> • <i>Affordable housing –consider good examples of shared ownership/ Council led development such as the “Lowfield Green by Yorspace” development by City of York Council (UK).</i> 	<p>The comments have been noted and will be considered as part of any future Development Control Plan and Planning Proposal/s for the North-West Precinct.</p> <p>In addition, the comments will also continue to be implemented through other overarching Council plans and strategies, including Dubbo Transportation Strategic Plan 2020, Open Space Masterplan 2018, and Council’s Cultural Plan SPARC: Shaping Plans to Advance Regional Culture (2020-2025), and Smart Region Strategy 2022.</p>
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(iv) Road infrastructure and connectivity

Submissions by MAAS Group, S. Kilby, Dubbo Environment Group, K. Furney, A. Cohen and W. and B. Robinson

Comments	Council Response
<ul style="list-style-type: none"> • <i>Accessing the area to the east of the new Newell Highway alignment is likely to require a signalised intersection. The performance of the new alignment may jeopardise the efficiency of heavy vehicle movements and performance of the route during flood evacuation.</i> • <i>Blizzardfield Road is a Crown road and Council should work with Crown Lands to facilitate its formation. Council needs to resolve the poor state of the road for ratepayers... to access their homes, farming paddocks and (enable) emergency access to the airport.</i> 	<p>Both Dubbo Transportation Strategy 2020 and Open Space Masterplan 2018 seek to implement cycling and walking connectivity, including potential links to explore in the long term. Cycling and walking paths will be considered in detail as part of any future Open Space and recreation design in the North-West Precinct.</p>

<ul style="list-style-type: none"> • <i>Cycle and walking connectivity - the public recreation area should include a cycle/walking path from Thompson Street to enable more passive use of the recreation area.</i> 	
<ul style="list-style-type: none"> • <i>Object to the extension of Richardson Road as the current proposal dissects the land at 10R Blizzardfield Road - this would impact the landscape as well as the use of the land. Request Council to consider repositioning this proposed road, in a way that it follows the north-western boundary of 10R Blizzardfield Road instead (running along the adjoining boundary of the airport) to minimise impacts.</i> • <i>Objection to the proposed road dissecting 24L Bunglegumbie Road, due to impact on sale value, agricultural viability, noise pollution, risk to flora and fauna –including existing native birdlife, and natural vegetation.</i> 	<p>These comments refer to a future link road that is included in the Dubbo Transportation Strategy 2020 as a long term infrastructure project for Dubbo. The road alignment as shown in the draft Precinct Plan was included for contextual reasons only.</p> <p>The precise alignment and characteristics of this road will be further considered by Council staff in determining the most appropriate form for the future road. This body of work will also be subject to detailed stakeholder and community consultation and further consideration by Council once road planning activities have been furthered.</p>
<ul style="list-style-type: none"> • <i>Concerns with the road layout not enabling appropriate minimum lot sizes and restricting the number of lots available.</i> • <i>Proposed roads drawn over the eastern lot boundary as well as lots to the north of 168A Bunglegumbie Road would result in partial construction with no guarantee that adjacent development would develop remainder of these road within a similar timeframe. The closure of the unmade road in this location would also delay development in this area.</i> 	<p>The road layouts shown on the exhibited draft Precinct Plan will be considered in detail at a later stage. The final location and layout of these roads will be subject to further assessments and future public exhibition processes. These submissions will also be considered by Council's Infrastructure Division for further consideration in refining the development outcome for the Precinct.</p>

(v) Environmental matters

Submissions by S. Kilby, and MAAS Group

Comments	Council Response
<p><i>Concerns relating existing remnant vegetation: "several tracts of remnant vegetation are located across the</i></p>	<p>A level of vegetation at the site was planted to utilise excess effluent</p>

<p><i>precinct, however none of these areas are proposed as RE1 recreation zones. This would otherwise enable the retention of existing remnant vegetation and established trees and avoid the need to pay offset costs during future development</i></p>	<p>from Council's former sewage treatment plant. Following closure of the plant, these plantations have suffered.</p> <p>There are however some potential patches of semi mature timber which can be reviewed further through an analysis of biodiversity in the precinct. Remnant native trees can be protected through future development controls as required.</p>
<p><i>The plan must incorporate groundwater recharge zones, allowing many opportunities for the ground water to infiltrate and recharge the shallow riparian linked aquifer under the site, rather than be returned to the river through infrastructure as stormwater or runoff.</i></p>	<p>Noted. Water Sensitive Urban Design Principles will be considered for future planning and assessment stages of the Precinct development.</p>
<p><i>Council to consider findings from the US research government agency, FEMA for consideration on floodplains.</i></p>	<p>This comment has been noted by Council's Infrastructure Division for future consideration in the development of the Precinct.</p>

(vi) Amenity and other matters

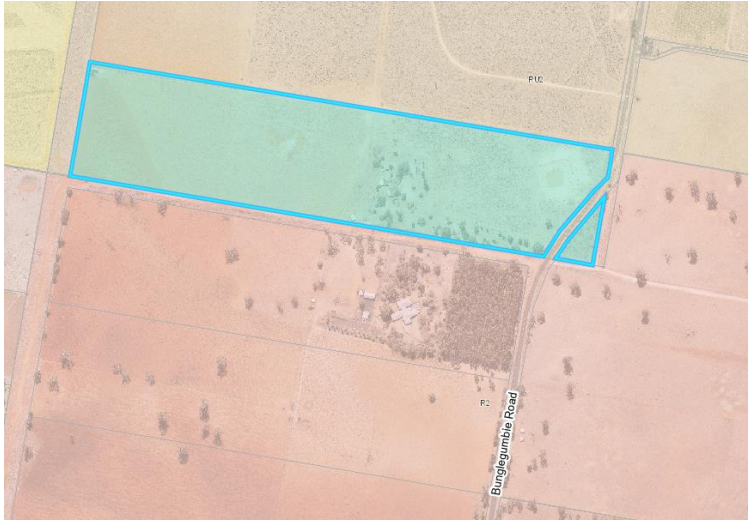
Submissions by S. Kilby, A. Cohen, K. Furney and P. Duggan

Comments	Council Response
<p><i>Council should provide "buyer beware" advice to prospective purchasers of adjacent properties in the North-West Precinct, advising them that their amenity may be affected by legitimate and pre-existing farming activity.</i></p>	<p>State Government Policy as well as actions in Council's Local Strategic Planning Statement already promote that the primacy of rural and agricultural land needs to be maintained and ensure any impacts are minimised.</p> <p>However, it should be noted that the Precinct has been identified as a key urban growth area for Dubbo in the Dubbo Urban Areas Development Strategy since 1996.</p>
<p><i>Development within the North-West Precinct over the last few years has seen increased criminal activities, particularly targeting small local farms. The proposed</i></p>	<p>Whilst the concerns raised in the submission are noted, it is considered that further population</p>

<p><i>development, including encroachment into Blizzardfield, Road would likely increase these activities and put residents at risk. Currently there is evidence of anti-social behaviour near Bunglegumbie Road, involving arson.</i></p>	<p>and urbanisation of the Precinct will ultimately assist passive surveillance through a general increase in activity throughout the Precinct.</p>
<p><i>Council's Bushfire Emergency Plan must be updated to consider population expansion and development in the North-West Precinct.</i></p>	<p>As the Precinct further develops over time, emergency services authorities will be included in planning processes to ensure the Precinct will have adequate service provision.</p>
<p><i>North-West Precinct should have a focus on large lifestyle blocks rather than tiny residential blocks. If the area proposed for development were to be sub-divided into one to five acre blocks, local roads infrastructure and commercial resources could better cope with the population increase in the area and it would also promote Dubbo as a rural and lifestyle destination.</i></p>	<p>The North-West Precinct has been identified as a key urban growth area for Dubbo since 1996 in the Dubbo Urban Areas Development Strategy.</p> <p>Whilst the provision of rural residential development opportunities are important in the overall housing picture for the Local Government Area, the provision of housing choice across a range of product types is important to house our growing community.</p>
<p><i>Enlarge the recreation area to locate St. John's Football field in the NWURA given access and space available.</i></p>	<p>This matter is not a matter for consideration for planning activities in the Precinct.</p>

(vii) Site specific submissions (from land owners)

Comments	Council Response
<p><i>Objection to any B4 mixed use zoning at 9L Bunglegumbie and 17L Blizzardfield as it will not be viable and remain undevelopable for years. These sites should be rezoned to R1 General Residential which will cater to what the local housing market needs and enable timely delivery.</i></p>	<p>The submission has been noted. The B4 Mixed Use Zone is proposed to be removed from the Precinct Plan.</p> <p>However, it should be noted that the provision of detailed land use zones will be further considered by Council as a separate process of part of Planning Proposals to</p>

	<p>amend planning and zoning controls for the Precinct.</p>
<p><i>Change 6R Bunglegumbie Road* Dubbo from RE1 zone to R1 by placing the RE1 zone immediately to the north within Council land. This will increase total area and provide access to the proposed River Street West Stage 1. This would also result in the recreation area being on more 'level' land.</i></p> <p>(*Actual site in reference is 9R Bunglegumbie Road).</p>	<p>The submission has been noted. Open space was included in this location given the elevated nature of the land and its extensive views to the Macquarie River.</p> <p>However, proposed land use zones have been removed from the draft Precinct Plan.</p> <p>Any proposed park in the Precinct will undergo required treatments to become suitable for recreation purposes.</p>
<p><i>Include 21L Bunglegumbie Road** in the North West precinct plan, given its location, proximity to the Dubbo CBD, and also potential access arrangements with the Airport.</i></p> <p><i>**It is noted that 21L Bunglegumbie Road Dubbo (Lot 87 DP753233) has 2 parts, dissected by Bunglegumbie Road itself –the land parcel(s) highlighted below in blue:</i></p> 	<p>The smaller part of the land (to the east of Bunglegumbie Road, less than half a hectare in site area) will be considered to be included in the North-West Precinct - same as the adjoining land to the east of 21L Bunglegumbie Road, i.e. Lot 1 DP 653795 (approx. 0.27 ha), which is also proposed to be included in the North-West Precinct as a logical extension of the URA.</p> <p>It is proposed that the balance of the land (to the west of Bunglegumbie Road), will not be included in the Precinct at the present time as this land was not identified in the Dubbo Urban Areas Development Strategy as part of the Precinct.</p> <p>Inclusion of the land in the Precinct will be further considered by Council as part of ongoing planning processes, and this is not a guaranteed outcome at this stage.</p>
<p><i>Request for 168A Bunglegumbie Road (Lot 6 DP250606) to be a mixture of R1 and R2 zones to ensure a range of</i></p>	<p>Proposed zones have now been removed from the draft Precinct</p>

<p><i>housing options, including smaller housing products, to meet the needs of the Dubbo region.</i></p>	<p>Plan, and will be considered in detail as part of future Planning Proposal/s for the Precinct.</p> <p>Note that a Development Control Plan to facilitate development of 168A Bunglegumbie Road is currently undergoing assessment by Council staff. This Development Control Plan was submitted by the owner of the land.</p>
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6. Post Exhibition Changes to the draft North-West Urban Release Area Precinct Plan

The exhibited draft Precinct Plan broadly identifies opportunities and constraints of the land and provides strategic direction to guide future development. In response to the submissions received by Council, as well as through further urban design and environmental analysis, the draft Plan has been modified and updated (included in **Appendix 3**).

Proposed zones, conceptual future roads and grid layouts have now been removed from the Precinct Plan and will be reviewed at future Planning Proposal stages.

A site responsive Indicative Layout Plan has now been prepared and included in the draft Precinct Plan (Figure 2) to better guide development in the North-West URA.

This Indicative Layout Plan primarily responds to the site's topography and natural elements, including the site's 'topographical wetness index', to create an integrated network of open space areas and green corridors that underpin the Precinct's walkability and connectivity.

The topographical wetness index shows low points in the landscape where water is likely to accumulate on the basis of local slope and contributing upslope catchment area. The Plan identifies where overland flows are and where soil moisture and soil properties are more likely to support corridors for 'natural' overland flow.

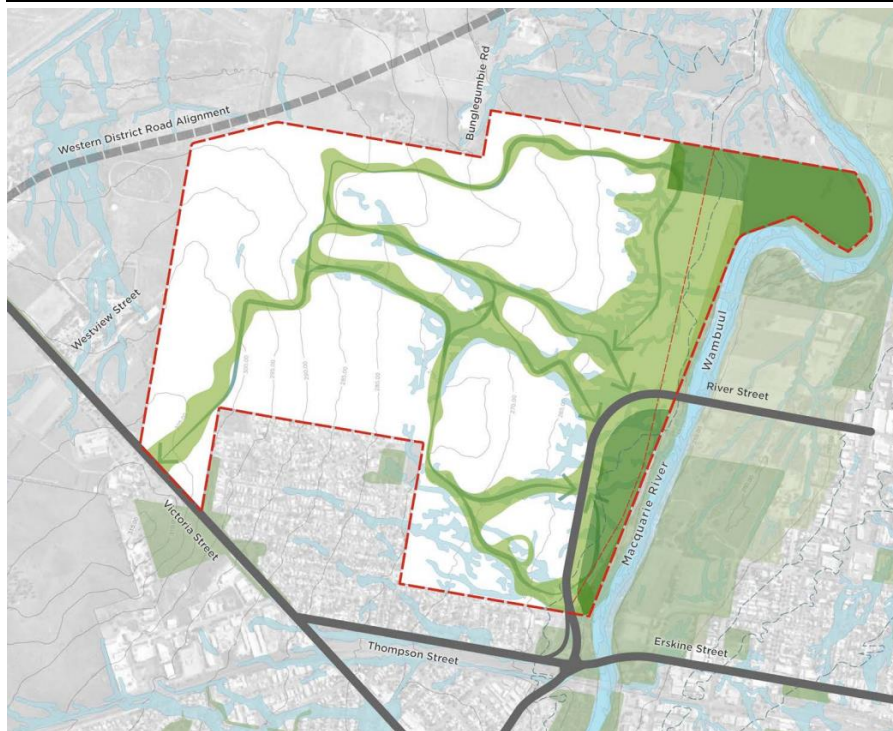
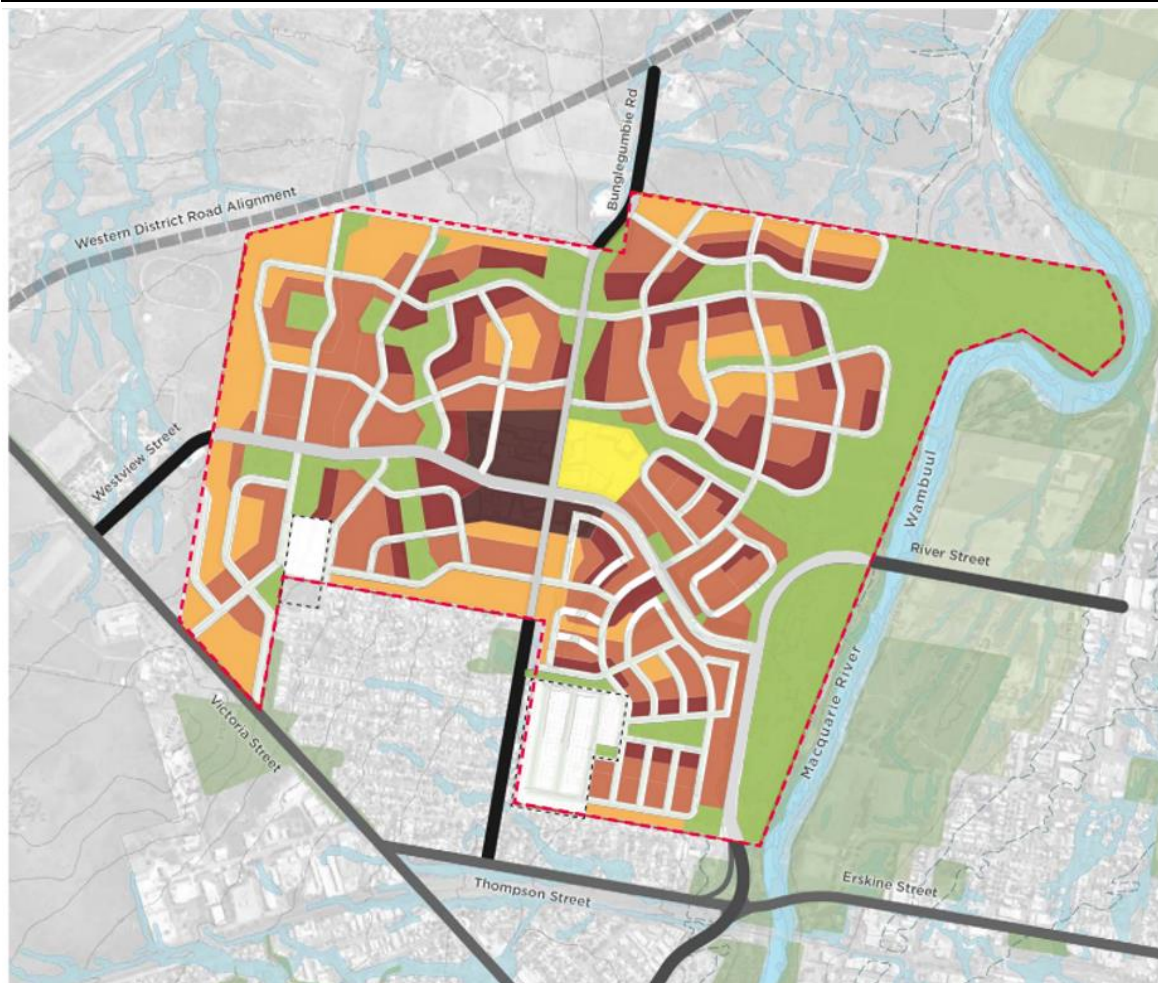


Figure 2: Green corridors coinciding with the site's wet index, maximising preservation of the natural environment, and forming the basis of the Indicative Layout Plan.

Green corridors and open space areas have been proposed in these areas to coincide with the wet index, to maximise preservation of the natural environment, as these areas will more readily support planting and tree canopy, due to presence of ground water (as shown in Figure 3). In turn, these open spaces areas offer a Precinct full of natural amenities, further benefitting a diverse range of housing typologies to thrive in the Precinct. Further site based investigations will be required to determine extent of moisture and soil properties to support natural overland flow.



Legend


-  Open space
-  Low rise/low density
-  Medium density
-  Centre medium density
-  Proposed school

Figure 3: Indicative Layout Plan to further guide development in the North-West URA

To further explain the information provided on the plan as above, the following provides a general statement on the intent of the various housing options for the Precinct:

(i) Low Rise, Low Density

Low density residential areas of the Precinct will provide opportunities for dwelling houses, including more traditional detached dwellings, as well as dual occupancy development and secondary dwellings, which are provided in a landscaped setting and close to services.

This type of development is proposed to take up approximately 32.9ha of land in the Precinct.

(ii) Medium Density

Low rise, medium density housing areas will contain more compact dwelling typologies, including small lot and dual occupancy housing. They are typically located closer to the natural amenity of the Green Loop and the Town Village.

In addition to traditional dwelling houses and terrace style housing, housing in these areas will also include smaller format houses, multi-dwelling type housing, as well as some 'manor home' style developments with height controls to maintain a medium density streetscape. Currently this type of development is proposed to take up approximately 61.8ha of land area in the Precinct.

(iii) Centre Medium Density

Medium density housing in/near areas of open space. This area will allow for well-designed and context appropriate multiple-dwelling options and leverage their location adjacent to open space and mixed-use areas to support a diverse range of residents and housing stock.

These areas are proposed to cover approximately 26.35ha land. Higher density residential development, including two storey manor homes, are encouraged at key locations to ensure residents will have a high level of access to public transport, facilities, services and amenity.

These areas will also adjoin facilities or services to residents, including community facilities, child care centres, cafes, restaurants, corner shops, medical centres and the like.

(iv) Village Centre, Mixed Use

The mixed use housing areas in the Precinct will support multiple housing options and integration with ground floor mixed use developments, enabling a range of land uses, allowing residents to enjoy immediate access to the retail, commercial and community facilities that are within the heart of the North-West Precinct.

There should be increased housing diversity in this area, including a mix of residential uses with the ability to incorporate small scale commercial activities that will not impact the primacy or role of the Dubbo Central Business District.

This area is proposed to be 10.5ha in site area and include complimentary land use activities that service the daily needs of the population such as restaurants, cafes, corner shops, medical centres and the like to complement a higher density of residential development.

The draft North-West Urban Release Area Precinct Plan continues to provide greater flexibility and a range of housing options in the precinct, in addition to enabling high amenity by providing additional open space and greater connectivity.

7. Financial Implications

In addition to Council's planning processes associated with the draft Precinct Plan, a landowner with interests in the Precinct is undertaking further planning activities associated with their landholdings, whilst also reviewing and identifying Precinct synergies and examining how the area can best capitalise on its strategic location.

We are aligning our combined planning activities to best ensure we can capitalise on the identified synergies in the Precinct.

In addition, Council has also secured \$155,000 in funding from the NSW Department of Planning and Environment to help undertake strategic planning activities for the North-West Precinct.

Ongoing strategic planning activities for the North-West Precinct will be sourced from the Growth Planning Branch budget. This will include staff time and resources.

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, funding will be project based					
What is the source of this funding?	Growth Planning Branch budget					

8. Next Steps

Imminent planning activities in the Precinct include the preparation of Planning Proposal/s, a Servicing Strategy and Development Control Plan for the Precinct, as well as further background studies.

Following Council's consideration of this report, further targeted consultation will be undertaken with landowners and those who made a submission as part of the Precinct Plan development process. The draft Precinct Plan will then again be submitted to Council for consideration to endorse.

Once the Precinct Plan is endorsed and adopted, Council's Growth Planning branch will continue to work with owners in the Precinct to realise the preparation of a Development Control Plan and prepare Planning Proposal/s to guide future development in the Precinct.

Future DCP/s and Planning Proposals will be subject to further consultation processes. Any future planning work will be conducted in a transparent manner and in compliance with the legislative process.

APPENDICES:

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|---|-------------------------------|
| 1⇒ Agency submissions to the Draft North-West Precinct Plan | Provided under separate cover |
| 2⇒ Public submissions to the Draft North-West Precinct Plan | Provided under separate cover |
| 3⇒ Draft North-West Urban Release Area Precinct Plan ~ includes Indicative Layout Plan March 2023 | Provided under separate cover |



REPORT: Draft Development Control Plan - Clearmont Rise - Central West Urban Release Area

DIVISION: Development and Environment
REPORT DATE: 10 March 2023
TRIM REFERENCE: ID23/320

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Fulfil legislated requirement
Issue	<ul style="list-style-type: none"> A proponent-initiated draft Development Control Plan (DCP) was received from the Bathla Group to provide detailed planning and design guidelines for development on part of 13L Narromine Road (Lot 22 DP1038924) and Jannali Road (Lot 7 DP223428). This land is located within the Central West Urban Release Area under the provisions of the Dubbo Regional Local Environmental Plan 2022. The draft DCP provides a new format from the existing Dubbo DCP 2013. It contains succinct controls to manage residential urban design, subdivision and development outcomes. The draft DCP is required to be read in conjunction with other relevant provisions of the Dubbo DCP 2013, but will prevail in the event of any inconsistency. Subject to endorsement by Council, the draft DCP will be placed on public exhibition for a minimum of 28 days, with consultation being undertaken with the community and State Government Agencies. 	
Reasoning	<ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979. Clause 6.3 of the Dubbo Regional LEP 2022 requires a DCP to be prepared before development consent can be granted on land in an Urban Release Area for the purposes of subdivision. 	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Application fees
	Proposed Cost	Council received \$21,000 upon lodgement as part of the required fees
	Ongoing Costs	N/A
Policy Implications	Policy Title	Dubbo Development Control Plan 2013
	Impact on Policy	Upon adoption the Draft DCP will provide development guidance for the subject 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:	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
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 the draft Clearmont Rise Development Control Plan (attached in Appendix 1) be adopted for the purposes of public exhibition only.
2. That the draft Clearmont Rise 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.

Stephen Wallace
Director Development and Environment

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Senior Growth Planner

BACKGROUND

1. Previous resolutions of Council

Bathla Group initiated planning for Dubbo’s Central West Urban Release Area to provide further housing and development opportunities in the Dubbo Regional Local Government Area.

Council has supported a number of Planning Proposals to enable a variety of residential land use zones and a range of densities in the southern portion of the precinct, and will also give consideration to Planning Proposal to enable a variety of employment generating uses in the northern portion of the precinct. This Planning Proposal will be considered by Council as part of a separate report.

The previous resolutions of Council are shown below and outlined in **Figure 1**.

Council Resolution Date	Planning Proposal
21 September 2022	<p>Planning proposal R22-004 (red outline)</p> <p>This Planning Proposal will involve a minor zone boundary realignment to better align with the arterial road that will connect Minore Road and the Newell Highway.</p>
23 February 2023	<p>Consideration by Council for the purposes of public and stakeholder consultation.</p>
23 February 2023	<p>Consideration of public submissions and adoption for the purposes of finalisation of the Planning Proposal.</p>
9 February 2023	<p>Planning proposal R22-005 (purple outline)</p> <p>This planning proposal will change the land use zone from R2 Low density residential to R1 General residential, and reduce the minimum lot size from 600m² to 300m²</p>
9 February 2023	<p>Consideration by Council for the purposes of public and stakeholder consultation.</p>
23 March 2023	<p>Planning proposal R22-006 (blue outline)</p> <p>This Planning Proposal has sought to change the land use zoning of part of the land from IN2 Light Industrial to B2 Neighbourhood Centre and B5 Business Development.</p>
23 March 2023	<p>Consideration by Council for the purposes of public and stakeholder consultation.</p>
23 March 2023	<p>Development Control Plan (yellow outline)</p> <p>This draft Development Control Plan will provide detailed planning and guidance to support the aims, objectives and planning controls in the Dubbo Regional Local Environmental Plan (LEP) 2022.</p>

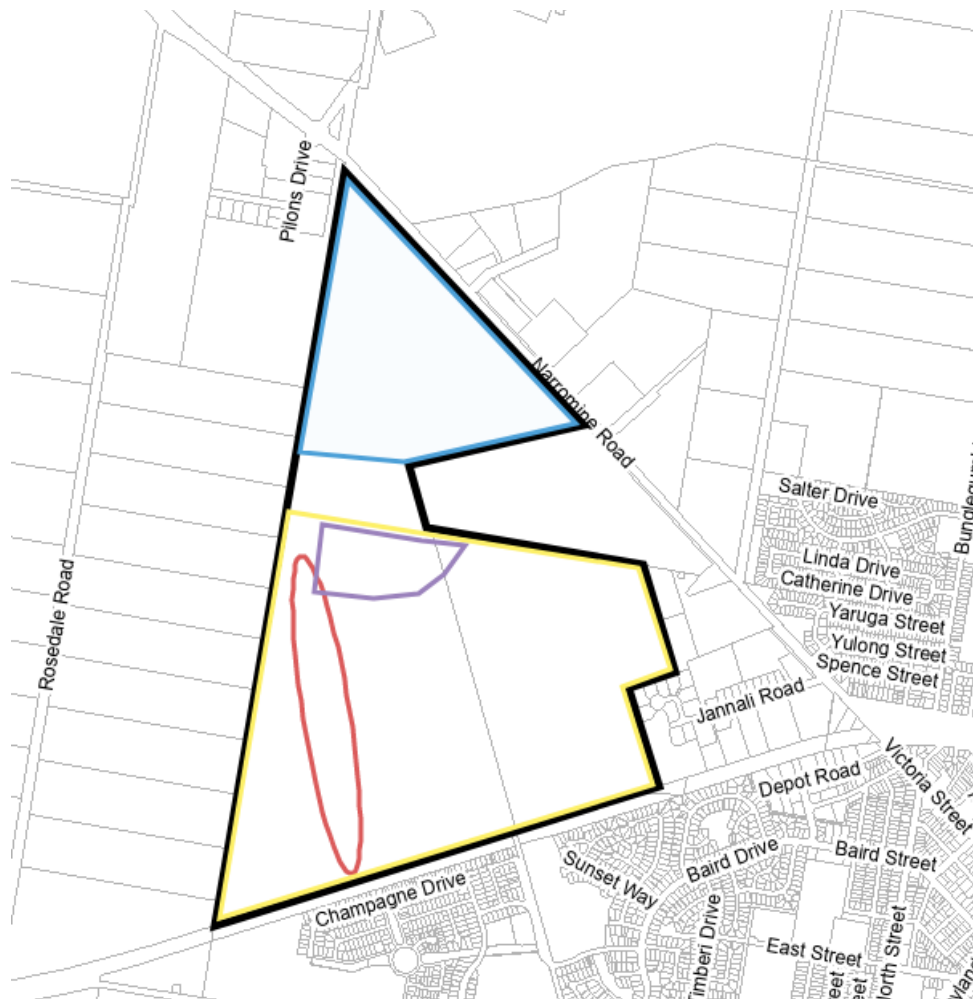


Figure 1 – Previous resolutions of Council

2. What is a Development Control Plan?

A Development Control Plan (DCP) provides detailed planning and guidance to support the aims, objectives and planning controls in the Dubbo Regional Local Environmental Plan (LEP) 2022.

A DCP has the role of guiding developers, landowners, Council and the community in relation to how land may be developed and how it can change over time. It includes a range of planning principles, objectives, performance measures and acceptable solutions to ensure the region is developed in a logical manner, with a strong emphasis on overall liveability, quality and sustainability.

3. Why is a Development Control Plan needed?

The Dubbo Regional LEP 2022 identifies a number of Urban Release Areas in Dubbo. The site is located in the Central West Urban Release Area.

Clause 6.3 of the Dubbo Regional LEP 2022 requires a site-specific DCP to be prepared and considered by Council prior to granting development consent for residential subdivision of the land. The DCP must provide for the following:

- a staging plan for the timely and efficient release of urban land that provides for necessary infrastructure and sequencing;
- an overall transport movement hierarchy showing the major circulation routes and connections required for a simple and safe movement system for private vehicles, public transport, pedestrians and cyclists;
- an overall landscaping strategy for the protection and enhancement of riparian areas and remnant vegetation, including visually prominent locations, and detailed landscaping requirements for the public and private domain;
- a network of active and passive recreational areas;
- stormwater and water quality management controls;
- management of natural and environmental hazards, including bush fire, flooding and site contamination;
- in relation to natural hazards, the safe occupation of, and the evacuation from, the land;
- detailed urban design controls for significant development sites;
- measures to encourage higher density living around transport, open space and service nodes; and
- suitably located public facilities and services, including provision for traffic management facilities and parking.

REPORT

1. Details of the Development Control Plan

A proponent-initiated draft Development Control Plan (DCP) has been received from the Bathla Group (Universal Property Group Pty Ltd), to provide detailed planning and design guidance for the future development of part of 13L Narromine Road (Lot 22 DP1038924) and Jannali Road (Lot 7 DP223428), Dubbo.

The draft DCP applies to land bordered in red within **Figure 2** below.

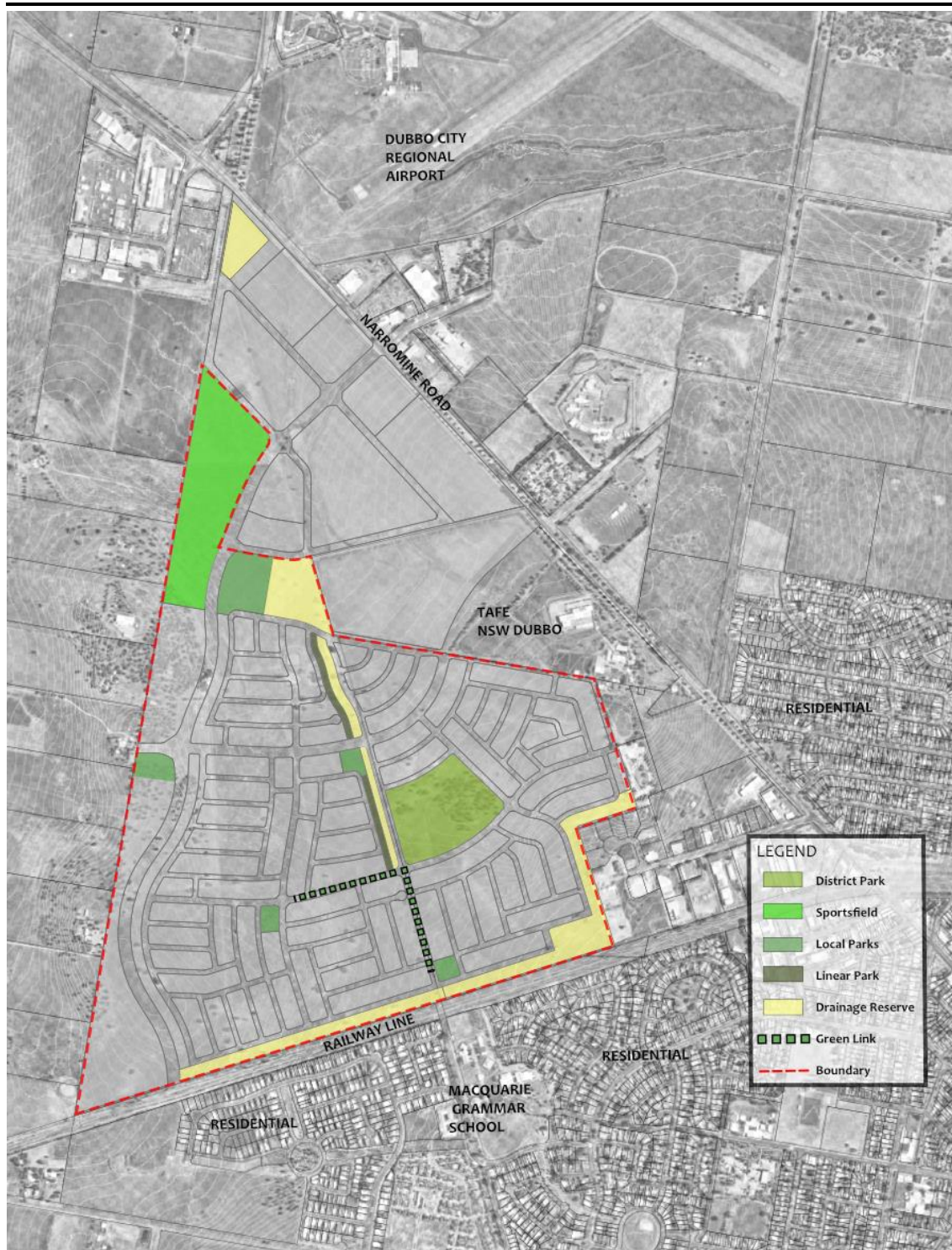


Figure 2 - Land to which this Plan applies

The draft DCP provides a new and alternative format from the Dubbo DCP 2013 that will be explored by the building and development industry moving forward. It contains succinct controls to manage residential subdivision and development.

The draft DCP will be read in conjunction with other relevant provisions of the Dubbo DCP 2013, but it will prevail in the event of any inconsistency.

The draft DCP consists of the following structure to identify the considerations for development applications that apply to different stages of development:

- A. Staging and Implementing the Urban Structure** – This section progressively seeks to create an urban landscape that includes the embellishment of land to preserve and manage natural systems, create active and passive open spaces, and implement an accessible road and open space network.
- B. Subdividing Street Blocks** – This section will guide the subdivisions of the street blocks created by the road system, creating lots consistent with the end use.
- C. Delivering Built Form** – This section will guide the final building forms on the lots that have regard to setbacks, built form principles, landscaping and lot sustainability initiatives.

2. Consultation and Next Steps

Following Council’s consideration, the draft DCP will be placed on public exhibition for a minimum of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act, 1979.

A notice will be placed on Council’s website, in the Dubbo Customer Experience Centre and in the Daily Liberal newspaper. Adjoining owners will be notified by separate correspondence, State Public Agencies will be notified by email and the planning portal.

Following completion of the public exhibition period, a further report will be provided to Council for consideration.

3. Resourcing Implications

Council received \$21,000 upon lodgement as part of the required fees.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	21,000	0	0	0	0	0
b. Operating expenses	0	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)	21,000	0	0	0	0	0

Does the proposal require ongoing funding?	No
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Table 1. Ongoing Financial Implications

4. Timeframe

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

Key Date	Outcome
23 March 2023	Council consideration
April-May 2023	Public exhibition period
May 2023	Consideration of submissions
June 2023	Council consideration

APPENDICES:

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| 1⇒ Draft Development Control Plan 2023 - Clearmont Rise | Provided under separate cover |
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REPORT: Planning Proposal R22-006 - 13L Narromine Road Dubbo - Proposed Amendments to Land Use Zones

DIVISION: Development and Environment
REPORT DATE: 8 March 2023
TRIM REFERENCE: ID22/2166

EXECUTIVE SUMMARY

Purpose	Seek endorsement	
Issue	<ul style="list-style-type: none"> A Planning Proposal was lodged by GLN Planning Pty Ltd, on behalf of the Bathla Group, to amend the Dubbo Regional Local Environmental Plan 2022 by changing the existing land use zones in the northern portion of 13L Narromine Road Dubbo (Lot 22 DP1038924). The Planning Proposal seeks to rezone part of the existing land from IN2 Light Industrial to B2 Local Centre and B5 Business Development. As part of the NSW Government Employment Zones Reform that will commence on 26 April 2023, the new zones, which are proposed in this Planning Proposal will be E1 Local Centre and E3 Productivity Support. The total area to be rezoned is approximately 66.86 Ha. Assessment of the Planning Proposal shows that the proposal has strategic merit and should be submitted to NSW Department of Planning and Environment for a Gateway Determination. If issued, the determination will require community and stakeholder consultation. 	
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	Application Fees
	Proposed Cost	Council received \$26,000 upon lodgement, and will receive a further \$14,000 if a Gateway Determination is issued, as part of the application fees.
	Ongoing Costs	Nil
Policy Implications	Policy Title	Dubbo Regional Local Environmental Plan 2022
	Impact on Policy	The Planning Proposal will rezone the land use zones at 13L Narromine Road Dubbo.

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:	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 note the process and key steps for amending the Dubbo Regional Local Environmental Plan 2022 (attached in Appendix 1).
2. That Council endorse the Planning Proposal (attached in Appendix 2) to amend the Dubbo Regional Local Environmental Plan 2022 by rezoning the northern portion of 13L Narromine Road Dubbo (Lot 22 DP 1038924), subject to a suitable provision being included in the Dubbo Regional Local Environmental Plan 2022 that:
 - Limits the total floor area of any supermarket to 1500 square metres;
 - Limits the overall floor space of any future retail shops to 3000 square metres;
 - Requires any future development application within the B2 Local Centre Zone to consider the economic impact of the development, and ensure it is consistent with the Dubbo Employment Lands Strategy.
3. That Council submit the planning proposal to the NSW Department of Planning and Environment for a Gateway Determination.
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 Council support a minimum 28 days public exhibition period for the planning proposal, subject to the conditions of a Gateway Determination.
6. 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

CC
Growth Planner

BACKGROUND

1. Previous Resolutions of Council

The Bathla Group initiated a number of planning processes for the Central West Urban Release Area to provide further housing and development opportunities. As part of the planning processes for the site, Council has considered Planning Proposals to enable a variety of residential land use zones and densities in the southern portion of the precinct.

The subject Planning Proposal relates to employment generating uses in the northern portion of the precinct.

The previous resolutions of Council are shown below and outlined in **Figure 1**.

Council Resolution Date	Planning Proposal
21 September 2022	Planning proposal R22-004 (red outline) This Planning Proposal will involve a minor zone boundary realignment to better align with the arterial road that will connect Minore Road and the Newell Highway.
23 February 2023	Consideration by Council for the purposes of public and stakeholder consultation. Consideration of public submissions and adoption for the purposes of finalisation of the Planning Proposal.
9 February 2023	Planning proposal R22-005 (purple outline) This planning proposal will change the land use zone from R2 Low density residential to R1 General residential, and reduce the minimum lot size from 600m ² to 300m ² Consideration by Council for the purposes of public and stakeholder consultation.
23 March 2023	Planning proposal R22-006 (blue outline) This planning proposal is the subject of this report
23 March 2023	Development Control Plan (yellow outline) This development control plan will provide detailed planning and guidance to support the aims, objectives and planning controls in the Dubbo Regional Local Environmental Plan (LEP) 2022. To be considered by Council

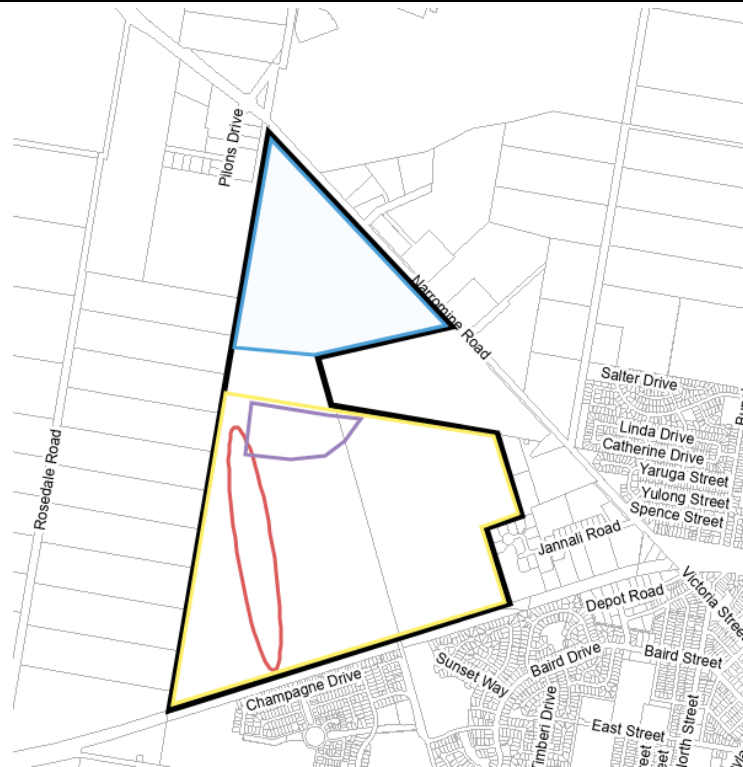


Figure 1 – Previous resolutions of Council

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 can be prepared by a proponent or Council, however, 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 a LEP are attached in **Appendix 1** and 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

Applicant:	GLN Planning
Site	13L Narromine Road Dubbo (Lot 22 DP1038924)
Site Area:	Land to be amended is approximately 66.86Ha
Proposed LEP Amendment:	Amend the land use zone from IN2 Light Industrial to B2 Local Centre and B5 Business Development. As part of the NSW Government Employment Zones Reform that commence on 26 April 2023, the new zones will be E1 Local Centre and E4 General Industrial. Changes to Land Zoning Map (LZN_001A)

The objective of the Planning Proposal (attached in **Appendix 2**) is to amend the Dubbo Regional LEP 2022 to rezone the northern portion of the site from IN2 Light Industrial to B2 Local Centre (approximately 2.6 Ha) and B5 Business Development (approximately 63.4 Ha). This aims to meet the long term demand for West Dubbo having a mix of business, industrial, commercial and retail uses.

The proposed amendments are generally shown in **Figures 2-4**.

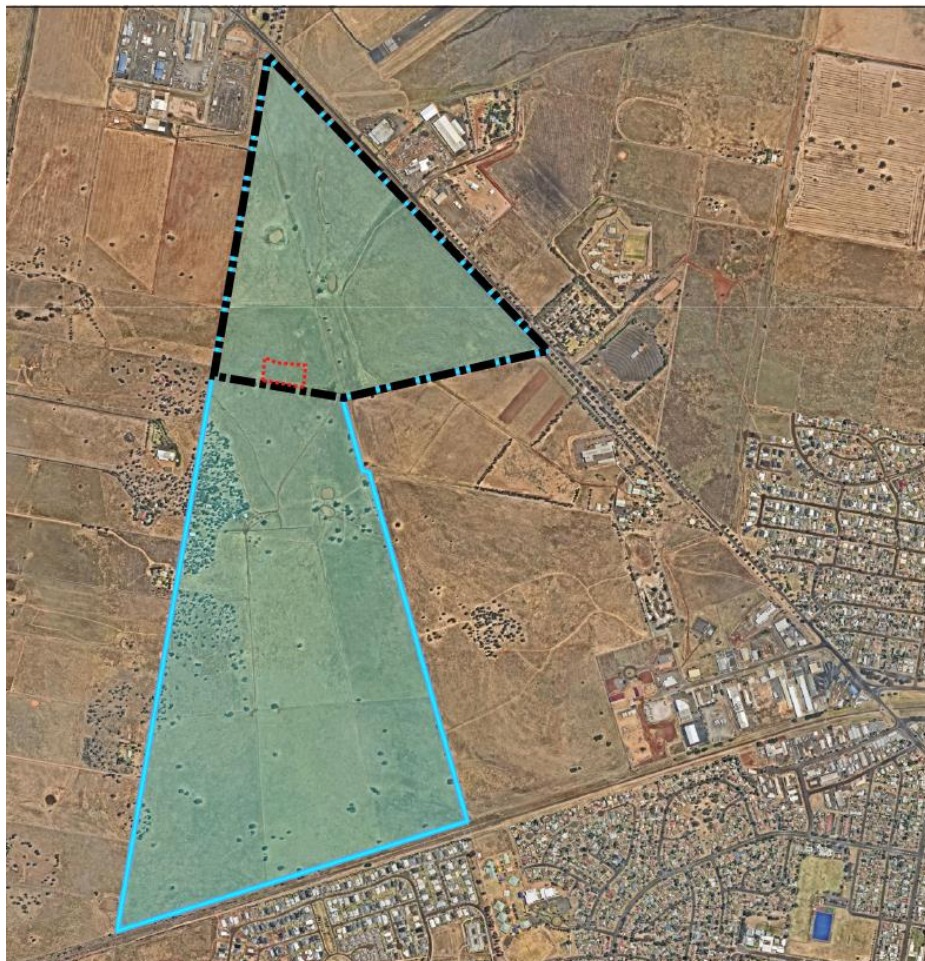


Figure 2: Location of site and proposed amendments

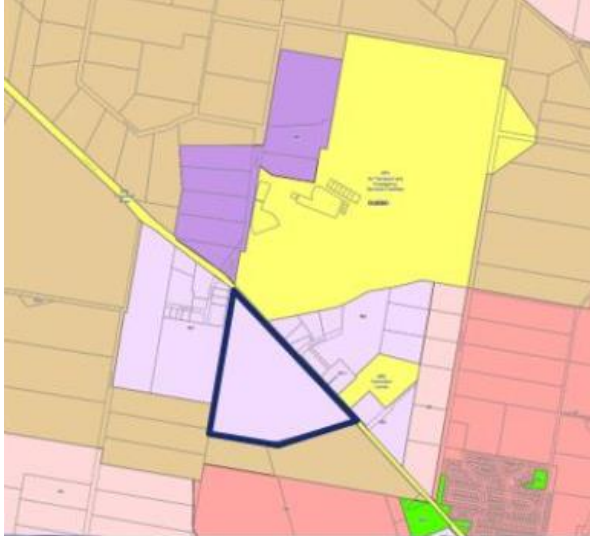


Figure 3: Current land zone (IN2 Light Industrial)

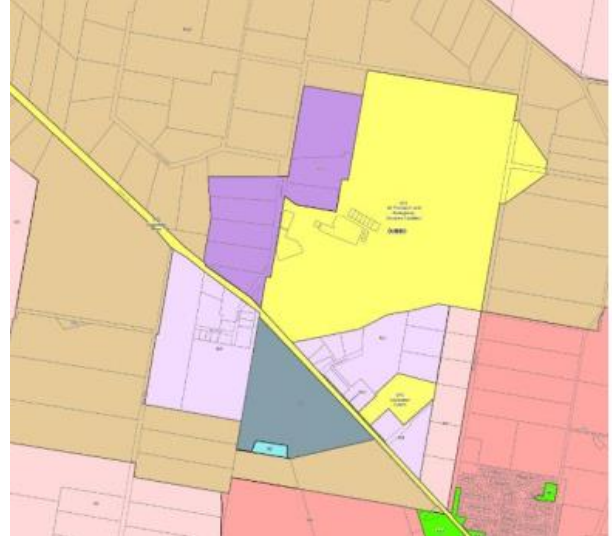


Figure 4: Proposed land zones (B5 Business Development and B2 Local Centre)

The intent of the Planning Proposal is to:

- enable business, warehouse and specialised retail premises that require a large floor area;
- meet the projected undersupply of floor space in the B5 Business Development zone to service the future residential development in West Dubbo;
- enable local shops to be located close to the surrounding sports field, residential and industrial areas; and
- create long-term development opportunities and encourage the consolidation of isolated, unused or underused pockets of industrial land.

2. Site Characteristics

The land is approximately 3.2 km north-west of the Dubbo Central Business District. The land is located on the south-western side of the Mitchell Highway and to the north of the main Western Rail Line.

3. Planning assessment and considerations

(a) Strategic and site-specific merit

To determine whether a Planning Proposal should be supported, it must be demonstrated to have both strategic and site specific merit.

The proposal has been assessed against relevant regional and sub-regional strategies, Council strategies and policies, applicable State Environmental Planning Policies (SEPPs), and Section 9.1 Ministerial Directions.

Strategy	Requirement	Consistency
<p>Central West and Orana Regional Plan 2036</p> <p>This Plan is the NSW Government strategy for guiding land use planning priorities and decisions for the Central West and Orana Region over the next 20 years. It was repealed after lodgement of the planning proposal.</p>	<p>Vision The most diverse regional economy in NSW with a vibrant network of centres leveraging the opportunities of being at the heart of NSW.</p> <p>Goal 1 The most diverse regional economy in NSW.</p> <p>Goal 3 Quality freight transport and infrastructure networks.</p> <p>Direction 10: Promote business and industrial activities in employment lands.</p>	<p>The Planning Proposal is consistent with this Plan.</p>
<p>Central West and Orana Regional Plan 2041</p> <p>This Plan is the NSW Government's strategy for guiding land use planning priorities and decisions for the Central West and Orana Region over the next 20 years. It came into effect after lodgement of the Planning Proposal.</p>	<p>Objective 11 Strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities.</p> <p>Objective 18 Leverage existing industries and employment areas and support new and innovative economic enterprises.</p>	<p>The Planning Proposal is consistent with this Plan.</p>
<p>Towards 2040 Community Strategic Plan</p> <p>This Plan is the highest level strategy that guides and influences the direction of Council, the communities and other levels of Government over the coming years.</p>	<p>Vision In 2040 we will be an innovative, resilient and sustainable region with opportunities to grow and a high quality of life.</p> <p>Objective 3.2 Employment opportunities are available in all sectors of our economy.</p> <p>Objective 3.3 A strategic framework is in place to maximise the realisation of economic development</p>	<p>The Planning Proposal is consistent with this Plan.</p>

Strategy	Requirement	Consistency
	opportunities for the region.	
<p>Local Strategic Planning Statement (LSPS)</p> <p>This Plan sets Council's land use planning priorities, including economic, social and environmental outcomes, for the next 20 years.</p>	<p>Priority 8 Ensure supply of employment generating land</p>	<p>The Planning Proposal is consistent with this Plan.</p>
<p>Employment Land Strategy</p> <p>This 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.</p>	<p>14.8: Airport Precinct Identified as a long term industrial expansion area due to its location and easy access to the airport and highway.</p> <p>Opportunity to accommodate the projected undersupply of commercial floor space and service the needs of West Dubbo's residential development.</p>	<p>The Planning Proposal is partly consistent with this Strategy as it does not reference a local centre on the site.</p> <p>Additional commentary is provided below.</p>
<p>Dubbo Transportation Strategy 2020</p> <p>This Strategy identifies the strategic road requirements to accommodate future growth.</p>	<p>Central West Spine Road The Central West Spine Road is a strategic road.</p>	<p>The Planning Proposal is partly consistent with this Strategy as only one central spine road is referenced.</p> <p>Additional commentary is provided below.</p>
<p>Dubbo Regional Local Environmental Plan 2022</p> <p>This Plan guides planning decisions in the region through development controls and provisions.</p>	<p>Central West Urban Release Area Ensure urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and site specific development control plan.</p> <p>Zone IN2 Light Industrial Provide a wide range of light industrial, warehouse and related land uses.</p> <p>Encourage employment opportunities and support the viability of centres.</p>	<p>The Planning Proposal is consistent with this Plan.</p>

(i) Dubbo Employment Land Strategy

The Dubbo Employment Land 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. It forms the basis for business zonings and planning controls in the Dubbo Regional LEP 2022.

The Strategy identifies that part of the land could be developed in the future for the purposes of allowing development with a zoning of B5 Business Development. However, any rezoning would be subject to the requirements of an Economic Impact Assessment.

The Strategy does not include any reference to any area of the land being zoned B2 Local Centre.

The Applicant provided an Economic Impact Assessment (attached in **Appendix 3**). The Economic Impact Assessment included the following information in respect of the B2 Local Centre zone:

- The Central West Urban Release Area is currently remote from other local centres, will therefore benefit from a local centre;
- It will encourage higher density living around transport, open space and service nodes;
- The size of the site and future population can support a local shopping centre;
- The local centre will benefit from being in close proximity to the future arterial road; and
- The local centre will be a compatible land use with the adjoining road, open space and residential development.

In order to consider the overall impacts of the B2 Local Centre zone on the Dubbo commercial centres hierarchy, Council engaged an independent property and economic consultant to peer review the Economic Impact Assessment (attached in **Appendix 4**). The peer review indicated the following:

- The applicant's originally proposed trade area and serviced populations are greater than expected and should be reduced in size to accommodate only the Central West Urban Release Area and rural properties within 5km to the north of Narromine Road. The reduced trade area would have implications for the size of the local centre that could be supported on the site;
- The size of the applicant's originally proposed B2 Local Centre could impact the development of a future neighbourhood centre in the North West Urban Release Area, which is included in the Strategy;
- Although the Strategy does not reference a local centre on the site, future residents would benefit from a local scale centre, particularly given they are not well connected to other local retail offers. A supermarket should not have a gross floor area greater than 1,500m², and the total floor space of the retail speciality should not exceed 3,000m²; and
- The B5 Business Development zone is consistent with the Strategy.

Following provision of the peer review, it is recommended that in respect of the proposed rezoning of part of the land to B2 Local Centre (proposed E1 Local Centre as part of the Employment Zone Reform) that the following provisions be included in the Dubbo Local Environmental Plan 2022:

- Limits the total floor area of any supermarket to 1500 square metres;
- Limits the overall floor space of any future retail shops to 3000 square metres;
- Requires any future development application within the B2 Local Centre Zone (E1 Local Centre) to consider the economic impact of the development, and ensure it is consistent with the Dubbo Employment Lands Strategy.

However, it should also be noted that 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 as part of regular assessment processes.

(ii) 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 cycle ways.

The Strategy recommends one central spine road through the site to provide a continuous connection from Blackbutt Road, Minore Road and the Newell highway. As part of Council's planning for the North-West Urban Release Area, additional connections were recommended to provide long-term access to the north and to connect to Richardson Road.

(b) State Environmental Planning Policies (SEPP)

The following table provides an assessment of the Planning Proposal against the provisions of relevant State Environmental Planning Policies.

SEPP	Comment
SEPP (Biodiversity and Conservation) 2021 The aim of this SEPP is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.	The environmental impact is negligible as the site is currently zoned IN2 Light Industrial, noting the clearing of some native vegetation may be required despite the rezoning. A Biodiversity Development Assessment Report has been submitted, and considered the principle of 'avoid and minimise'.
SEPP (Resilience and Hazards) 2021 Chapters 4 provides a state-wide planning framework for remediation of contaminated land and to minimise the risk of harm to human health or any other aspect of the	Issues in respect of contamination have been considered on the site by the Proponent and Council as part of the planning processes being undertaken on the site. This has included the preparation of a Stage 1 Preliminary Site Investigation for the land.

SEPP	Comment
<p>environment.</p> <p>Stage 1 – Preliminary Site Investigation is the first step in assessing the contamination status of a site proposed for redevelopment. It defines the potential contaminating activities carried out onsite, the areas where contamination is most likely to exist and, if any remediation is required.</p>	<p>Although Council Staff are working through further information requirements as part of this process, it is considered that there is nothing identified that will impact progression of the subject Planning Proposal.</p>
<p>SEPP (Transport and Infrastructure) 2021</p> <p>Chapter 2 is applicable for the proposal. The aim of this SEPP is to facilitate the effective delivery of infrastructure across NSW.</p>	<p>It is considered that the Planning Proposal is consistent with the provisions of the SEPP.</p>
<p>SEPP (Exempt and Complying Development Codes) 2008</p> <p>The aim of this SEPP is to provide streamlined assessment processes for development that complies with specified development standards.</p>	<p>It is considered that the Planning Proposal is consistent with the provisions of the SEPP.</p>

(c) Ministerial Directions under Section 9.1

The Planning Proposal is generally consistent with the following Directions.

Direction	Requirement	Consistency
1.1 Implementation of Regional Plans	Planning proposals must be consistent with a Regional Plan released by the Minister for Planning	The Planning Proposal is consistent with the Regional Plan, both the Central West and Orana Regional Plan 2041 and the Central West and Orana Regional Plan 2036.
1.4 Site specific provisions	Planning proposals must allow that land use without imposing development standards or requirements in addition to those already contained in the Dubbo Regional LEP 2022.	The Planning Proposal will introduce similar provisions included in Clause 7.13 of the Dubbo Regional LEP 2022, which limits floor space for commercial development in Southlakes Estate.

Direction	Requirement	Consistency
3.1 Conservation Zones	Planning proposals must include provisions that facilitate the protection and conservation of environmentally sensitive areas. This applies to land within a conservation zone or land otherwise identified for environment conservation or protection purposes in the LEP.	The planning proposal is not located in any identified conservation zone or area.
3.2 Heritage Conservation	Planning proposals must contain provisions that facilitate the conservation of items, places, buildings, works, relics, moveable objects of environmental heritage significance and indigenous heritage significance.	The site is not identified as containing items of aboriginal cultural significance. Any future development is required to comply with the relevant provisions within the LEP, National Parks and Wildlife Act 1974, and Heritage Act 1977.
4.3 Planning for Bushfire Protection	Planning proposals must have regard to Planning for Bushfire Protection 2019 and avoid placing inappropriate development in hazardous areas.	The site is identified as being subject to Council's draft bushfire prone land map. Consultation with the NSW Rural Fire Service will be required to be undertaken.
4.4 Remediation of Contaminated Land	Planning proposals must reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered.	Issues in respect of land contamination have been previously discussed in the report.
5.1 Integrating Land Use and Transport	The Direction applies when a planning proposal will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	It is considered that the Planning Proposal is consistent with the Direction.

Direction	Requirement	Consistency
5.3 Development Near Regulated Airports and Defence Airfields	The Direction applies when a planning proposal will create, alter or remove a zone or a provision relating to land near a regulated airport.	It is considered that the Planning Proposal will not compromise the operation of the airport. Any future development must incorporate appropriate mitigation measures to ensure it does not protrude into operational airspace, and is not adversely affected by aircraft noise. In addition, any future development applications on the land will be required to be assessed in accordance with the National Airports Safeguarding Framework Guidelines.
7.1 Industry and Employment	A Planning Proposal must retain the areas and locations of employment zones, not reduce the total potential floor space area in employment zones, and must be in accordance with and Employment Lands Strategy	The Planning Proposal is consistent with the Direction.

(d) Site Specific Merit

For site-specific merit, the planning proposal must outline potential impacts on the natural environment and potential mitigation measures, and demonstrate its suitability having regard to the availability of services and infrastructure.

(i) Environmental Hazards

The site is not mapped as flood prone or bushfire prone. However, the land is mapped as bushfire prone land on Council's draft bushfire mapping and must be considered as such. It is considered that the Planning Proposal is unlikely to impact aboriginal heritage, geotechnical and contamination, acoustic, and dark sky planning issues on the site.

(ii) Social and Economic Effects

It is considered that the Planning Proposal will facilitate additional employment zoned land and increase the capacity of retail and commercial development. The economic benefits generated by the development will create additional employment within the precinct and the support the future surrounding population.

(iii) Infrastructure

It is considered that the Planning Proposal will increase the demand for public facilities and services. Proposed works are subject to a staged approach, and specific water and sewer infrastructure upgrade requirements will be confirmed at a later stage. This will not prevent the Planning Proposal from progressing.

4. Employment Zones Reform

As part of the NSW Government Employment Zones Reform that commence on 26 April 2023, the new zones will be E1 Local Centre and E3 Productivity Support.

The E3 Productivity Support zone will introduce a broader range of permissible land uses such as shop top housing, business premises, office premises and service stations. The E3 Productivity Support zone will not significantly change the nature of the area, and this zone will allow a range of large format commercial uses and light industrial uses. This includes the bulky goods, warehouse and distribution centres, industrial training facilities, freight transport and passenger, and transport and truck depots.

5. Consultation and Planned Communications

If Council supports the Planning Proposal and receives a Gateway Determination from the Department of Planning and Environment, it is likely the proposal would be publicly exhibited for 28 days in accordance with the Local Environmental Plan Making Guidelines.

Council will engage with State Agencies, adjoining land owners and the public as per the Gateway Determination. This will include a notice on Council's website and in Customer Experience Centres, the NSW Planning Portal, and letters to the affected and adjoining landowners.

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

5. Timeframe

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

Key date	Explanation
23 March 2023	Council decision
Late March 2023	Submit the planning proposal to the Department of Planning and Environment for Gateway Determination
Late April 2023	Gateway determination issued
May 2023	Post-gateway review and requirements
July 2023	Public exhibition period
August 2023	Consideration of submissions
October 2023	Consideration by Council

November 2023	Submit the planning proposal to the Department of Planning and Environment for finalisation
January 2024	Gazettal of the LEP amendment

6. Resourcing Implications

Council received \$26,000 upon lodgement, and will receive a further \$14,000 if a Gateway Determination is received, as part of the application fees.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	\$40,000	0	0	0	0	0
b. Operating expenses	0	0	0	0	0	0
c. Operating budget impact (a – b)	\$40,000	0	0	0	0	0
d. Capital expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	\$40,000	0	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	Lodgement and assessment fees					

Table 1. Ongoing Financial Implications

APPENDICES:

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| 1⇒ | Planning Proposal Flowchart | Provided under separate cover |
| 2⇒ | Planning Proposal | Provided under separate cover |
| 3⇒ | Preliminary Market Potential Report | Provided under separate cover |
| 4⇒ | Peer Review of Market Potential Report | Provided under separate cover |



REPORT: Macquarie Conservatorium of Music Update

DIVISION: Organisational Performance
REPORT DATE: 23 February 2023
TRIM REFERENCE: ID23/309

EXECUTIVE SUMMARY

Purpose	Update Council	
Issue	The Macquarie Conservatorium of Music (The Con) lease of a NSW Government building expired December 2022. With the facilitation assistance of Council, The Con have been granted a 6 month lease extension. The Con have been investigating other suitable locations for its operations since 2019.	
Reasoning	<ul style="list-style-type: none"> The Con current lease has expired and the Con is required to find another location to operate. The Con is an important service to the Dubbo community and broader region and the service can only continue if a new location is secured. Council have been assisting The Con since 2020 to investigate potential suitability of a number of Council facilities for short- medium term lease opportunity, in line with their needs and expectations. Preliminary work on the potential development of a cultural precinct that could centrally house related cultural services, such as a conservatorium is underway however this will not address the Con's current challenge. 	
Financial Implications	Budget Area	N/A
	Funding Source	N/A
	Proposed Cost	N/A
	Ongoing Costs	N/A
Policy Implications	Policy Title	N/A
Consultation	The Con - Director and Board Members	On site location meetings, Face to face meetings, phone calls, and email correspondence.
	Councillors	Councillor Workshop 02/03/2023
	Family History	Face to Face meeting with the Mayor

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:	5 Liveability
CSP Objective:	5.4 Our community has access to a full range of educational opportunities
Delivery Program Strategy:	5.4.1 Access to a variety of high quality education facilities, opportunities and choice is available
Theme:	5 Liveability
CSP Objective:	5.6 The diversity of our heritage, cultural services and facilities are maintained and promoted
Delivery Program Strategy:	5.6.1 Our community participates in and celebrates the high quality of cultural services and facilities available

RECOMMENDATION

- 1. That Council considers its role in providing further support to Macquarie Conservatorium of Music to find a short to medium term location.**
- 2. That Council continue with development of a future focused Cultural Precinct Plan at the Western Plains Cultural Centre, and continue to engage with cultural stakeholders such as the Macquarie Conservatorium of Music in the process.**

Murray Wood
Chief Executive Officer

JB
Director Organisational
Performance

BACKGROUND

The Macquarie Conservatorium of Music

The Macquarie Conservatorium of Music (The Con) is a non-profit community organisation providing music education for Dubbo and the Orana region. The Con is part of a network of 17 regional conservatoriums, providing community-based music education for people living in regional New South Wales. Over one thousand children, youth and adults participate in music education programs each year through Macquarie Conservatorium. Based in Dubbo with a staff of specialist music teachers, The Con is currently housed in a former school, with fourteen well-equipped teaching and rehearsal studios, and a performance hall used for public concerts and events.

The Con was advised by the NSW Education Department in July 2019 that their current lease arrangement would not be renewed past December 2022. The Con have been looking at a number of options, communicating with a variety of stakeholders to explore short (3-5 years) medium (3-10 years) or long (10 years+) options in line with their expectations, requirements financial capacity and investment viability.

Council support provided to The Con

In 2020 there was a number of high level discussions regarding The Con's long term needs and potential strategic and operational synergies with existing facilities in the region. Staff provided advice regarding the need for the Board to invest in a business case including retrofit concept designs to support a potential short to medium term solution. It was recommended this work be undertaken in the near future to support any potential government funding applications. Staff also liaised with state government agencies to advocate for the need for a state wide framework of supporting conservatoriums, including financial sustainability and accommodation. Unfortunately, despite an indication that work on developing a framework was planned to be undertaken, there has been no reported progression received from the NSW Government.

Since 2021 Council staff have been assisting The Con in their investigations to try identify potential suitable short- medium term locations by showing them a number of potential Council owned buildings, in addition to suggesting potential buildings owned by NSW Government and private industry.

During this time supporting The Con to establish a long term strategy, including collaborating on funding strategies for a longer term solution has been challenging given the lack of identified location and business case and the impending deadline of the lease ending requiring the more immediate need for a (at least) short to medium term solution.

The Con, with the assistance of Council, have been able to negotiate an extension until June 2023 with the NSW Government, Department of Education.

Most recently council staff facilitated a meeting with The Con, the Mayor and Local member to discuss the challenge. This meeting included a discussion regarding a lease of the Community Arts Centre at the Western Plains Cultural Centre. The meeting included a commitment from the Mayor to undertake initial community consultation with some of the existing users of the Community Arts Centre to understand impact on other community user groups.

Previous Resolutions of Council

CCL21/263 MACQUARIE CONSERVATORIUM (ID21/1905)

28 October 2021	<ol style="list-style-type: none"> 1. <i>That Council notes the valuable educational, cultural and economic benefits of the Dubbo region having a Conservatorium.</i> 2. <i>That Council note that the central business district or Victoria Park precinct would be an appropriate long term location to maximise the benefits for the Conservatorium, the community and other cultural institutions.</i> 3. <i>That Council notes the role of local governments around the state in housing and supporting Conservatoriums.</i> 4. <i>That the Chief Executive Officer work with the Macquarie Conservatorium to create a long term strategic plan to support the establishment of a permanent facility, including a funding strategy and identified partnership opportunities with NSW Government and Australian Government.</i> 5. <i>That Council also refers the question of Council's role in supporting the Conservatorium to the strategic planning processes that will occur during the next term of Council.</i>
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REPORT

Over the past two year the following location have been explored by The Con.

Known options explored by The Con

Option explored	Outcome
<p>Former Tafe Building George Street</p>	<ul style="list-style-type: none"> • The con advised that in 2020 significant time and intensive plans and time had been taken to evaluate the possibility of relocating to the Tafe Buildings in George Street Dubbo. • Over a period of time the building has gone into significant disrepair and a report on the facility identified the need for significant building compliance work and other construction requirements. • These findings made the facility not financially viable for The Con to pursue as the new location.

<p>Former Carpet Court building near the Dubbo Regional Theatre and Convention Centre,</p>	<ul style="list-style-type: none"> • Investigations of the Carpet Court building included an assessment to bring the building up to functionality required. • This assessment identified significant investment in the site above funding capacity of The Con. • The building requires new bathroom facilities, kitchen, training rooms, and staff rooms. This construction would require other sources of funding, which was considered by the Board in June 2022 with the view it could, pending Council resolution potentially be a more permanent long term solution. • During that period Council had commenced negotiations with another tenant for the building for a 6 month period and Council advised it was not in a position to consider a more permanent long term lease arrangement.
<p>The Greens (the former Bowling Club near the Western Plains Cultural Centre)</p>	<ul style="list-style-type: none"> • Investigations of The Greens determined the site unsuitable by The Con as it was not financially viable to invest funds as it was not a long term solution. • The building lacked functionality that would enable The Con to operate in the short- medium term.
<p>The Community Arts Centre (the two story former High School building that runs along Gipps Street operated as part of the Western Plains Cultural Centre).</p>	<ul style="list-style-type: none"> • Following successfully, expansion on the current lease. Council staff identified the CAC as a positional opportunity to be explored, depending on ability for multi-use with existing users. • Investigations of The Community Arts Centre resulted in The Con considering the site to be a viable option due to the location, relative costing for fit-out, building compliance and link with the arts and culture community. • The Con were made aware that Council would have to consider and make a resolution as to any tenancy, including the impact on the existing uses. • The identified shortfall of the Community Arts Centre was that there would be no large performance space. The Con indicated they would be able to address this shortfall via hiring other venues when required, for example Wesley Hall. • Initial option discussed required relocating over 40 current user groups, which including approximately 800 community members and students. (<i>Noting U3A has over 400 senior students</i>). • A second option still required relocating Family History Rooms 1 and 2, Relocating Orana Arts and Dubbo and District Eisteddfod Society from the maths room. • The Con were advised that pending Council support, the Con would be responsible for funding modifications on the building that would require a Development Application and CC, and Child Safety Standards compliance. • The Con Director was clear that the rooms requested were well below meeting their needs and expectation. • Mayor undertook informal consultation with current CAC users. The outcomes of that consultation reflected concerns raised by

	<p>Councillors in an internal workshop, that being that in facilitating a move of The Con to relocate into the CAC would have a significant impact on many users, and that we do not have solutions to address that impact.</p>
<p>69 Church Street Cottage current office accommodation for 11 Council staff</p>	<ul style="list-style-type: none"> • The Con were advised that pending redesign of Council staff office accommodation in the Central Administration Building it is expected that the cottage could become available for long term lease or sale in the near future, depending on directions of Council. • The Con were provided opportunity to examine the building and its potential suitability to address their needs in the short term, with opportunity to fund/seek funding to undertake some remodelling or extend the facility to include a performance space to address medium to long term needs. • The site was initially deemed not suitable by The Con Director. • If the Con's position on this building as a potential option changes, staff have offered to facilitate discussions regarding viability/suitability from both The Cons and the Councils point of view.

Establishing a long term strategy, including collaborating on funding strategies for a permanent location specifically for the Con has been difficult over the last 6 months, given the impending need for a short to medium term solution. In turn any investment in a short term solution impacts ability for the Con to potentially fund a longer term solution. Over the last two years, staff have provided advice to the Con regarding developing of a business case and offered support for funding applications if the Con was in a position to applying for funds in line with their own business plans.

Staff are continuing with preliminary work on the potential development of a cultural precinct that could centrally house related cultural services, such as a conservatorium. Whilst this is an important future focussed body of work, it is currently not supported with any identified funding or endorsed funding strategy, and the timing will not address the current challenge facing the Con to find accommodation in the short to medium term.

Risks

- The Con is an important service to the Dubbo community and broader region and the service can only continue if a new location is secured.
- The Con is an independent, non-profit community organisation who currently lease a NSW Government building, not a Council facility, therefore solution design should not be considered a core responsibility of DRC and will continue to involve a number of stakeholders.

Consultation

- The Chair and Director of the Macquarie Conservatorium of Music
- NSW Education Department

- Regional NSW
- No formal consultation has been conducted with community and cultural groups although informal consultation was undertaken by the Mayor to understand potential existing user impact in regards to the options for the Con to lease part of the CAC.

Next Steps

- As a stakeholder, maintain communications with the Chair and the Director of the Conservatorium of Music and other government, education and cultural stakeholders to try and support/assist in facilitating a short to medium term solution.
- Continue with preliminary work on the potential development of a cultural precinct that could centrally house related cultural services, such as a conservatorium.



DUBBO REGIONAL
COUNCIL

REPORT: Investment Policy and Strategy Review - 2023

DIVISION: Organisational Performance
REPORT DATE: 10 March 2023
TRIM REFERENCE: ID23/500

EXECUTIVE SUMMARY

Purpose	Adopt a policy	Fulfil legislated requirement/Compliance
Issue	This report presents the revised Investment Policy and Investment Strategy for 2023	
Reasoning	The Investment Policy and Strategy are reviewed annually, as a minimum, to ensure that they remain appropriate given changes to the economic, investment and legislative environments.	
Financial Implications	Budget Area	Organisational Performance
	Funding Source	Interest earned on investments
	Proposed Cost	There are no financial implications arising from this report
Policy Implications	Policy Title	Investment Policy 2022
	Impact on Policy	Once adopted the attached draft Investment Policy will become a Policy of Council and override the existing Investment Policy.

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: 4.2 The resources of Council are sustainably managed
Delivery Program Strategy: 4.2.1 The system of raising revenue is equitable and revenue from grants and other income sources is maximised

RECOMMENDATION

1. That the draft Investment Policy March 2023 and the draft Investment Strategy March 2023 attached to this report of the Chief Financial Officer, dated 10 March 2023 as Appendix 1 and Appendix 2, be adopted.
2. That Council's Investment Policy and Investment Strategy be again reviewed and submitted to Council for determination in March 2024.

Jane Bassingthwaite
Director Organisational Performance

KC
Graduate Accountant

BACKGROUND

Previous Resolutions of Council

24 March 2022	<ol style="list-style-type: none">1. That the draft Investment Policy March 2022 and the draft Investment Strategy March 2022 attached to this report of the Chief Financial Officer, dated 8 March 2022 as Appendix 1 and Appendix 2, be adopted.2. That Council's Investment Policy and Investment Strategy be again reviewed and submitted to Council for determination in March 2023.
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REPORT

The Investment Policy and Strategy are reviewed annually, as a minimum, to ensure that they remain appropriate given changes to the economic, investment and legislative environments. The annual review of the Investment Policy and Strategy, together with the proactive management of the portfolio, has resulted in a secure investment portfolio that consistently outperforms the benchmark returns detailed within the Policy.

Council's Investment Policy establishes the framework within which investment principles are applied to the investment of Council funds. The Policy provides overarching direction, objectives, the Legislative framework, criteria for Council investments and how Council will maintain internal controls as follows:

- financial planning and cash-flow management;
- delegated authorities and investment approval;
- measurement of investment performance;
- performance benchmarks;
- reporting and review; and
- audit oversight.

These internal controls will ensure adequate governance and allow transparent and clear performance measurement for the management of Council's cash and investment portfolio.

The Investment Strategy outlines Council's investment intentions in light of the current economic, investment and legislative environments. The focus is on the investment opportunities available to Council, guiding investments to be maintained in the coming 12 months and the investment of new funds. The Strategy aims to accomplish a balanced and diversified portfolio in terms of investment products, credit ratings and term to maturity to ensure sufficient liquidity will be available as funds are required.

As required within Council's Investment Policy monthly reporting to Council is provided detailing the current investment portfolio, returns to date and holdings by maturity.

Council will continue to explore opportunities for supporting environmentally and socially responsible investments. Council will continue to encourage and give preference to these investments, where they comply with the Ministerial Investment Order and satisfy Council's Policy and investment objectives.

Consultation

- The Investment Policy and Strategy documents have been reviewed internally and in consultation with Laminar Capital Pty Ltd.

Resourcing Implications

- The management of Council's investment portfolio is a primary activity of a staff member within Council's Financial Operations branch.

APPENDICES:

- | | |
|--|-------------------------------|
| 1⇒ Draft - Council Policy - Investment Policy - March 2023 | Provided under separate cover |
| 2⇒ Draft - Council Policy - Investment Strategy - March 2023 | Provided under separate cover |



REPORT: Update on Internal Audit and Risk Function

DIVISION: Organisational Performance
REPORT DATE: 8 March 2023
TRIM REFERENCE: ID23/458

EXECUTIVE SUMMARY

Purpose	Provide Update	Fulfil legislated requirement/Compliance
Issue	<ul style="list-style-type: none"> Update on Councils Internal Audit function and its Audit and Risk Management Committee (ARMC) matters. 	
Reasoning	<ul style="list-style-type: none"> The internal audit function was removed from the structure in October 2022. The function is now being carried out by external consultants to increase the level of independence and transparency. Consultants are selected from the pre-approved State Scheme for Probity services. New Audit and Risk Guidelines have been approved by the Office of Local Government (OLG), Councils must comply with these Guidelines by 1 July 2024. 	
Financial Implications	Budget Area	Corporate Governance
	Funding Source	Allocations have been made for 2022/2023 FY
	Proposed Cost	\$80,000 for 2022/2023
	Ongoing Costs	\$130,000 per annum each following FY
Policy Implications	Policy Title	Internal Audit Charter
	Impact on Policy	Due for review 2023
Consultation	ELT	Reported February 2023

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

RECOMMENDATION

That the report from the Manager Corporate Governance be noted.

Jane Bassingthwaight
Director Organisational Performance

AR
Manager Corporate
Governance

BACKGROUND

This report provides an update on the Internal Audit function and notes the upcoming changes to the Audit and Risk Management Committee (ARMC) and function.

In October 2022 the Internal Audit function was removed from the Corporate Governance structure and ARMC endorsed the use of the NSW Pre-approved Scheme for Probity providers.

The current ARMC membership was extended in late 2022, and will now expire in November 2023. The first ARMC meeting for 2023 was held on 7 February 2023.

In December 2022 the Office of Local Government (OLG) issued new Guidelines for Risk Management and Internal Audit for Local Government in NSW. These Guidelines were issued in Draft form, and are expected to be issued in final form in 2023 pending changes to the Local Government (General Regulation) 2021. Councils are expected to comply with the new Guidelines by 1 July 2024.

REPORT

The first meeting for the Audit and Risk Management Committee was held at 11am on Tuesday 7 February 2023. The minutes of each ARMC meeting are reported Council for adoption; the minutes for this meeting were adopted at the Ordinary Council Meeting on 23 February 2023:

- Three voting delegates were present, being the Chair John Walkom, Independent member Tom Breen, and alternate Councillor member Richard Ivey.
- Item AUD 23/5 - The Final Management from the Audit Office of NSW was reported. Actions arising from this will be included in the outstanding Action Items report to the next ARMC meeting in April 2023.

Following the changes to the Internal Audit function in late 2022, the ARMC endorsed the use of consultants from the NSW Pre-approve Scheme for Probity services. The ARMC had previously adopted a program of functions to be audited, both Credit Cards and Procurement are listed in the adopted Internal Audit program. Accordingly:

- Corporate Governance staff and the Statutory Accountant are working with representatives from the Risk and Assurance team at Centium to perform an audit on credit cards at Council. The audit is currently underway following an agreed brief, material for review and onsite testing by the consultant on 6-8 March. This audit is expected to be presented to the ARMC in April 2023.
- Following discussions with the Manager Procurement, it is expected that efficiencies can be achieved by engaging the same consultant to complete the Procurement Audit as there is a close relationship between the two functions. Corporate Governance staff and the Manager Procurement have provided material for review and met with the consultant on 6-8 March. This audit is expected to be presented to the ARMC in July 2023.
- Corporate Governance staff have met with the internal staff and are working towards commencing two additional audits in April 2023.

A clear list of Action Items is currently being collated by the Corporate Governance team for Audit requirements. This will include the matters from the recent Final Management Letter from the NSW Audit Office. In the lead up to each ARMC meeting, staff will be required to provide an update on their respective Action Items, as this is a regular ARMC report.

Consultation

- Consultation with the CFO and Statutory Accountant to commence the Credit Card Audit.
- Consultation with the Manager Procurement in preparation for the Procurement Audit.
- Consultation and engagement with consultant firm Centium to perform both the above audit.
- Consultation with the Chief Information Officer to prepare for an audit on IT Governance.
- Endorsement from ARMC.
- Report to Executive Leadership Team (ELT).

Resourcing Implications

- Removing the Internal Audit function from the structure means that the support role for the Audit and Risk portfolio is now entirely with the Management Corporate Governance (as opposed to in-part previously).
- Financial comparisons were made in the business case for removing the Internal Audit function from Council. There is a \$130,000 allowance for internal audit activities each financial year going forward. This is less than the cost of maintaining the Internal Audit position.
- As the changes came into effect part way through the 2022/2023 financial year, there is an \$80,000 allocation in the current financial year.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	80,000	130,000	130,000	130,000	130,000	0
c. Operating budget impact (a – b)	-80,000	-130,000	-130,000	-130,000	-130,000	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-80,000	-130,000	-130,000	-130,000	-130,000	0
Does the proposal require ongoing funding?		No – budget allocation is less than the position removed from the structure so there is no additional costs to Council.				

Table 1. Ongoing Financial Implications

Timeframe

Key Date	Explanation
March 2023	<ul style="list-style-type: none"> - Introduce Report Review meeting for ARMC cycle - Monthly ELT report – incl. Action Items table attachment
April 2023	<ul style="list-style-type: none"> - ARMC meeting – 4 April - presentation of Credit Card Audit - Monthly ELT report
May 2023	<ul style="list-style-type: none"> - Review of ARMC Charter and the new Audit and Risk Management Guidelines - Monthly ELT report
June 2023	<ul style="list-style-type: none"> - Monthly ELT report - Likely report to Ordinary Council Meeting regarding new ARMC Charter
July 2023	<ul style="list-style-type: none"> - ARMC meeting – 4 July - presentation of Procurement Audit (<i>and potential additional audit</i>) - Monthly ELT report
July 2023	<ul style="list-style-type: none"> - Seek expressions of interest for independent members (and Chair) for the new ARMC - Monthly ELT report
August 2023	<ul style="list-style-type: none"> - Report to Ordinary Council Meeting regarding applicants for ARMC - Monthly ELT report
October 2023	<ul style="list-style-type: none"> - ARMC meeting – 3 October - Current ARMC membership concludes 1 November 2023 - Monthly ELT report
November 2023	<ul style="list-style-type: none"> - Commencement of new ARMC - Monthly ELT report



REPORT: Dubbo Regional Airport Airline Regular Passenger Transport (RPT) Fees and Charges 2023/2024

DIVISION: Organisational Performance
REPORT DATE: 21 February 2023
TRIM REFERENCE: ID23/287

EXECUTIVE SUMMARY

Purpose	Seek Endorsement	
Issue	<ul style="list-style-type: none"> Proposed Regular Passenger Transport (RPT) Fees and Charges for 2023/2024. Proposed introduction of Maximum Take-off Weight (MTOW) charge to RPT operators Airport Regular Passenger Transport airfield aeronautical pricing implantation. 	
Reasoning	<ul style="list-style-type: none"> Endorsement of proposed charges is required to enable three months' notice to airlines in accordance with International Airport Transport Association (IATA) rules. Maximum Take-off Weight (MTOW) charges are not recovered at Dubbo City Airport (DRA), but are recovered at majority of Australian Airports. Need to ensure DRA is financially sustainable and able to fund operations and asset renewals and investment. 	
Financial Implications	Budget Area	Dubbo Regional Airport
	Funding Source	NA
	Proposed Cost	Nil
	Ongoing Costs	Nil
Policy Implications	Policy Title	Dubbo Regional Council Fees & Charges
	Impact on Policy	New fees proposed to be included in draft Revenue Policy and enable required notification to Airlines.

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: 4.2 The resources of Council are sustainably managed
 Delivery Program Strategy: 4.2.1 The system of raising revenue is equitable and revenue from grants and other income sources is maximised

RECOMMENDATION

1. That the draft 2023/2024 Fees and Charges reflect a 3.7% increase, with a \$2.00 reduction for Passenger Facility Charge at Dubbo Regional Airport, to be \$16.10.
2. That the draft 2023/2024 Fees and Charges reflect the introduction of a per tonne Maximum Take-off Weight (MTOW) charge for RPT operators at Dubbo Regional Airport, at \$5.00 per tonne.
3. That the Chief Executive Officer formally advise all airlines of proposed Passenger Facility Charge and MTOW Charge/Tonne.
4. That all other fees relating to Dubbo Regional Airport and Wellington Aerodrome and Recreation Park, including security fees and general aviation landing fees, be considered as part of the broader annual Revenue Policy and Fees and Charges review process.

Jane Bassingthwaighe
Director Organisational Performance

BR
Manager Commercial
Strategy

BACKGROUND

In accordance with International Aviation Transport Association (IATA) rules, airlines require three months' notification prior to any change to passenger fees and charges. Each year in March, Council formally advises airlines using Dubbo Regional Airport (DRA) of proposed passenger fees. These fees and charges are further considered and adopted as part of Council's annual Revenue Policy process. It is proposed that all other fees relating to DRA and Wellington Aerodrome and Recreation Park, including security fees and general aviation fees, be considered as part of the broader annual Revenue Policy process.

Following a review of DRA fees and charges, and as part of Council annual budget process, it has been noted that there was a key revenue element currently not being recovered at the Airport. This relates to airfield charges for the Regular Passenger Transport (RPT) operators (airlines).

Currently DRA recovers airfield charges for General Aviation (GA) and freighter aircraft for airfield landings under a per tonne Maximum Take-off Weight (MTOW) set at \$13.45 per tonne. These charges are currently not recovered from RPT operators at DRA.

RPT operators pay a per passenger charge for arriving and departing passengers of \$17.45/passenger (pax). Per passenger charging is traditionally associated with airport terminal operations and related asset use, and MTOW charges are traditionally associated with airport airfield charges and related assets, including runways and parking aprons.

As tabled below, a majority of Australian regional airports charge a separate per passenger facilities charge and a separate aerodrome service MTOW charge or a separate per passenger airfield landing charge.

Current regional airport RPT fees and charges

	Aerodrome	Passenger Facilities Charge	Aerodrome Service Charge	2021/22 annual passenger numbers
1.	Albury Airport	\$14.70/pax	Nil	107,934
2.	Bathurst Regional Airport	\$14.00/pax	Nil	20,000
3.	Alice Springs Airport	\$10.80/pax	\$9.61/pax	248,931
4.	Bendigo Airport	\$13.80/pax	\$11.40/t MTOW	< 20,000
5.	Broome Airport	\$34.31/pax	Nil	424,702
6.	Geraldton Airport	\$24.00/pax	\$19.00/t MTOW	80,374
7.	Gladstone Airport	On Request	\$9.20/t MTOW	155,429
8.	Kalgoorlie Airport	\$28.92/pax	\$15.27/t MTOW	274,792
9.	Karratha Airport	\$14.00/pax	\$42.32/t MTOW	456,860
10.	Longreach Airport	\$12.55/pax	\$22.09/t MTOW	33,720
11.	Mackay Airport	\$18.10/pax	Nil	682,271
12.	Mildura Airport	\$13.54/pax	\$21.89/t MTOW	98,327
13.	Mount Isa Airport	\$9.22/pax	\$17.22/pax	195,956

14.	Newman Airport	\$13.75/pax	\$22.77/t MTOW	327,008
15.	Orange Airport	\$18.95/pax	Nil	46,980
16.	Port Hedland Airport	\$21.72/pax	\$22.00/t MTOW	409,666
17.	Port Macquarie Airport	\$23.65/pax	Nil	88,635
20.	Rockhampton Airport	\$20.55/pax	\$13.00/t MTOW	411,024
21.	Tamworth Regional Airport	\$18.10/pax	Nil	71,768
22.	Townsville Airport	\$7.50/pax	\$7.69/pax	1,194,596
23.	Dubbo Regional Airport	\$17.45 /pax	Nil	88,373

Table 1: Airport charges benchmarking

DRA currently charges \$17.45 per arriving and departing passenger to RPT operators. This charge is well within the range of passenger facilities charges noted in the above table. It is also noted in the above table that in addition to the passenger facilities charge a number of airports recover an aerodrome service charge. It would therefore not be out of step for DRA to introduce an MTOW charge.

In recent years a proportion of the DRA passenger charge (\$2 per pax) has been restricted to an asset renewal fund. Whilst this was an attempt to ensure the business had increased funding for future renewals and that revenue was being collected from the users when the asset is being utilised, this proportion does not fully recover cost of airside asset operation or a return on assets. Introduction of the MTOW will enable DRA to collect fees in line with required asset renewal.

With the proposed introduction of the separate MTOW charge, it is proposed that the above mentioned \$2 per pax charge be removed from the Passenger Facility Charge, therefore reducing the passenger charge to \$16.10, after the application of a 3.7 % increase.

The proposed charges, and resulting budget impact are based on the projected financial year end 2022/2023 passenger numbers of 137,605 pax and the aircraft movement numbers of 10,700 services, with an assumed annual aeronautical growth of 5%. The breakup of aircraft types and weights for RPT aircraft using DRA, confirmed by Avdata, has also been considered.

Based on this data, application of current GA Aircraft MTOW charge of \$13.45/tonne to RPT aircraft would create \$1,212,490 of additional income per annum. Noting the proposed reduction of \$2/pax from the passenger facilities charge, the effective increase is \$937,280pa. It is acknowledged that even with the \$2 per passenger facilities fee reduction, this would represent a substantial increase in charges to airlines. Therefore it is recommended that the following 4 year implementation program, inclusive of the passenger facilities charge reduction be adopted to achieve fee alignment with the (likely applicable) GA MTOW in year 4.

Proposed phasing of MTOW Charges.

	MTOW Charge/Tonne	Budgeted revenue
Current	-	-
Year 1	\$5.00	\$452,068
Year 2	\$10.00	\$917,699
Year 3	\$13.45	\$1,252,819
Year 4	\$14.46	\$1,368,991

Based on projected movements, and considering the \$2 passenger fee reduction it expected that the impact of the MTOW charge in year one would be an estimated \$1.44 per passenger.

Proposed passenger facility charges.

	Passenger Facility Charge	Budgeted revenue
Current	\$17.45	\$2,401,207
Year 1 <i>Reflects 3.7% increase and then reduction of \$2.00 per pax</i>	\$16.10	\$2,215,440
Year 2	\$16.50	\$2,384,368
Year 3	\$16.92	\$2,566,176
Year 4	\$17.34	\$2,761,847

The below is proposed to be included in the draft Revenue Policy Fees and Charges.

	Adopted 2022/2023 (including GST)	2023/2024 (including GST)
MTOW Charge/Tonne	\$0.00	\$5.00
RPT Landing Fees per pax	\$17.45	\$16.10

Consultation

Passenger fees and charges were sourced for comparable industry purposes.

Proposed fee structure was tabled at the Financial Performance Committee Meeting on 15 February 2023. The proposed phased introduction of air field charges (see table 2) for regular passenger transport services, partially offset by a reduction passenger facilities charge, was recommended for Council consideration.

Options Considered

Fee analysis was informed by a combination of information from Airlines, industry comparisons and indicators, internal financial analysis of operating budgets and fixed costs and stakeholder insight. In developing the draft 4 year budget capital expenditure, including

planned renewals was reviewed to be reduced or delayed without compromising safety or current operational services.

Option	Benefit	Risk
1. Not introducing a MWOP charge for RPT	Increase in fees and charges limited to 3.7% under proposed passenger fee increase.	Continued underfunding of revenue recovery for airfield maintenance and renewal program.
2. Charge MWOP in line with GA MWOP charge of \$13.45	Increased revenues available for funding of airfield maintenance and renewal program.	Significant immediate fee increase to RPT Operators potentially impacting route viability whilst passenger market is still recovering.
3. Not reducing Passenger Facility fee	Addition funds available for funding of airfield maintenance and renewal program	Overall fee increase to RPT Operators still represents a large fee increase potentially impacting route viability whilst passenger market is still recovering.

Community Benefit

Reducing reliance on rate payer revenues and ability to self-fund asset improvements.

Preferred Option

Option	Benefit	Risk
1. MWOP charge for RPT of \$5.00 per tonne with \$2.00 reduction in passenger facilities charge to \$16.10.	<ul style="list-style-type: none"> Reduction cushions immediate significant charge increase. Improved recovery position for airfield asset renewal program. Covid related depleted restricted asset base recovery position timeframe shortened. 	<ul style="list-style-type: none"> It is not expected that the introduction of the MWOP, especially in year one, would have a significant impact on RTP operators, however in future years operators will need to increasingly consider load factors which could impact scheduling, depending on their own business practices. The projected return to pre-covid numbers should mitigate this risk to support route viability for the benefit of DRA, RTP operators and community. Risk – low uptake in regional NSW airports

Planned Communications

- An external consultation program will be developed covering key messaging and pricing implementation timeframes.
- Council will formally advise each airline of the proposed passenger fees in March 2023, ensuring the three month notification period is provided.
- Council will also advise airlines when the draft Revenue Policy 2023/2024 Fees and Charges are adopted and will be placed on public exhibition and invite Airlines to provide feedback.
- Following Council's adoption of the 2023/2024 Revenue Policy, Chief Executive Officer will formally advise airlines advising of the adopted fees and charges.

It is proposed that all other fees relating to Dubbo City Regional Airport and Wellington Aerodrome and Recreation Park, including security fees and general aviation, be considered as part of the annual revenue review and stakeholder feedback to fees and charges be considered within that process.

Timeframe

Key Date	Explanation
31 March 2023	All Airlines to be advised of any proposed changes to passenger fees at Dubbo Regional Airport.
22 June 2023	Following community consultation any changes to fees and charges are formally endorsed as Council's 2023/2024 Revenue Policy Fees and Charges.

Next Steps

- The Chief Executive Officer will formally advise Airlines of proposed new fee and chargers structure for Dubbo Regional Airport fees from 1 July 2023. This communication will also refer to draft operational budget identifying proposed phased introduction of air field charges for regular passenger transport services, partially offset by a reduction passenger facilities charge in the further three years.
- Airlines will be provided opportunity to ask questions, have discussions with Council and provide feedback on proposed fees and charges as part of the draft 2023/2024 revenue policy process.
- Feedback from airline stakeholders will be considered along with all community feedback as part of the draft 2023/2024 revenue policy process.
- Formal adoption of fees and charges by Council in June 2023



REPORT: Easements and Deed of Agreement to Grant Easements - Uungula Wind Farm

DIVISION: Organisational Performance
REPORT DATE: 10 March 2023
TRIM REFERENCE: ID23/481

EXECUTIVE SUMMARY

Purpose	Seek Decision	
Issue	Entering into a Deed of Agreement for Squadron Energy Pty Ltd (SEP) (formerly CWP Renewables) to register four private electrical easements over three Council public roads for the Uungula Wind Farm (Wind Farm).	
Reasoning	<ul style="list-style-type: none"> • Entering into the Deed of Agreement for easements will: <ul style="list-style-type: none"> ○ Ensure that SEP have the security of tenure that they require to secure finance for the Wind Farm; ○ Ensure that Council's interests as owner of the road and the roads authority are protected, and that Council receives fair compensation; ○ Assist Council in realising the benefits of its Planning Agreement with SEP for the Wind Farm; and ○ Be cost-neutral to Council. • Council has already resolved to support and benefit from the Wind Farm, in respect of: <ul style="list-style-type: none"> ○ Acquiring Crown Land from the Wellington Correctional Complex for public road, for SEP to upgrade the Goolma Road and Twelve Mile Road intersection; and ○ Entering into a Planning Agreement with SEP for the Wind Farm which will provide Council with \$320,973.00 per annum (subject to CPI increases). 	
Financial Implications	Budget Area	Initially – Property and Land Development
	Funding Source	Initially – Property and Land Development (Operational Expenses), however the granting of the easements will be at full cost recovery from SEP.
	Proposed Cost	\$36,000 plus GST operating expenditure over Project Timeline of 18 months – full cost recovery from SEP.
	Ongoing Costs	Not Applicable – Maintenance of the

		electrical infrastructure within the easement areas shall be SEP's responsibility.
Policy Implications	Policy Title	Not Applicable.
	Impact on Policy	Not Applicable
Consultation	<ul style="list-style-type: none"> • SEP • DRC Infrastructure Delivery Branch • Crown Lands • Marsdens Law Group (Marsdens) 	Various telephone attendances, meetings and e-mails.

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: 2.1.5 Council works collaboratively with the government and stakeholders on transport-related issues

Theme: 6 Environmental Sustainability

CSP Objective: 6.1 We achieve net zero emissions

Delivery Program Strategy: 6.1.1 Investment in renewable energy opportunities is encouraged and supported

RECOMMENDATION

1. That Council agree to grant easements over those portions of Twelve Mile Road, Uungula Road, and Ilgingery Road as described in the body of this report, provided that such easements are:
 - a. On terms reasonably acceptable to Council; and
 - b. Generally in accordance with the details described in the body of this report.
2. That Council agree to enter into a Deed of Agreement with Squadron Energy Pty Ltd to grant the easements described in Resolution 1 (above).
3. That Council authorise the Chief Executive Officer to:
 - a. Negotiate the terms of the easements and the Deed of Agreement; and
 - b. Negotiate the amount of compensation payable for the easements, provided that such compensation is supported by a professional valuation.
4. That all documents arising from this matter are signed under the Common Seal of Council.
5. That it is noted that Squadron Energy Pty Ltd shall cover all of Council's costs in the matter, and pay compensation to Council for the granting of the easements.

Luke Ryan
Director Infrastructure

AN
Property Development
Officer

BACKGROUND

Previous Resolutions of Council

23 February 2023	<ol style="list-style-type: none"> 1. <i>That Council approve the compulsory acquisition of the whole of Lot 2 on DP 1141897, and 2,703m² of Lot 1 on DP 1141897, and upon acquisition, classify the land as operational land.</i> 2. <i>That Council register an acquisition plan in accordance with the details outlined in the body of this report, against Lot 1 on DP 1141897 and Lot 2 on DP 1141897.</i> 3. <i>That Council agrees to enter into an agreement with Squadron Energy Pty Ltd for the maintenance of part of the acquisition areas described in no. 1 (above) for the life of the Ungula Wind Farm, and to register such agreement against the relevant title/s upon acquisition.</i> 4. <i>That a further report be submitted to Council when all pre-acquisition procedures for the acquisition areas described in no. 1 (above) have been undertaken.</i> 5. <i>That it be noted that Squadron Energy Pty Ltd shall cover all Council's costs in the matter.</i>
22 March 2021	<ol style="list-style-type: none"> 1. <i>That the report of the Manager Growth Planning, dated 15 March 2021 be noted.</i> 2. <i>That Council enter into a Planning Agreement with Ungula Wind Farm Pty Ltd, in accordance with the agreement attached in Appendix 1.</i> 3. <i>That the Chief Executive Officer be authorised to enter into a Planning Agreement and complete any documentation under Power of Attorney.</i> 4. <i>That those who made a submission be acknowledged and advised of Council's determination.</i>
23 November 2020	<ol style="list-style-type: none"> 1. <i>That Council proceed to negotiate with Department of Community and Justice to acquire part Lot 1 and 2 DP 1141897, having an area of 8,570 m², for the widening of Goolma Road and Twelve Mile Road intersection.</i> 2. <i>That the subject land be acquired in compliance with the Land Acquisition (Just Terms Compensation) Act 1991.</i> 3. <i>That Council's Chief Executive Officer be authorised to negotiate a purchase price within a range not exceeding 20% of the assessed compensation value as articulated in the body of the report.</i> 4. <i>That upon acquisition, the land be classified as Operational Land in accordance with the Local Government Act 1993.</i> 5. <i>That all costs to Council associated with acquisition of the subject land, be recovered from CWP Renewables Pty Ltd.</i> 6. <i>That all documentation in relation to this matter be executed under Power of Attorney.</i> 7. <i>That documents and considerations in regard to this matter remain confidential to Council.</i>

Council has committed to supporting the development of the Uungula Wind Farm (Wind Farm) through the acquisition of Crown Land from the Wellington Correctional Complex for the upgrade of the Goolma Road and Twelve Mile Road intersection, and has entered into a Planning Agreement with Squadron Energy Pty Ltd (SEP) (formerly CWP Renewables) for Council to receive public benefit from the development.

SEP has advised Council that they need to install four private electrical crossings across three Council public roads, and to secure tenure for these crossings to comply with their financiers' requirements. Security of tenure across Council's public roads for SEP's infrastructure is critical to SEP obtaining finance from their funding bodies for the development of the Wind Farm. SEP's 'financial close' deadline is 1 April 2023.

Specifically, SEP require the following easements to be provided by Council:

- A 60 m wide easement for overhead power lines over Twelve Mile Road within a 120 m wide area (cable and final 60 m wide easement subject to detailed design), adjoining Lot 11 on DP 622801 (owned by Mr P Zell) and Lot 2 on DP 586633 (owned by Mr H J Taylor);
- A 60 m wide easement for overhead power lines over Uungula Road within a 120 m wide area (cable and final 60 m wide easement subject to detailed design), adjoining Lot 92 on DP 750778 (owned by Kulpana Pty Ltd);
- A 30 m wide easement for underground power lines over Uungula Road within a 60 m wide area (cable and easement placement subject to detailed design), adjoining Lot 91 on DP 750778 (owned by Kulpana Pty Ltd) and Lot 92 on DP 750778 (owned by Kulpana Pty Ltd); and
- A 30 m wide easement for underground power lines over Ilgingery Road within a 60 m wide area (cable and easement placement subject to detailed design), adjoining Lot 3 on DP 211380 (owned by Mr N B Johnstone).

The location of the electrical crossings which require the easements are shown in **Figures 1** and **Figure 2** below. SEP's mapping of the electrical crossings are included as **Appendix 1, 2, 3** and **4** of this report.

The Planning Agreement will result in Council receiving up to \$320,973.00 per annum (subject to CPI increases) over the project's 30 year duration.

Part 4 Road Maintenance Works of the Planning Agreement includes 9% of the total funding being allocated to Council for the ongoing maintenance of the roads affected by the Wind Farm, being Twelve Mile Road, Uungula Road, Wuuluman Road, Yarragal Road and Ilgingery Road.

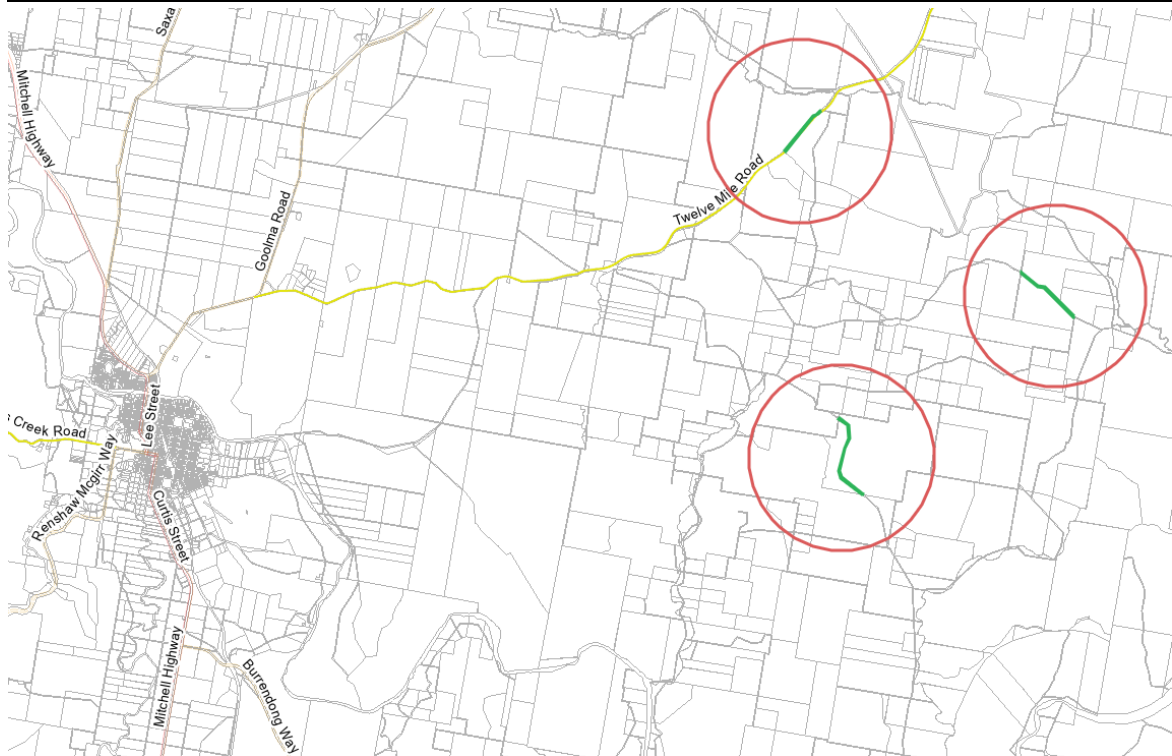


FIGURE 1: General location of electrical crossings and easements required over Twelve Mile Road (overhead power lines with 60 m wide easement), Ungula Road (overhead power lines with a 60 m wide easement, plus underground power lines with a 30 m wide easement); and Ilginery Road (underground power lines with a 30 m wide easement)

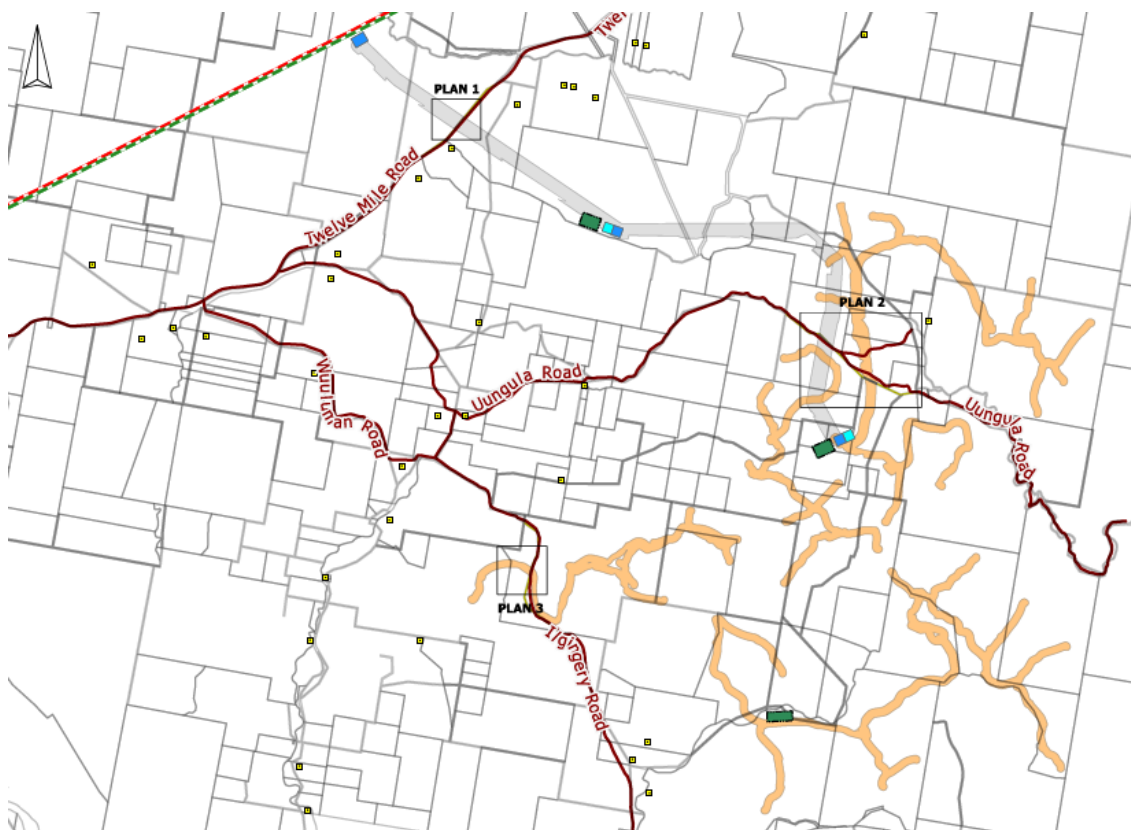


FIGURE 2: Extract of SEP mapping showing the electrical network that is required for the Wind Farm. Grey indicates the overhead power line corridor. Orange indicates the underground power line corridors. This map and plans 1, 2 and 3 within are included as **Appendix 1, 2, 3 and 4** to this report

REPORT

The purpose of this report is to seek a resolution of Council to:

1. Grant easements; and
2. Enter into a Deed of Agreement to grant easements (Deed), with SEP for the Wind Farm.

As the easements cannot be entered into until the easement areas have been appropriately identified, it is proposed to enter into a Deed to grant the relevant easements to SEP. Entering into the Deed will ensure that SEP has the security of tenure over the electrical road crossings that SEP and its financiers require.

It will also ensure that:

1. SEP's interest in Council's roads are clearly defined and easily identifiable;
2. Council receives compensation; and
3. Council utilises the most appropriate legal tool for the matter.

The easements that would be granted would be 'easements for electricity purposes' and be of a private nature that would burden Council's road, and benefit the adjoining private land owners. That is, adjoining lots owned by SEP entity for the project 'UWF Nominees Pty Ltd' (ACN 660 499 221) or their host land owners. The easements would not benefit Council.

In relation to compensation, the Deed shall provide that SEP will pay for all Council's costs in the matter, and compensate Council in accordance with a market valuation. SEP are already paying Council's costs and shall continue to do so until completion of the matter.

It is suggested that the market valuation compensation for the easements will be modest. The total area of the easements will amount to approximately 4,380 m². Extrapolating from the market valuation that Council received in 2020 which informed CW20/29, it is expected that the market valuation will be in the vicinity of \$4,818.00 (including GST).

Whilst modest, it would be fair compensation because Council has already entered into a Planning Agreement for the Uungula Wind Farm for SEP to provide funds for the ongoing maintenance of the roads affected by the Wind Farm. The ongoing payment to Council for the maintenance of roads, including the subject roads, will be in the order of \$27,696.33 per annum (subject to CPI increases).

In relation to easements being the most appropriate legal tool for Council to use, the 30 plus year life span of the Wind Farm means that, in practice, the private electrical crossings will be almost permanent. Granting easements acknowledges this and provides the security of tenure that is required.

A repeating short term (five year) road occupation licence is not a valid legal option, and long term leases and licences under the *Roads Act 1993* which can be terminated at any time, will

not provide SEP or Council with the certainty required to support the Wind Farm. Long term leases and licences are discussed further in the Options section below.

Consultation

Subject	Consultation	Comment
<p>Entering into a Deed to grant easements over Council public roads, being:</p> <ul style="list-style-type: none"> - Part Twelve Mile Road; - Part Uungula Road; and - Part Ilgingery Road. 	<p>Marsdens Law Group (solicitors acting for Council in this matter) (Marsdens)</p>	<p>Legal advice.</p> <p>Considered three legal options to inform the manner in which Council may best proceed, being:</p> <ul style="list-style-type: none"> • Option 1: Granting of a long term lease under s149 of the <i>Roads Act 1993</i>; • Option 2: Granting of a long term licence under s145(3) of the <i>Roads Act 1993</i>; and • Option 3: Granting of easements under s145(3) of the <i>Roads Act 1993</i>. <p>Option 3 was recommended to Council as the best manner in which to proceed.</p> <p>Principally because the easement will last indefinitely, will run with the land, does not require consent of the Secretary of the Department of Planning and Environment, and Council can include terms in the easement.</p> <p>Options 1 and 2 have such complications which granting easements in the matter do not.</p>
	<p>Infrastructure Division</p>	<p>No objection.</p> <p>Infrastructure Division are supportive of granting easements and entering into the Deed, noting that prior to registration of the easements, it will require a s139 <i>Roads Act 1993</i> consent before any works in the road reserve can be undertaken.</p>
	<p>Crown Land</p>	<p>Crown Lands have confirmed that the subject portions of road have been gazetted as Council public roads.</p>
	<p>SEP</p>	<p>No objection.</p> <p>SEP have accepted all Council's costs for Council's granting of the easements, and will enter into the Deed.</p>

Resourcing Implications

The following actions will need to be to be undertaken by Council staff to complete the project:

- Property and Land Development (**PALD**) staff to attend to the Deed, and all other legal agreements and requirements until completion of the easement registration project.
- The subject portions of the road will need to be converted from Old System title to Torrens title land before the easements can be registered with NSW Land Registry Services (**NSWLRS**). This will require staff to coordinate with Crown Lands, SEP Surveyor and NSWLRS.
- It is expected that this project will take 12 to 18 months to complete, with the assistance of Marsdens.
- All costs, including staff and Marsdens' time shall be recovered from SEP.
 - It is estimated that the following operating costs will be incurred by Council, and then reimbursed by SEP to complete the matter:

	18 Month Project Timeline		
	14 weeks to EOFY 2022/2023	52 weeks to EOFY 2023/2024	12 weeks to EOFY 2024/2025
Expenses	Estimated Cost (exc GST)	Estimated Cost (exc GST)	Estimated Cost (exc GST)
DRC Staff Time	\$5,000	\$15,000	\$4000
Marsdens	\$5,000	\$5000	\$2000
Total Estimated Operating Cost	\$10,000	\$20,000	\$6,000
Revenue	Estimated Revenue (exc GST)	Estimated Revenue (exc GST)	Estimated Revenue (exc GST)
Re- Imbursement of Estimated Operating Costs by SEP	\$10,000	\$20,000	\$6,000
Estimated Compensation for Easements by SEP			\$5,000

- SEP are already paying Council's costs and shall continue to do so until completion of the matter.
- The Deed would be settled and compensation paid following registration of the subject plans of easements. PALD staff will need to monitor compliance of the easements and their maintenance by SEP from time to time, and ensure integration of the easements and private electrical crossings into Council's GIS systems for ready review as may be needed from time to time.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	\$10,000	\$20,000	\$6,000 + \$5,000	0	0	0
b. Operating expenses	\$10,000	\$20,000	\$6,000	0	0	0
c. Operating budget impact (a – b)	0	0	\$5,000	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	0	\$5,000	0	0	0
Does the proposal require ongoing funding?	Yes – For 12 to 18 months by Council until the Deed has been settled. All Council’s costs and compensation in the matter shall be reimbursed by SEP.					
What is the source of this funding?	SEP shall cover all Council’s costs in the matter – as described above.					

Table 1. Ongoing Financial Implications

Options Considered

Option 1: Long term lease under s149 of the *Roads Act 1993*

- Pros:
 - Enables a lease for the road crossing to be provided to SEP up to a period of 99 years.
- Cons:
 - Requires Council to effect a stratum subdivision to register the lease, which would involve:
 - Development applications for strata subdivisions (x 4) being lodged and assessed by Council’s Planning and Development Team.
 - Subdivision certificate applications for the strata subdivision plans (x 4) being lodged and released by Council’s Building and Development Services Team so the plans and the long term lease may be registered at NSWLRS.
 - The Director General of the Department of Planning and Environment to execute the lease.
 - Note: Council must effect subdivisions for leases and licences for parts of land that exceed five years.
 - The lease is time limited and can be terminated at any time by the roads authority and would not provide the security of tenure that SEP require for private services that are almost practically permanent.

Option 2: Long term licence under s145(3) of the *Roads Act 1993*

- Pros:
 - Nil.
- Cons:
 - The *Roads Act 1993* is silent on the provision of long term licences.
 - As the eventual owner of the subject road portions in 'fee simple', Council may grant a licence over the road, however such a licence would again be time limited and can be terminated at any time by the roads authority, and again would not provide the security of tenure that SEP require for private services that are almost practically permanent.
 - In addition, the licence does not run with the land. If SEP or its 'host land owners' sells the land without Council being aware, Council may wish to hold the new owners to the same obligations and seek to pursue same.

Option 3: Granting of easements under s145(3) of the *Roads Act 1993*

- Pros:
 - There is no time limitation on easements. They operate indefinitely, unless otherwise specified in the terms of the easement. It will provide SEP with the security of tenure the Wind Farm requires, and clear definition and identification of the easement areas for Council staff going forward.
 - The easements run with the land, and will benefit and burden the new owners in the event that the land is sold by SEP or its 'host land owners'.
 - Easements do not have a requirement to be executed by the Secretary General of the Department of Planning and Environment.
 - Council would be able to include terms in the easements. For example, in relation to maintenance and costs, construction and insurance, and Council's ability to widen the easement if it needs to modify or expand its public road.
 - In the unlikely event that Council seeks to close and dispose of the road, the easement will remain apparent on any future closed road lot that may be created.
- Cons:
 - Specifically, the easements would need to be in the form of an 'Easement for Electricity Purposes' and would be private in nature burdening Council's road and benefitting the adjoining lots.
 - The implication of this is that Council would be unable to remove the easement without consent of the benefitting party (ie could not unilaterally remove the easement).

Preferred Option: Option 3

- Option 3 is the preferred option and is recommended by Marsdens after detailed consideration of all three options.
- Principally, the granting of easements will ensure that SEP receives the security of tenure that they require for the Wind Farm, and will ensure that SEP's interest in Council's roads are clearly defined and easily identifiable going forward; and that Council utilises the most appropriate legal tool for the matter.

- Not granting the easements will mean that SEP and Council will have to revert to a long term lease or licence for the electrical crossings, which have been assessed as the less appropriate legal tools for the matter.
- Principally, entering into long term leases and licences will not provide the security of tenure for SEP that they require and will jeopardise the financing of the Wind Farm. This is especially so, because the 'financial close' deadline for the Wind Farm is 1 April 2023.
- If the Wind Farm is not approved for finance and cannot proceed, Council will have to forgo the financial benefits of the Planning Agreement that it has entered into with SEP for the Wind Farm, totalling \$320,973.00 per annum (subject to CPI increases).

Next Steps

- Finalisation and execution of the Deed.
- Attending to the actions that the Deed requires for the easements to be granted, compensation to be received by Council, and the matter completed.

APPENDICES:

1⇒	CWP Overall Map	Provided under separate cover
2⇒	CWP Map 1 - Twelve Mile Crossing	Provided under separate cover
3⇒	CWP Map 2 - Ungula Road Crossing x2	Provided under separate cover
4⇒	CWP Map 3 - Ilgingery Crossing	Provided under separate cover



REPORT: Execution of Documents Related to 8A and 10 Montefiores Street, Montefiores

DIVISION: Organisational Performance
REPORT DATE: 11 January 2023
TRIM REFERENCE: ID23/31

EXECUTIVE SUMMARY

Purpose	To comply with legal requirements	
Issue	<ul style="list-style-type: none"> Pursuant to Council resolution CW21/14, Property and Land Development (PALD) have been working The original owner of 8 Montefiores Street, Montefiores (Front Property) passed away and Front property has been sold prior to the registration of easements specified in report CW21/14. New Administration sheets to register easements with NSW Land Registry Services (NSWLRS) are required with new owner's details. The original report CW21/14 dated 26 July 2021 recommended that the dealings related to this land transaction be executed under power of attorney. As the CEO is unable to execute the DP Administration Sheets (DP Admin Sheets) due to Council Resolution CCL22/124, the DP Admin Sheets must be reproduced and executed by Chief Executive Officer under Common Seal. 	
Reasoning	<ul style="list-style-type: none"> New Administration sheets to register an access easement with NSW Land Registry Services (NSWLRS) are required with new owner's details and Common Seal of Council. 	
Financial Implications	Budget Area	Property and Land Development
	Funding Source	Approved 2021 CW21/156
	Proposed Cost	Not applicable
	Ongoing Costs	\$10,000 plus GST
Policy Implications	Policy Title	Nil
	Impact on Policy	Nil
Consultation	External	Marsdens Law Group Western Surveys

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: 2.2 Infrastructure meets the current and future needs of our community

Delivery Program Strategy: 2.2.5 Council maintains infrastructure and delivers services at the adopted service levels as agreed with the community

RECOMMENDATION

- 1. That Council approve the documentation necessary to grant and register an access easement over 10 Montefiores Street, Montefiores.**
- 2. That all necessary documentation be executed under the Common Seal of Council.**

Jane Bassingthwaight
Director Organisational Performance

KL
Property Services Officer

BACKGROUND

In 1988, Wellington Shire Council approved a residential subdivision which created a land-locked parcel, being 8A Montefiores Street, Montefiores (the Property) shown in Red in Diagram (a) below. The Property was accessed by its owner via an informal arrangement over 10 Montefiores Street, Montefiores (Neighbouring Property – shown in blue), despite a right of carriageway easement being registered over 8 Montefiores Street, Montefiores (Front Property – shown in yellow).

Council has purchased 10 Montefiores (Neighbouring Property) with settlement finalised 25 October 2021. New DP administration sheets have been created to establish an easement for right of access over 10 Montefiores Street, Montefiores, now owned by Council, which will enable the amendment of easements for 8 Montefiores Street, Montefiores.



Diagram (a)

Blue	10 Montefiores Street, Montefiores Purchased by Dubbo Regional Council 25 October 2021
Yellow	8 Montefiores Street, Montefiores Owned by - Estate of Late L C Spratt Mrs V W Wilson, Mr GC Spratt Recently purchased by Mrs C C Cullen
Red	8A Montefiores Street, Montefiores Owned by Mrs V W Wilson

Previous Resolutions of Council

26 July 2021	<p>CW21/14 – Land Locked Parcel at 8A Montefiores Street, Montefiores</p> <ol style="list-style-type: none">1. <i>That the report of the Manager Property and Land Development, dated 2 July 2021, be noted.</i>2. <i>That Council agree to purchase 10 Montefiores Street, Montefiores on the following key terms: a. Purchase price - \$240,000 (including GST, if applicable); b. Deposit - \$10,000; c. Settlement Date – 30 days from contract date; and d. Legal costs – Each party to pay their own legal costs.</i>3. <i>That upon acquisition of 10 Montefiores Street, Montefiores, Council:</i><ol style="list-style-type: none">a. <i>classifies the property as operational land pursuant to s31 of the Local Government Act 1993 (NSW);</i>b. <i>at its own cost:</i><ol style="list-style-type: none">i. <i>establish an easement for right of access and an easement for services over 10 Montefiores Street, Montefiores in favour of 8 Montefiores Street, Montefiores;</i>ii. <i>facilitate the removal of the easement for right of carriageway over the title to 8 Montefiores Street, Montefiores; and</i>iii. <i>facilitate the amendment of the easement for services over the title to 8 Montefiores Street, Montefiores.</i>4. <i>That the Chief Executive Officer be authorised to negotiate and finalise all matters relating to this report.</i>5. <i>That all documentation in relation to this matter be executed under Power of Attorney.</i>6. <i>That the documents and considerations in relation to this matter remain confidential to Council.</i>
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REPORT

The owner of the Front Property (Yellow) recently passed away, and his executor, via their solicitor, has advised that the Property has been sold to CC Cullen (New Owner) before the dealings specified in the confidential report to Council on 26 July 2021 could be registered with the LRS.

Under the previous resolution, all documentation in relation to this matter were required to be executed under Power of Attorney. As the CEO is now unable to execute the DP Administration Sheets (DP Admin Sheets) under Power of Attorney due to Council Resolution CCL22/124, the DP Admin Sheets must be reproduced and executed by Chief Executive Officer under Common Seal.

Consequently, the Property team have had the DP Administration Sheets and S88b Instrument re-produced in with new owner's details and correct execution details to be re-executed by Dubbo Regional Council and the new owner of 8 Montefiores Street, Montefiores.

Resourcing Implications

- Council has purchased 10 Montefiores with settlement finalised 25 October 2021 for \$240,000.00.
- Vendor for 8 Montefiores has agreed to contribute \$200 towards the cost of preparing new documentation in the name of the new owner, which will be invoiced by Marsdens directly to Vendor for 8 Montefiores.
- Expenditure of an additional \$10,000 plus GST is expected to prepare the dealings and register the easements with NSW LRS which is estimated to include:

Survey preparation fees – Western Surveys	\$ 5,000
Legal Fees – Marsdens	\$ 2,500
NSW LRS Registration Fees	\$ 2,500

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	\$10,000	0	0	0	0	0
c. Operating budget impact (a – b)	-\$ 10,000	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-\$10,000	0	0	0	0	0
Does the proposal require ongoing funding?	Yes					
What is the source of this funding?	Operational					

Table 1. Ongoing Financial Implications



REPORT: Bodangora Wind Farm Community Benefit Fund 2022/2023

DIVISION: Community, Culture and Places
REPORT DATE: 9 March 2023
TRIM REFERENCE: ID23/467

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Adopt grant funding recommendations
Issue	<ul style="list-style-type: none"> Provide Council with the recommendations for funding based on applications received under 2022/2023 Bodangora Wind Farm Community Benefit Fund Round 8 	
Reasoning	<ul style="list-style-type: none"> 10 applications with combined total request of \$61,206.28 for available funds of \$85,000.00 Recommendations made by the Bodangora Community Consultative Committee 	
Financial Implications	Budget Area	Development Contribution
	Funding Source	Iberdrola Australia Ltd and Bodangora Wind Farm Pty Ltd.
	Proposed Cost	\$61,206.28
	Ongoing Costs	\$0
Policy Implications	Policy Title	Financial Assistance Policy
	Impact on Policy	Alignment

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: 5 Liveability
 CSP Objective: 5.3 The lifestyle and social needs of the community are supported
 Delivery Program Strategy: 5.3.1 The social service issues and requirements of our community are identified and met

RECOMMENDATION

1. Council allocate to the community based organisations the total funds of \$61,206.28. The following funds are recommended by the Bodangora Community Consultative Committee in accordance with the Bodangora Wind Farm Community Benefit Fund Grant Guidelines and notification to be sent to each successful applicant:
 - Wellington Junior Redbacks Rugby Club \$9,528.28
 - Wellington Town Band \$3,500.00
 - Red Cross, Wellington Branch \$1,000.00
 - Stuart Town Advancement Association Inc \$1,855.00
 - Stuart Town Action Group Inc \$10,000.00
 - Wellington Golf Club Ltd \$5,812.00
 - Wellington Arts Centre Inc \$9,185.00
 - Neurea Recreation Ground \$6,500.00
 - Barnardos Australia \$6,507.00
 - Mumbil Parents & Citizens Association Inc \$7,319.00
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.
3. That council review the current Bodangora Wind Farm Grant Guidelines to increase the current limit of \$10,000 per application.
4. That surplus funds remaining from Round 8 be rolled over to Round 9 of Bodangora Wind Farm Community Benefit Fund 2023/2024.

Kim Hague
Director Community, Culture and Places

CW
Manager Community
Services

BACKGROUND

The Bodangora Wind Farm Community Benefit Fund (BWFCBF) has been created from development contributions arising from the Planning Agreement between Dubbo Regional Council (DRC), Infigen Energy Ltd. and Bodangora Wind Farm Pty Ltd (BWF).

The Planning Agreement was first created between Wellington Council, Infigen Energy Ltd. and BWF in March 2013. To date, a total of \$275,310 has been distributed to not-for-profit (NFP) community groups and organisations throughout Wellington region through the Community Benefit Fund (CBF).

4. DEVELOPMENT CONTRIBUTIONS TO BE MADE UNDER THIS AGREEMENT

4.1 Subject to satisfaction of the Condition and the operation of clause 3.3, the Proponent commits to make the Development Contributions listed in Table 1 below to Council, by Electronic Funds Transfer, in accordance with the manner and timing stated in the same table.

Table 1: The Development Contributions

Item	Community Benefit Fund	Total Contribution	Payment Schedule
1	Community Benefit Fund	1,250,000	\$50,000/year paid for 25 years, with 50% payable on 1 st July and 50% payable on 5 th January each year.

Image 1. Community Benefit Fund – Development Contribution excerpt Bodangora Wind Farm Pty Ltd Planning Agreement

The development contributions did not start at the beginning of the agreement, therefore payments were deferred till development was complete. This resulted in no payments for the first four years. However, it means that the payment period will continue for four years after the contracted end date being 29 years in total not 25 years as outlined in Image 1.

Under the Planning Agreement, Development Contributions increase annually with Sydney - December CPI as detailed in Image 2.

Bodangora Wind Farm - Development Contributions		DRC Invoices Raised		
Timing and Payments as per Agreement		Invoice No.	Invoice Date.	Community Fund
1/01/2013	Commencement of Agreement			
1/01/2014	2nd Year of Agreement - CPI Increase	105		
1/07/2014	1st Payment for Calendar Year 2014			
5/01/2015	2nd Payment for Calendar Year 2014			
1/01/2015	3rd Year of Agreement - CPI Increase	106.8		
1/07/2015	1st Payment for Calendar Year 2015			
5/01/2016	2nd Payment for Calendar Year 2015			
1/01/2016	4th Year of Agreement - CPI Increase	108.9		
1/07/2016	1st Payment for Calendar Year 2016			
5/01/2017	2nd Payment for Calendar Year 2016			
1/01/2017	5th Year of Agreement - CPI Increase	110.9		
1/07/2017	2nd Payment for Financial Year 2016/17	199381	26/05/2017	26,462.13
5/01/2018	1st Payment for Financial Year 2017/18	208735	28/11/2017	26,462.13
1/01/2018	6th Year of Agreement - CPI Increase	113.3		
1/07/2018	2nd Payment for Financial Year 2017/18	217039	9/05/2018	26,462.13
5/01/2019	1st Payment for Financial Year 2018/19	226081	14/11/2018	26,965.48
1/01/2019	7th Year of Agreement - CPI Increase	115.2		
1/07/2019	2nd Payment for Financial Year 2018/19	234600	15/05/2019	27,492.81
5/01/2020	1st Payment for Financial Year 2019/20	248282	16/03/2020	27,924.25
1/01/2020	8th Year of Agreement - CPI Increase	117.1		
1/07/2020	2nd Payment for Financial Year 2019/20	250801	7/05/2020	27,924.25
5/01/2021	1st Payment for Financial Year 2020/21	259682	12/11/2020	28,616.81
1/01/2021	9th Year of Agreement - CPI Increase	118		
1/07/2021	2nd Payment for Financial Year 2020/21	269077	20/05/2021	28,836.75
5/01/2022	1st Payment for Financial Year 2021/22	278511	24/11/2021	28,836.75
1/01/2022	10th Year of Agreement - CPI Increase	121.6		
1/07/2022	2nd Payment for Financial Year 2021/22	287825	May 2022	29,716.52
5/01/2023	1st Payment for Financial Year 2022/23	297619	Nov 2022	29,716.52

REPORT

- The Bodangora Wind Farm Community Benefit Fund offers grant opportunities for incorporated NFP community groups for identified programs or projects and assessed using an open call for applications. Applications were open for a period of four weeks (1 February – 28 February 2023) via the Smarty Grants online program.
- Bodangora Community Consultative Committee (BCCC) independently reviewed applications in line with the funding [eligibility criteria and guidelines](#) and assessed each on the following criteria:
 - Deliver social, cultural, economic or environmental benefits to local communities of the Wellington region.
 - Address an identified community priority.
 - Demonstrate that any ongoing or recurrent costs of the project can be met by the community group once grant funding has been expensed
 - The organisation must demonstrate the capacity to manage funds and deliver the project.
 - Is the proposed project activity based within the Wellington and district community?

- BCCC held a committee meeting 13 March 2023 to further discuss assessment for a recommendation report (Table 2) to DRC for eligibility and governance review and finally Council endorsement.
- The BCCC received relevant information relating to each application from Manager Community Services during the meeting.
- Such information related to outstanding acquittals for; Wellington Arts Centre Inc (Community Services fund & BWFCBF) and Stuart Town Advancement Association Inc (community Services Fund).
- The current BWFCBF Guidelines state:

‘Acquittal reporting on all funded requirements will be a requirement of grant acceptance.

Community groups with outstanding project updates or acquittal forms from any previous

Council funding, may not be eligible for consideration. ‘

- The BCCC decided that the term ‘may not be’ was not a clear directive to deem an application ineligible. Therefore the recommendations were given.
- Manager Community Services highlighted the need for owner consent, DA and heritage approval for building facia applications.
- Manager Community Services also disclosed asset ownership of the Wellington Town Band Hall, with renewal of air-conditioning not being listed on current and near future budget.

Organisation	Project	Request	Decision	Awarded
Wellington Junior Redbacks Rugby Union Club	Fridge and Training Gear	\$9,528.28	Recommended	\$9,528.28
Wellington Town Band	Replacement of band hall damaged air conditioning unit	\$3,500.00	Recommended	\$3,500.00
Red Cross, Wellington Branch	Supply of Refrigerator for Showground Kiosk	\$1,000.00	Recommended	\$1,000.00
Stuart Town Advancement Association Inc	School of Arts plumbing	\$1,855.00	Recommended	\$1,855.00
Stuart Town Action Group Inc	Building facia renovations	\$10,000.00	Recommended	\$10,000.00
Wellington Golf Club LTD	Renewing kitchen rangehood	\$5,812.00	Recommended	\$5812.00
Wellington Arts Centre Inc	Refurbish Fascia	\$9,185.00	Recommended	\$9,185.00
Neurea Recreation Ground	Neurea Hall Solar Project	\$6,500.00	Recommended	\$6500.00
Barnardos Australia	Grow a Greener Future	\$6,507.00	Recommended	\$6507.00
Mumbil Parents & Citizens Association Inc	To Create a Mumbil Yarning Circle	\$7,319.00	Recommended	\$7319.00
TOTAL				\$61,206.28

Table 2. Recommendation report provided by BCCC

Consultation

- The Bodangora Community Consultative Committee (BCCC) Chairperson, DRC Councillor Representative, Iberdrola Australia Ltd Site Manager, and Manager Community Services were involved in review and approval of fund eligibility criteria and guidelines (Appendix 1).
- Bodangora Community Consultative Committee at meeting dated 13 March 2023 requested a review of the current grant guidelines with the increasing of the \$10,000 limit per application.
- Request for surplus funds to be rolled over to Round 9 2024 Bodangora Wind Farm Community Benefit Fund.
- Media releases, Council Column and public display on DRC website during 1 February till 28 February 2023
- Grant information sent through to regions Interagency networks through Community Services connections.
- All past successful and unsuccessful applicant groups and organisations from all Community Services funds since 2022 were emailed (6 & 7 February 2023) notification of the grant information and closing date.
- BCCC were provided all applications including supporting documents for independent assessment, as well as the fund eligibility criteria and guidelines prior to meeting on the 13 March 2023 (Appendix 1).
- BCCC provided a recommendation report for the provision of funds based on aggregate ratings, highest to lowest scores from assessment from the meeting on the 13 March 2023.

Resourcing Implications

- Internal staff resourcing was required for creation of online Smarty Grant version, implementation, delivery and administration of this funding program.
- Staff resourcing has been sourced from; Community Culture & Places Administration, Director Community Culture & Places, Manager Community Services, Communication and Media team, Financial Partners.
- Administrative and secretariat support (meeting held 13 March 2023) has been provided to the BCCC with an ongoing commitment a minimum of once per annum.
- Periodic review of acquittal submissions requests for extension or alternate use of funds.
- Twice annual audit of acquittal submission and issue of reminder letters as required.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	85,000	0	0	0	0	0
b. Operating expenses	-61,206.28	0	0	0	0	0
c. Operating budget impact (a – b)	28,793.72	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?			Yes, operating revenue as part of the planning agreement			
What is the source of this funding?			Iberdrola Australia Ltd			

Table 3. Ongoing Financial Implications

Next Steps

- All successful recipients of funding shall be advised in writing and the requirements of fund provisions including expenditure, development applications and consents, acquittal timeframe, as well as acquittal form.
- All unsuccessful recipients shall be advised in writing and informed of ineligibility if relevant, provided links to the Dubbo Grant Hub and any advice to assist future applications for council financial assistance.
- Any remaining funds from Round 8 of the Bodangora Wind Farm Community Benefit Fund to be rolled over into the Round 9 2024 annual funding stream.
- That council consider reviewing current grant guidelines to increase the current \$10,000 limit per application.

APPENDICES:

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| 1⇒ Guidelines - Bodangora Wind Farm Community Benefit Fund - Version 3 | Provided under separate cover |
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REPORT: Macquarie River Master Plan (North and South Precincts) - Community Consultation

DIVISION: Community, Culture and Places
REPORT DATE: 28 February 2023
TRIM REFERENCE: ID23/323

EXECUTIVE SUMMARY

Purpose	Seek endorsement Macquarie River Master Plan (North and South Precincts).	
Issue	Seek endorsement of final draft of Macquarie River Master Plan (North and South Precincts) following public exhibition.	
Reasoning	The draft Macquarie River Master Plan (North and South Precincts) has been prepared with extensive community consultation and input. Following public exhibition of the draft master plan – the final Macquarie River Master Plan (North and South Precincts) is now provided for consideration.	
Financial Implications	Budget Area	Community Culture and Places / Recreation and Open Spaces
	Funding Source	Predominately grant funding, with support from General Fund.
	Proposed Cost	\$47,840,000 ex GST (2023)
	Ongoing Costs	To be determined
Policy Implications	Policy Title	No Policy
	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: 5 Liveability
- CSP Objective: 5.1 The health and safety of the community is improved
- Delivery Program Strategy: 5.1.2 The needs of older people and people with a disability are monitored to ensure appropriate services and facilities are available
-
- Theme: 5 Liveability
- CSP Objective: 5.2 Our First Nations communities and cultures are celebrated and enhanced

Delivery Program Strategy:	5.2.2 The culture of our First Nations communities is recognised and celebrated
Theme:	5 Liveability
CSP Objective:	5.5 Our community has access to a diverse range of recreational opportunities
Delivery Program Strategy:	5.5.1 Passive and active open space is located to maximise access and use by the community

RECOMMENDATION

1. That the Macquarie River Master Plan (North and South Precincts) - Community Consultation report be noted.
2. That the North West Urban Release Area be withdrawn from the Macquarie River Master Plan (North and South Precinct), with a further review of the structural plan to be undertaken through Growth Planning with a subsequent report to Council.
3. That the sealed access road and paths shown within the Macquarie River Master Plan (North and South Precincts) - Regand Park are to be retained to provide equitable access and recreational opportunities to the broader community.
4. That the following amendments be noted:
 - a. The repositioning of the amphitheatre towards the centre of Regand Park, overlooking the wetlands and adjacent to a carpark.
 - b. The repositioning of the walking trails at the back of Regand Park to ensure a minimum 50 metre buffer is retained.
 - c. That the area identified as a Mud Run area be retitled as an “Event Area” to broaden its application and opportunities for other activities.
 - d. That the new proposed carpark at Sir Roden Cutler Park be identified as a “flexible hard stand area” that provides opportunities for catering vans to support events.
 - e. That Electric Vehicle charging stations be allowed for at Sir Roden Cutler Park top carpark.
 - f. That the location of the clubhouse at Police Paddock be repositioned to a more central location on the western side of the active recreation area, and the southern amenity block be removed.
 - g. That the internal roads of Devil’s Hole and Police Paddock (west of the drainage swale) be unsealed.
5. That the response provided for each of the themes identified be noted.
6. That the community be acknowledged for their contribution into the development of the Macquarie River Master Plan (North and South Precincts).
7. That the Macquarie River Master Plan (North and South Precincts) be adopted with the amendments.
8. That it be noted:
 - a. The NSW Government policy settings and the NSW Floodplain Inquiry allow for suitable sporting and recreational facility on floodplains as they do meet the threshold of key infrastructure.
 - b. That the installation and/or construction of specific sporting and recreational assets

or floodplain will be assessed against the relevant standards and Grant policy on a case by case basis.

9. That the wayfinding project currently being rolled out for the Macquarie River Open Space Precinct be extended to cover interpretative and information signs to help ensure a consistent signage strategy is implemented.
10. That public art installations within the Macquarie River Open Space Precinct be in accordance with the goals and objectives of Dubbo Regional Council Public Art Strategy – Shaping Plans to Advance Regional Culture (SPARC) plan.
11. That options for the water supply for the wetlands be investigated further to help ensure that they retain their function and aesthetic quality.

Kim Hague
Director Community, Culture and Places

IM
Manager Recreation and
Open Space

BACKGROUND

Previous Resolutions of Council

22 March 2021	That the Director Liveability provide a further report regarding the Review of the Regand Park Master Plan along with the River Corridor Master plan for Dubbo and incorporate environmental related activities, sporting and leisure related activities.
27 January 2022	<ol style="list-style-type: none"> 1. That the Chief Executive Officer provide a staff report outlining the history and current status of formal plans in place for the development of the Regand Park area as public open space and advising on opportunities for the reinstatement of the Regand Park Master Plan, including the proposals for private sporting field development. 2. That that the CEO provide a report updating council on the progress of master planning for Macquarie River corridor. 3. That council notes the importance of public awareness and consultation in relation to proposed uses of public land.
24 February 2022	<ol style="list-style-type: none"> 1. That \$140,000 from the current Section 94 Open Space and Facilities Plan be utilised to engage suitably qualified landscape architects to develop a northern and southern Macquarie River Master Plan, with any unexpended funds being returned to the Restricted Asset. 2. That a procurement process be undertaken to appoint appropriately qualified consultants to undertake a review of the original Regand Park Master Plan and the development of a master plan for the northern Macquarie River recreational precinct.
21 September 2022	<ol style="list-style-type: none"> 1. That Council note that Dubbo Regional Council strategic documents predict a shortfall of passive open space and a lesser shortfall in sporting fields in Dubbo. 2. That the Chief Executive Officer produce a report at the same Ordinary Meeting of Council at which the Draft Master Plan, will be considered, detailing all available Council owned or administered land that could be used for passive open space and for sporting fields, and where both could be provided, in order to best inform Councillors and the community in respect of the latest predictions in relation to the current and future need for public open space and sporting fields, given population projections and future subdivision developments. 3 That Council notes in respect of the Landscape Master Plan for Macquarie River's North and South Precincts that council is committed to achieving the best outcome based on the most accurate data and is not working to a rigid or predetermined timeframe.
8 December 2022	<ol style="list-style-type: none"> 1. That this report be noted. 2. That the draft Macquarie River Masterplan (North and South

	<p><i>Precincts) be placed on public exhibition from 12 December 2022 to 17 February 2023 to enable the community to make comment.</i></p> <p>3. <i>That following the public exhibition period that a report be provided back to Council with a finalised Macquarie River Masterplan (North and South Precincts) for consideration at the march 2023 Ordinary Meeting of Council.</i></p>
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REPORT

In the preparation of the draft Macquarie River Master Plan (North and South Precincts) the community was asked to provide comment on the spatial plans that were provide. Following an extremely strong response from the survey (424) a draft Macquarie River Master Plan (North and South Precincts) was considered at the December 2022 Ordinary Meeting of Council. At this meeting it was resolved that the draft plan be placed on public exhibition from the 12 December 2022 through to 17 February 2023 with community members were invited to provide feedback, with the final master plan returned to the March Ordinary Meeting of Council for consideration.

At the close of the public community exhibition period, Council had received submissions. This comparatively low number of submissions may indicated that the broader concerns of the community had largely been addressed in the preparation of the draft Macquarie River Master Plan (North and South Precincts).

Within the submissions there were many positive comments and suggestions, with many being incorporated into the final draft master plan. There was also ongoing concern about the placement of sporting fields on flood plains, and road access to specifically Regand Park.

To address the concerns raised the comments have been broken into broad themes, with the number of the submission/s identified. The submissions have been attached and have been numbered in the top right hand corner of the page for convenience and cross referencing. The numbers in the section below relate to the submission number.

Amendments made to Master Plan following community feedback

Below is a list of amendments made in response to the comments received. For convenience these are identified by the precinct and the area number, as shown in the master plan.

- **South - Area 02 – Regand Park Overall / A05 Regand Park South**
Submissions: 13, 23 & 44

A request was made to reposition the Learning / Rest Area / Amphitheatre further away from the houses at the Regand Park subdivision.

Following consideration this area has been repositioned towards the centre of Regand Park, overlooking the wetlands and adjacent to a car parking area.

Submission: 44

A request was made to remove the walking track at the back of the Regand Park subdivision.

Following consideration the path layout has been modified to ensure that a minimum distance of 50 metres exist between the property line and the nearest point of the track.

- **South - A05 Regand Park South**

Submissions. 11, 23 & 25

A number of submissions identified concerns about the Mud Run having a dedicated space.

Following consideration this has been identified as an Event Space to ensure a broader application and opportunities for other event organisers.

Other submissions raised concerns about the lack of trees within the “Event Space”. Additional trees have been included in this area.

- **South – Area 06 – Sir Roden Cutler Park**

Submissions: 6, 22, 30 & 31

Submissions were received that suggested providing a flexible hard stand area that would be suitable for pop-up cafes, with appropriate sporting infrastructure.

Following consideration the proposed new carpark has been identified as an area that could accommodate this activity, primarily for events. This carpark would be used to support visitation to the park and the proposed new playground and climbing stairs. Sandy Beach was also identified as potential site for this activity but is considered suitable due to its remoteness.

The request for additional EV charging stations was also requested at Regand Park and Lions Park West. However due to the potential of costly damage due to flooding (Regand Park) and low visibility (Lions Park West) it is proposed to include charging stations at Sir Roden Cutler Park. A new amenity block is also proposed at the end of life of the existing structure.

- **North - 04 - North West Urban Release Area**

Submissions: 7, 11, 12, 13, 16, 18, 23, 24, 25, 27, 29, 30, 31, 32, 33, 37, 40, 42 & 44

Resulting from two public exhibitions of the North West Urban Release Area a review of the overall structural plan of the subdivision is currently underway. As a result of the comments received the layout of the subdivision will be revisited as will the public open space component.

It is therefore proposed to remove the North West Urban Release Area from this report. As the structural plan review continues further advice will be provided to the community.

- **North – Area 02 – Police Paddock**

Submission: 2

Concern was raised regarding the position of the Clubhouse at the northern end of the Police Paddock.

In response the Clubhouse has been moved to a more central location on the western side of the active recreational area. This enables the proposed amenities (adjacent to the southern carpark) to be incorporated into the one structure.

The path / road network on the western side of the drainage line will be unsealed. The connecting road from the Active Recreational Area back to Brisbane Street will be sealed.

- **Area 03 – Devil’s Hole and NW Open Space**

The internal loop within Devil’s Hole will remain unsealed.

The following section provides responses to the main themes identified following assessment of the submissions. As many of the responses for the various areas, as exhibited in the draft master plan, were similar they have grouped together and attempt to provide an overall response to them rather than individual responses to each.

General acceptance / Positive Comments (in part or in full)

Submissions: 4, 7, 9, 13, 14, 16, 20, 21, 23, 25, 26, 27, 28, 30 & 39

Throughout the comments received there is a general recognition that Council is trying to achieve a balanced outcome that provides for a broad cross section of the community. Positive comments include the increase in tree planting and biodiversity that is proposed throughout the riverine corridor, improved connectivity and dog parks. Within the comments there is also strong support for no sporting ovals in Regand Park.

Submissions: 13

Sporting facilities in Regand Park and recreational facilities on flood plains (generally)

Submissions: 10, 16, 23, 24, 25, 27, 29, 32, 33, 43, 46 & 47

Following the floods that hit NSW last year the State Government commissioned an inquiry regarding the impacts that these floods had on communities, and how to help mitigate future impacts of similar events. The NSW flood inquiry, in part, found “That, to establish the capacity and maximise the economic, social and environmental potential and consequently unlock the value of NSW floodplains,

Government adopt the following guiding principles for floodplain management:

- treat floodplains as an asset, specialising in uses that are productive and minimise risk to life during major weather events. Such uses would include sporting and recreational activities, garden plots and community gardens, agriculture and forestry, renewable energy production, biodiversity offsets, parks and outdoor education activities. Government should progressively move floodplain ownership to Government leasehold with lessees using the land under appropriately specified conditions. The management of the process of conversion to leasehold would be a Special Project of the NSWRA but over time handing the floodplain asset over to management by another government agency. The NSWRA (sic) should prioritise rapid conversion to leasehold in cases where houses and businesses are in high-risk areas – this may be accomplished by land swaps or buy backs. In doing so Government achieves early wins for new uses. In other cases, the conversion should occur as a condition of development, of a type that is consistent with safe evacuation or safety in place in the case of flash flooding that recedes rapidly
- treat development of the floodplain in parallel with development of urban structures (houses, businesses and industry) that are built near to the edge of the floodplain. Examples of connection could include high-rise housing developments where apartment owners are granted automatic rights and access to community garden and community recreation facilities. Structures within the floodplain and surrounding development should be connected by a layer of sustainable transport
- favour letting watercourses largely flow naturally rather than implementing engineering barriers such as flood levees and mitigation schemes to stop floods
- communicate the intention to use planning arrangements that will lead to greater safety and community amenity as well as realising a significant state asset. This needs to be communicated in general to the people of NSW, but also to those particularly affected communities at the time of planning, rebuilding and construction.”

NSW flood inquiry <https://www.nsw.gov.au/nsw-government/projects-and-initiatives/floodinquiry>

Note: NSWRA – New South Wales Reconstruction Authority)

Where a recommendation is supported in principle, the Government is committed to working towards the objective identified by the Inquiry but has identified the need to undertake further analysis and consultation (particularly with the Commonwealth, local councils and NSW agencies) on the best means of achieving this.

A “recreation area” is also permitted with consent in the C3 Environmental management zone in the Dubbo Regional LEP 2022.

Access road / sealed road and paths into Regand Park

Submissions: 5, 8, 9, 11, 13, 16, 22, 23, 24, 27, 29, 31, 32, 33, 35, 37, 39, 40, 42, 43 & 44

There were a significant number of submissions against providing vehicular access to Regand Park. A number of reasons were provided including preservation of the existing ambience of

the area, concerns about conflict between vehicles and pedestrians and environmental reasons. It is important to note that there was also significant support for improved access identifying improved accessibility to the parkland and to the river itself. Many people identified for the need for emergency access – requiring a road, but not having it available for general use.

Noting that Regand Park is a large site and will become a Regional level park it is important to ensure that people of all abilities and ages can access the benefits of the natural area. It is therefore appropriate that a sealed, and accessible, road is provided. The proposed access road would be sealed, with suitable edging to help reduce damage through flooding. The proposed road would be a 2-way road to approximately 400 metres from the entrance where it then becomes a 1-way loop road. The road will be speed limited. This approach is consistent with the Dubbo Regional Council Disability Inclusion Plan that has as its Mission Statement:

“Dubbo Regional Council through the provision of the 2022 - 2025 Dubbo Regional Council Disability Inclusion Action Plan is committed to striving for an inclusive society and advocating for equal rights for all within our communities”.

The Dubbo Regional Council Disability Inclusion Plan actively requires Council to provide equitable facilities for all members of our community. This includes access to passive and active recreational areas. In a straight line the distance between Tamworth Street to the South Dubbo Weir is over 1,200 metres. Dubbo Regional Council has a responsibility to all sectors of our community to provide equitable access to all members of our community, wherever it is possible or practical.

The sealed road within Regand Park provides the opportunity for a number of recreational pursuits to be undertaken, including walking, riding, etc. As identified in the workshops other recreational pursuits, such as horse riding can also be accommodated by having an associated, but separated, trail.

As identified within the workshop the conflict between vehicles, pedestrians, cyclists and horses will be achieved by spatially separating them.

A sealed access road is also required for the servicing of BBQs, picnic shelters, litter removal, amenity cleaning, as well as for emergency services.

Speed limiting devices and gates to limit vehicular access between curfew hours can be installed.

Carparking

Submissions: 4, 7, 11, 13, 22, 24, 24, 25, 27, 28, 29, 31, 32, 33, 34, 40, 42, 43 & 46

There were a significant number of submissions against providing additional car parking within the various areas of the master plan. A number of reasons were provided including environmental damage and that they are hot and ugly. It was also suggested people should either walk there or catch public transport.

Carparks, like access roads, are required to be integrated into the various precincts to help ensure that equitable access is provided to all sectors of our community. People with reduced mobility skills should still be able to drive and park in relative close proximity to areas that they wish to explore and experience. The expectation that this sector of our community can just “walk” there is unrealistic. The approach in the development of this draft Master Plan is consistent with the Dubbo Regional Council Disability Inclusion Plan that has as its Mission Statement:

“Dubbo Regional Council through the provision of the 2022 - 2025 Dubbo Regional Council Disability Inclusion Action Plan is committed to striving for an inclusive society and advocating for equal rights for all within our communities”.

There was both support and objection to additional car parking in the active sporting areas. Realistically these active sport precincts require more formalised parking than what currently exists. By formalising these area better utilisation of space can be achieved, as well as a significant reduction in vehicular and pedestrian conflict in heavy use times (i.e. increase in safety). It is anticipated that the formalisation of the car parking arrangements, as proposed, can be undertaken with minimal environmental damage. For example: the proposed car parking area at Lady Cutler South (Tamworth Street) was set aside for future car parking when the site was developed c1998. The irrigation system is designed in a manner that makes this possible. Acknowledging the restoration work of Rivercare, it is proposed that access/egress would come from South Street – largely mitigating any planting losses.

The large open drain to the north of Lady Cutler ovals was enlarged, and significantly widened, mid 2000s. The trees to the north of the drain was planted as part of this project. As shown in the draft Master Plan the intent is to retain these existing trees, pipe the open drain and plant additional trees. There was concern that this will negatively impact a leash free area that currently exists to the south of the LH Ford Bridge. As part of this master plan a number of new leash free areas are proposed to offset any losses.

Concern, and support, was received about car parking at the Police Paddock and Bidybungie Reserve and the potential of tree removal. It has never been the intent to remove any of the endemic vegetation through the drainage channel at Police Paddock. These are mature and hollow bearing River Red Gums and rather than negatively impact the area, the proposition is to plant the western area to reconnect these trees back to the river corridor. Plantings on the eastern side of these trees will also be endemic species.

At Bidybungie Reserve there are no existing trees in the carpark areas as shown. These trees are additional plantings to create shading of the car parking to assist in reducing heat absorption. With all of these proposed car parking area tree planting is proposed to help reduce the heat island effect, and to reduce the “ugliness” of these areas.

The question was raised why wasn’t there car parking constructed at the time the new fields (Riverside Ovals) were built. The required number of carparks were constructed, and it was also considered that there was sufficient parking along South Street. This master plan is

taking a more holistic view of the precinct, especially as this area now has the ability to attract very large sporting events.

Concern was raised regarding RVs overnighting at the Police Paddock if a carpark was provided in this area, and Council's ability to police this. This is not a problem at other sites, including Macquarie Lions Park, Ollie Robbins Oval, etc. Appropriate signage will be installed to discourage parking.

Eco –hub

Submissions: 11, 13, 23, 24, 25, 31, 32, 39 & 42

There was good support for the "Eco-hub" with people identifying the need and opportunities that this presents.

Comments were received that needs to be a shared facility, rather than being dedicated to a single group. Council sees this facility as an opportunity for all environmental groups to be involved in this area moving forward. This potentially also includes storage options for these groups. It has always been the intent that this Eco-Hub would be an environmental centre and not limited to one group.

There was some comments about the size of the facility, but as this point it is currently diagrammatic and can be scaled up or down as required.

Amenities

Submissions: 11, 24, 25, 27, 31, 32, 35, 36, 42, 43, 44 & 46

There was a significant amount of comments regarding the inclusion of additional amenities throughout the Macquarie River Master Plan (North and South Precincts). There were support for the upgrade of facilities at Sandy Beach and Lady Cutler Sports Precinct and additional facilities throughout the river corridor.

These locations include:

- Lady Cutler East – clubhouse and amenities
- Regand Park North – adjacent to playground
- Regand Park South – adjacent to BBQ, picnic area and South Dubbo Weir.
- Adjacent to the Learning / Rest Area / Amphitheatre
- Police Paddock – Clubhouse
- Police Paddock – amenities adjacent to carpark

If we are inviting people into these public open spaces then adequate and accessible public amenities need to be provided. As part of the considerations in determining their locations the Dubbo Disability Inclusion Plan was also consulted. It is believe that the apart from a few minor amendments, shown below, that the number and locations are appropriate.

- The Lady Cutler East Clubhouse and amenities has been identified since Council purchased the developed the land in the mid-1990s. It is expected that at some point

the local football club (soccer) will require facilities to develop their sport. While the location has changed, facilities are required in this area for player and spectator comfort and to reduce the need for players and spectators to cross Bligh Street.

- Regand Park – amenities need to be provided adjacent to the playground, learning area and the picnic area for the comfort and convenience of people using the site.
- Police Paddock – as part of the amendments to the plan the Clubhouse and amenities have been condensed into one building and placed more centrally to support both the active recreational area and the rest stop.

Once constructed these amenities will be placed on a regular cleaning and maintenance program.

Aboriginal / cultural significant sites.

Submissions: 12, 24, 31, 32 & 46

It was raised in one submission received that there are highly significant cultural elements located on the western side of the river. The question was also raised if the traditional owners of the land had been approached for comment. These culturally significant sites did not appear on the AIHMS search that was conducted.

Regardless, before any development of the Master Plan can commence more targeted and detailed design and consultation will be required. In the event that any culturally sensitive elements are discovered then Council will work with the appropriate members of our community and government departments to prevent or limit disturbance to them.

Council engaged with Traditional Owners during the community consultation phase and no issues of concern was raised. As indicated above Council will continue to engage and work with the Traditional Owners during the implementation of the Macquarie River Master Plan (North and South Precincts) once adopted.

Biodiversity / Riparian Corridor Enhancement

Submissions: 7, 8, 11, 13, 16, 23, 24, 25, 27, 28, 29, 31, 32, 33, 34, 40, 42, 43, 46

There was strong support throughout the submissions with regards to increasing the tree canopy and biodiversity within the river corridor. There were a small number of submissions wanting less trees to retain views. In this respect the planting density varies from open woodland through to the re-establishment of a full riverine suite of plants including understorey species. A very strong emphasis on the use of endemic species is proposed. There may be some exotic species used, but in extremely limited areas and numbers. The master plan strongly supports the expansion of the riverine corridor within the constraints that we have. As part of the implementation of the master plan there is an extremely strong focus on retention of the existing endemic trees/ species. Exotic trees, for example at Regand Park, will be transitioned out over time.

There was support for the Flying Fox foraging and camp site restoration at the Police Paddock, with comments also suggesting that it could be enlarged across the whole site. Whilst noted – the restoration area will be contained to the existing drainage channel back to the Macquarie River.

Several submissions identified the need for additional shade around sporting venues. This can be accommodated, with an example being Lady Cutler South with these trees being planted at the time of development. Opportunities to increase shade will be investigated through consultation with the sporting groups.

Two submissions suggested that a Eucalyptus garden or botanic garden could be established in the river precinct. However, the strong preference is to restore the endemic vegetation rather than use non-endemic species that could in turn create a weed issue. The creation of a Eucalyptus collection could be a consideration at the Dubbo Regional Botanic Garden.

Any additional plantings along the river paths that potentially would have negative impacts to adjacent properties would involve further direct consultation.

Mud Run

Submissions: 4, 7, 11, 14, 16, 22, 23, 24, 25, 31, 32, 33, 43 & 44

Both for and against comments were received about the provision / identification of an area dedicated to the Mud Run. Whilst some people could see positives, others were concerned about ongoing maintenance of the area. This included weed control and rehabilitation of the area after the event.

A small number of submissions suggested relocating the Mud Run / Event Area closer to the Regand Park subdivision to retain grass land views for residents. However by relocating the track would potentially increase the number of complaints about people seeing into backyards.

As a result of the comments received – the “Mud Run” site has been identified as an Event Area. This more general approach allows for other events to be held within Regand Park.

Some tree planting has also been allowed for in this area, but will still largely be dominated by grasses so not to restrict the hosting of events. Rather than causing environmental damage the provision of a large grassland area can enhance biodiversity and foraging opportunities for seed eating birds. Some semi – or permanent structures may be allowed under agreement.

Wetlands

Submissions: 5, 7, 11, 13, 14, 16, 17, 22, 31, 34, 39 & 46

It is acknowledged that the proposed wetlands in the master plan did not exist previously. However as part of the environmental enhancement of the southern precinct these wetlands will provide habitat for wildlife (especially wetland birds), enhance the visual amenity of the area, and potentially provide alternative recreational opportunities for the community.

To help ensure that the proposed wetlands meet their functional objective they would be professionally designed and constructed, allowing for wildlife refuges. Water supply to the wetlands was also raised as concerns. There are currently two options available being the use of some of the backwash water from the John Gilbert Water Filtration Plant and stormwater capture from the urban area. Both options provide the opportunity to improve the quality of water re-entering the Macquarie River, providing an environmental benefit.

Submission 45 misidentifies a wetland in Police Paddock. The proposed works are an enhancement of the existing man made drainage channel and bioswale, as well on enhancing the natural drainage channel.

Dog lease free areas

Submissions. 21, 23, 25, 27, 31, 39, 40, 42 & 46

There was good support for the increase in the number of locations for dog leash free areas, as well as requests to increase the size of them. As the master plan is a high level document, with further fine grained design to follow, it is likely that this can be accommodated.

There was concern that this will negatively impact a leash free area that currently exists to the south of the LH Ford Bridge. This is non-fence leash free and the area to the west can still be made available. As part of this master plan a number of new leash free areas are also proposed.

Koala Plantation

Submissions: 14 & 31

The area identified in Regand Park for the Koala Plantation is an opportunity to partner with the Taronga Western Plains Zoo to ensure that enough browse can be provided on a daily basis to support their koala population.

It is not about trying to establish a Koala population at Regand Park. Interpretative signage would be provided to explain the process of maximising browse production (coppicing) and information about the species and its current plight.

Within the master plan this has been renamed “Koala browse / endemic planting” to reflect that this opportunity may not eventuate.

Public Art / Wayfinding

Submissions: 1, 4, 9, 11, 23 & 29

A number of submissions raised the issue surround public art, interpretative and information signs within the river precinct.

Dubbo Regional Council is currently working on a wayfinding project within the river precincts that is being extended to cover an upgrade of a number of information / interpretative signs as funds allow.

Art installations in the public space area will be considered under Dubbo Regional Council Public Art Strategy – Shaping Plans to Advance Regional Culture (SPARC) plan.



Figure 1. Adopted suite of signs for the river precinct.

Riverbank Erosion

Submissions: 10, 11, 16, 24, 27, 31 & 32

Submissions were received concerned about the existing erosion, how best to manage further events and the design of infrastructure to prevent further erosion.

The river course itself doesn't come under the control and management of Dubbo Regional Council. This management comes under the control of a number of State departments and agencies. However, Council does have to take into account impacts that may result from infrastructure that is constructed within the corridor, and we work actively with these to achieve positive outcomes. This includes any future designs of infrastructure.

Currently Dubbo Regional Council is having an assessment of the erosion points at Lady Cutler South and Sandy Beach to determine what can be done to mitigate further erosion. Any identified works is likely to require financial assistance by the State government.

Dubbo Regional Council is currently working on finalising designs for the realignment of the path adjacent to Lady Cutler South to move it to the eastern side of the existing trees. The realignment shouldn't require the removal of any of the planted Casuarinas.

There is no evidence that the placement of the sporting fields close to the river has contributed to the erosion.

Infrastructure – flood lighting, pedestrian, lights, bridges (3rd river crossing, 4th river crossing) and other questions.

Submissions: 3, 10, 16, 24, 27, 32 & 38

The third bridge route has been determined and is a State Government development.

The fourth river crossing was discussed in the workshops, but not included within the plan as no decision has been made on the final route. The plan is adaptable enough to address the fourth bridge.

Council will consider the design of any new cycle / walking bridges on a site specific basis to help ensure that they are sympathetic to the area and reduces any impacts to the environment.

A request was made to move the proposed path along Macquarie Street that links Regand Park to Miriam. However this path was relocated in the plan from being shown to transverse land in private ownership to the public road system and can't be moved further without impacting safety.

To maximise the utilisation of the sporting fields along the river corridor it is necessary to consider the installation of floodlighting in this area. To help mitigate the impacts of floodlighting Council has an existing curfew of 11pm. In most instances, apart from sporting events as opposed to training, these lights are turned off well in advance of this curfew.

Pedestrian lighting – western side of Macquarie River. Council is committed to providing a lit pedestrian loop around the Macquarie River. Bollards are proposed along the back of Stonehaven Avenue to reduce spill light and as a result of the shallow / exposed sandstone shelf in that area. For energy efficiency it is anticipated that these will power down to a low light level, and power up when people approach.

A question was raised about how much Council has made the consultants for the development of the master plan. As identified earlier in the report, Council on the 22 February 2022 set aside \$140,000 for the development of the master plan. To date this full amount has not be expended.

Tree Removal Police Paddock

Submissions: 24, 27, 32, 40 & 42

There is no intention to remove any endemic vegetation from the Police Paddock. The intent is to enhance the existing vegetation through the centre of the reserve by planting appropriate species between the river the drainage line. The proposed planting is part of a successful application to increase flying fox foraging and habitation opportunities.

Access to the river / fishing / kayaking

Submissions: 7, 19, 24, 25, 29, 31, 32 & 40

There was both support and opposition to increased access to the river for recreational purposes. A balanced approach has been taken with the development of the Macquarie River Master Plan (North and South Precincts) to provide as much safe access to the river as possible without negatively impacting the environment. In some areas there are sharp drop offs which are considered inappropriate to encourage access by the general public. Other

areas have high quality riparian vegetation that needs to be protected. As the master plan is implemented further opportunities to increase accessibility to the river can be explored. The boat washing facilities have been removed from Lions Park West.

Consultation

The draft Macquarie River Master Plan (North and South Precincts) has been promoted through the following avenues:

- Media release Macquarie River Master Plan Exhibition – 16 December 2022. Sent to 2DU, ZooFM, ABC Western Plains, News Sydney (AAP), Binjang Radio plus others.
- Dubbo Regional Council webpage – Public Exhibitions
- Half page Daily Liberal advertisement - 4 January Half page Daily Liberal advertisement - 11 January
- Single listing Dubbo Photo News Council Snapshot advertisement - 12 January Single listing Dubbo Photo News Council Snapshot advertisement - 19 January Single listing Dubbo Photo News Council Snapshot advertisement - 26 January
- Facebook and Instagram post - 16 December Twitter post - 21 December Facebook and Instagram post - 5 January Facebook , Instagram and Twitter post - 3 February
- Social media posts
- Hard copies, FAQs and response forms provided at the Civic Administration Buildings (Dubbo and Wellington), Western Plains Cultural Centre and Dubbo and Wellington libraries.
- An email advising that the draft Macquarie River Master Plan was on public exhibition was sent to attendees of the workshops and other interested parties where they were available.

Resourcing Implications

Following the adoption of the Macquarie River Master Plan (North and South Precincts) there will be a requirement of staff to seek and apply for the funds to implement the plan. It is expected that the implementation of the master plan will be ongoing over the life of the master plan, expected to be 20 years.

Taking out the North West Urban Release Area for the time being, it is important to note that there is no increase in the land under the care and control of Council.

A significant proportion of the Macquarie River Master Plan (North and South Precincts) is already in place – notably the active sporting areas centred on Lady Cutler and the north riverbank sporting precinct. It is therefore unlikely there will be a significant increase in maintenance costs, other than CPI, in these areas.

Much of the master plan involves environmental restoration and rehabilitation works. These areas include Regand Park, the river foreshores, Police Paddock, Biddybungie Reserve and Devil's Hole. These areas are already being managed as urban bushland reserves. As it highly likely that the main focus in the first years of the implementation of the plan will be tree planting it is not expected that this will have a significant negative impact on maintenance budgets.

The largest impacts to budgets will come through the development of the wetlands, sealed roads, amenities and supporting infrastructure. The initial construction costs are likely to be offset through grant contributions in the first instance. However Council needs to cognisant of the recurrent and increased maintenance and operating costs of these new assets, including ultimately their renewal. These additional costs will need to be considered as part of the process of deciding whether to submit grant applications or not.

Next Steps

If adopted Council can commence with identifying and applying for funding to further the environmental restoration and rehabilitation works already commenced.

APPENDICES:

1 Report Summary - Macquarie River Master Plan Submissions	Excluded and provided as separate attachment
2 Macquarie River Master Plan 2187_Final March 2023_Moir	Excluded and provided as separate attachment
3 Macquarie River Master Plan 2187_Final_March_Part_B_Moir	Excluded and provided as separate attachment
4 Macquarie River Master Plan 2187_Final_March_Rev_A Appendix A_Moir	Excluded and provided as separate attachment
5 Macquarie River Master Plan 2187_Final_March_Cost_Estimate	Excluded and provided as separate attachment