



AGENDA

ORDINARY COUNCIL MEETING

24 NOVEMBER 2022

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

The meeting is scheduled to commence at 5.30 pm.

PRAYER:

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

ACKNOWLEDGEMENT OF COUNTRY:

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

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CCL22/274 LEAVE OF ABSENCE (ID22/2373)

CCL22/275 CONFLICT OF INTEREST (ID22/2374)

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.

CCL22/276 PUBLIC FORUM (ID22/2375)

CCL22/277 CONFIRMATION OF MINUTES (ID22/2376)

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 27 October 2022.

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INFORMATION ONLY MATTERS:

CCL22/278 MAYORAL APPOINTMENTS AND MEETINGS (ID22/2355)

The Council had before it the report dated 9 November 2022 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.

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MATTERS CONSIDERED BY COMMITTEES:

- CCL22/279 REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE - MEETING 10 NOVEMBER 2022 (ID22/2377)** 28
The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 10 November 2022.
- CCL22/280 REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 10 NOVEMBER 2022 (ID22/2378)** 33
The Council had before it the report of the Culture and Community Committee meeting held 10 November 2022.
- CCL22/281 REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 10 NOVEMBER 2022 (ID22/2379)** 40
The Council had before it the report of the Corporate Services Committee meeting held 10 November 2022.
- CCL22/282 REPORT OF THE VILLAGES COMMITTEE - MEETING 9 NOVEMBER 2022 (ID22/2395)** 43
The Council had before it the report of the Villages Committee meeting held 9 November 2022.
- CCL22/283 REPORT OF THE RECONCILIATION ACTION PLAN WORKING GROUP - MEETING 7 NOVEMBER 2022 (ID22/2396)** 48
The Council had before it the report of the Reconciliation Action Plan Working Group meeting held 7 November 2022.
- CCL22/284 REPORT OF THE PUBLIC SPACES TREE COMMITTEE - MEETING 26 OCTOBER 2022 (ID22/2397)** 51
The Council had before it the report of the Public Spaces Tree Committee meeting held 26 October 2022.
- CCL22/285 REPORT OF THE SOCIAL JUSTICE ADVISORY COMMITTEE - MEETING 15 NOVEMBER 2022 (ID22/2416)** 55
The Council had before it the report of the Social Justice Advisory Committee meeting held 15 November 2022.

CCL22/286	REPORT OF THE FINANCIAL PERFORMANCE COMMITTEE - MEETING 15 NOVEMBER 2022 (ID22/2417)	59
	The Council had before it the report of the Financial Performance Committee meeting held 15 November 2022.	
 REPORTS FROM STAFF:		
CCL22/287	SEPTEMBER 2022 QUARTERLY BUDGET REVIEW STATEMENT (ID22/2371)	62
	The Council had before it the report dated 11 November 2022 from the Chief Executive Officer regarding September 2022 Quarterly Budget Review Statement.	
CCL22/288	RESPONSE TO RESOLUTION: ENSURING INTEGRITY OF COUNCIL'S LANDUSE CONSENT IN GRANT APPLICATIONS (ID22/2267)	103
	The Council had before it the report dated 31 October 2022 from the Chief Executive Officer regarding Response to Resolution: Ensuring Integrity of Council's Landuse Consent in Grant Applications.	
CCL22/289	UPDATE - ADVERTISING BANNERS ON THE LH FORD BRIDGE (ID22/2179)	110
	The Council had before it the report dated 20 October 2022 from the Chief Executive Officer regarding Update - Advertising Banners on the LH Ford Bridge.	
CCL22/290	REALLOCATION OF FUNDS - HEAVY PATCHING TO REGIONAL ROADS MAINTENANCE (ID22/2367)	113
	The Council had before it the report dated 10 November 2022 from the Manager Infrastructure Delivery regarding Reallocation of Funds - Heavy Patching to Regional Roads Maintenance.	
CCL22/291	REGISTRATION OF EASEMENTS FOR NON-POTABLE WATER SUPPLY, WELLINGTON (ID22/2266)	116
	The Council had before it the report dated 31 October 2022 from the Manager Major Projects regarding Registration of Easements for Non-potable Water Supply, Wellington.	

- CCL22/292 DUBBO TRANSPORTATION STRATEGY 2020 - PROGRESS REPORT (ID22/2010)** 120
The Council had before it the report dated 10 November 2022 from the Manager Growth Planning regarding Dubbo Transportation Strategy 2020 - Progress Report.
- CCL22/293 DUBBO REGIONAL HOUSING ROADMAP - PROGRESS REPORT (ID22/1982)** 132
The Council had before it the report dated 15 November 2022 from the Manager Growth Planning regarding Dubbo Regional Housing Roadmap - Progress Report.
- CCL22/294 D22-360 HARDWARE AND BULDING SUPPLIES (ALTERATIONS AND ADDITIONS) AND BOUNDARY ADJUSTMENT 112 SHERATON ROAD DUBBO (ID22/2260)** 141
The Council had before it the report dated 3 November 2022 from the Senior Planner regarding D22-360 Hardware and Bulding Supplies (Alterations and Additions) and Boundary Adjustment 112 Sheraton Road Dubbo.
- CCL22/295 D22-217 MULTI DWELLING HOUSING (73 UNITS) AND COMMUNITY TITLE SUBDIVISION - KESWICK PARKWAY DUBBO (ID22/2261)** 163
The Council had before it the report dated 2 November 2022 from the Senior Planner regarding D22-217 Multi Dwelling Housing (73 units) and Community Title Subdivision - Keswick Parkway Dubbo.
- CCL22/296 D22-416 OFFICE PREMISES (14 TENANCIES), SIGNAGE AND SUBDIVISION AT 28 BLUERIDGE DRIVE, DUBBO (ID22/2357)** 188
The Council had before it the report dated 9 November 2022 from the Senior Planner regarding D22-416 Office Premises (14 Tenancies), Signage and Subdivision at 28 Blueridge Drive, Dubbo.
- CCL22/297 COMMUNITY SERVICES FUND 2022/2023 - COMMUNITY BENEFIT FUNDING IN ACCORDANCE WITH SECTION 356 LOCAL GOVERNMENT ACT 1993 (ID22/2265)** 210
The Council had before it the report dated 30 October 2022 from the Manager Community Services regarding Community Services Fund 2022/2023 - Community Benefit Funding in Accordance with Section 356 Local Government Act 1993.

CCL22/298	FINANCIAL ASSISTANCE 2022/2023 ROUND ONE (ID22/2264) The Council had before it the report dated 30 October 2022 from the Manager Community Services regarding Financial Assistance 2022/2023 Round One.	219
CCL22/299	PROPOSED ROAD CLOSURE - PART MERRILEA ROAD (WEST) - MOFFATT ESTATE (ID22/1886) The Council had before it the report dated 5 September 2022 from the Property Development Officer regarding Proposed Road Closure - Part Merrilea Road (West) - Moffatt Estate.	227
CCL22/300	REVIEW OF THE RATE PEG METHODOLOGY - DUBBO REGIONAL COUNCIL'S SUBMISSION (ID22/2380) The Council had before it the report dated 14 November 2022 from the Chief Financial Officer regarding Review of the rate peg methodology - Dubbo Regional Council's submission.	239
CCL22/301	REPORT ON THE STATUS OF NOTICE OF MOTION 2022 (ID22/2398) The Council had before it the report dated 16 November 2022 from the Manager Corporate Governance regarding Report on the Status of Notice of Motion 2022.	252
CCL22/302	2021/2022 ANNUAL REPORT (INCLUDING STATUTORY REPORTING) (ID22/2320) The Council had before it the report dated 2 November 2022 from the Director Strategy, Partnerships and Engagement regarding 2021/2022 Annual Report (including Statutory Reporting).	266
CCL22/303	QUESTIONS ON NOTICE - COUNCILLOR SHIBLI CHOWDHURY (ID22/2383) The Council had before it the report dated 14 November 2022 from the Councillor regarding Questions on Notice - Councillor Shibli Chowdhury.	269
CCL22/304	COMMENTS AND MATTERS OF URGENCY (ID22/2381)	
CCL22/306	COMMITTEE OF THE WHOLE (ID22/2450)	



DUBBO REGIONAL
COUNCIL

Confirmation of Minutes

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 27 October 2022.

RECOMMENDATION

That the minutes of the proceedings of Dubbo Regional Council at the Ordinary meeting held on 27 October 2022 comprising pages 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of the series be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

APPENDICES:

- 1 [Minutes - Ordinary Council Meeting - 27/10/2022](#)



**REPORT
ORDINARY COUNCIL MEETING
27 OCTOBER 2022**

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

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Director Organisational Performance, the Chief Financial Officer, the Manager Corporate Governance, the Governance Team Leader, the Director Strategy, Partnerships and Engagement, the Executive Officer Strategy, Partnerships and Engagement, the Director Development and Environment, the Manager Growth Planning, the Director Infrastructure and the Director Community, Culture and Places.

Councillor M Dickerson assumed the Chair of the meeting.

The proceedings of the meeting commenced at 5.31 pm at the Dubbo Civic Administration Building, Council Chamber, with a prayer for Divine Guidance to the Council in its deliberations and activities read by Councillor J Gough. The acknowledgement of country was given by Councillor P Wells.

CCL22/249 LEAVE OF ABSENCE (ID22/2180)

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

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

That such request for Leave of Absence be accepted and Councillor L Burns be granted leave of absence from this meeting.

CARRIED

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

Against: Nil

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT**CCL22/250 CONFLICTS OF INTEREST (ID22/2181)**

The following conflicts of interest were declared:

- Clr S Chowdhury declared a pecuniary significant interest in CCC22/54
- Clr M Wright declared a pecuniary significant interest in CCL22/273

CCL22/251 PUBLIC FORUM (ID22/2182)

The Council reports having heard from the following persons during Public Forum:

- Mr Alex Ferguson, regarding Lifeline.
- Mrs Barbara Sutherland regarding the North and South Macquarie River Precinct masterplan.
- Mark Conn, regarding CCL22/259 Saxa Road Temporary Road Closure and Access Restrictions.
- Mr Peter Duggan, regarding future city planning and development.
- Ms Margaret McDonald Dubbo Environment group president, regarding Regand Park, Wiradjuri Park, Walk for Hope.

CCL22/252 CONFIRMATION OF MINUTES (ID22/2183)

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 21 September 2022.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

That the minutes of the proceedings of Dubbo Regional Council at the Ordinary meeting held on 21 September 2022 comprising pages 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 of the series be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

CARRIED

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

Against: Nil

CCL22/253 CENTRAL WEST AND ORANA RENEWABLE ENERGY ZONE UPDATE (ID22/2205)

The Committee was provided with a presentation by Cleo Andrews, Christopher Swain and Mike Young on this project.

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT**INFORMATION ONLY MATTERS:****CCL22/254 MAYORAL APPOINTMENTS AND MEETINGS (ID22/2143)**

The Council had before it the report dated 13 October 2022 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

MOTION

That the information contained in the report be noted.

CARRIED

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

Against: Nil

MATTERS CONSIDERED BY COMMITTEES:**CCL22/255 REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE - MEETING 13 OCTOBER 2022 (ID22/2184)**

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 13 October 2022.

Moved by Councillor J Black and seconded by Councillor P Wells

MOTION

That the report of the Infrastructure, Planning and Environment Committee meeting held on 13 October 2022, be adopted.

CARRIED

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

Against: Nil

CCL22/256 REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 13 OCTOBER 2022 (ID22/2185)

The Council had before it the report of the Culture and Community Committee meeting held 13 October 2022.

Moved by Councillor J Gough and seconded by Councillor S Chowdhury

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT**MOTION**

That the report of the Culture and Community Committee meeting held on 13 October 2022 be adopted, save and except CCC22/54 which will be dealt with separately.

CARRIED

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

Against: Nil

CCC22/54 SOUTHLAKES MAINTENANCE AGREEMENT WITH MAAS GROUP PROPERTIES SOUTHLAKES PTY LTD (ID22/1906)

The Council had before it the report dated 8 September 2022 from the Manager Recreation and Open Space regarding Southlakes Maintenance Agreement with Maas Group Properties Southlakes Pty Ltd.

Moved by Councillor J Gough and seconded by Councillor P Wells

MOTION

That the Open Space Maintenance Deed, Southlakes Development, Boundary Road Dubbo be executed under the Common Seal of the Council.

CARRIED

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

Against: Nil

Councillor S Chowdhury declared a pecuniary, significant interest in the matter now before the Council and left the room and was out of sight during the Council's consideration of this matter. The reason for such interest is that Councillor S Chowdhury owns property in Southlakes.

CCL22/257 REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 13 OCTOBER 2022 (ID22/2186)

The Council had before it the report of the Corporate Services Committee meeting held 13 October 2022.

Moved by Councillor D Mahon and seconded by Councillor S Chowdhury

MOTION

That the report of the Corporate Services Committee meeting held on 13 October 2022, be adopted.

CARRIED

**ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT**

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

Against: Nil

CCL22/258 REPORT OF THE AUDIT AND RISK MANAGEMENT COMMITTEE - MEETING 27 SEPTEMBER 2022 (ID22/2187)

The Council had before it the report of the Audit and Risk Management Committee meeting held 27 September 2022.

Moved by Councillor R Ivey and seconded by Councillor J Gough

MOTION

That the report of the Audit and Risk Management Committee meeting held on 27 September 2022, be adopted.

CARRIED

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

Against: Nil

REPORTS FROM STAFF:

CCL22/259 SAXA ROAD - TEMPORARY ROAD CLOSURE AND ACCESS RESTRICTIONS (ID22/2191)

The Council had before it the report dated 20 October 2022 from the Senior Traffic Engineer regarding Saxa Road - Temporary Road Closure and Access Restrictions.

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

MOTION

1. That Council approve the implementation of a temporary road closure with the exception of local access to rural properties accessed from Saxa Road between the Golden Highway and Gollan Road and Muronbung Road to the Mitchell Highway.
2. That Council install adequate signage being; 'Road Closed', 'Local Traffic Only', 'No Truck Entry' and '4.5 tonne GVM' signs.
3. That if approved a widespread communications program be implemented, specifically including but not limited to:
 - a. the National Heavy Vehicle Regulator be advised to update their route planner advising of the closure of Saxa Road
 - b. that VMS Boards be placed in strategic locations to allow adequate warning to all motorists.
 - c. That council notify residents in that area.

CARRIED

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT

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

Against: Nil

CCL22/260 PREPARATION OF RENEWABLE ENERGY BENEFIT FRAMEWORK (ID22/1986)

The Council had before it the report dated 14 October 2022 from the Manager Growth Planning regarding Preparation of Renewable Energy Benefit Framework.

Moved by Councillor J Black and seconded by Councillor S Chowdhury

MOTION

1. That Council endorse the preparation of a Renewable Energy Benefit Framework to ensure community benefits are realised from renewable energy projects in the Region.
2. That a report in respect of the draft Renewable Energy Framework be provided to Council for consideration at the December 2022 Council meeting.
3. That the Planning Agreement Policy for Solar and Wind Farms be substituted with a renewable energy benefit framework.
4. It should be noted that all Planning Agreements are required to be considered by Council and placed on public display in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.

CARRIED

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

Against: Nil

CCL22/261 DRAFT PLANNING PROPOSAL POLICY - RESULTS OF PUBLIC EXHIBITION (ID22/1880)

The Council had before it the report dated 13 October 2022 from the Team Leader Growth Planning Projects regarding Draft Planning Proposal Policy - Results of Public Exhibition.

Moved by Councillor J Black and seconded by Councillor J Gough

MOTION

1. That Council note the submission received during the public exhibition period (attached in Appendix 2).
2. That the draft Planning Proposal Policy (attached in Appendix 1) be adopted and replace the existing Planning Proposal Policy.

CARRIED

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

Against: Nil

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT**CCL22/262 EVENT ASSISTANCE PROGRAM - 2022/2023 - ROUND 1 COMMUNITY EVENTS FUND AND DESTINATION EVENTS FUND. (ID22/2070)**

The Council had before it the report dated 4 October 2022 from the Manager Regional Events regarding Event Assistance Program - 2022/2023 - Round 1 Community Events Fund and Destination Events Fund.

Moved by Councillor J Gough and seconded by Councillor V Etheridge

MOTION

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

CARRIED

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

Against: Nil

CCL22/263 RESULTS OF PUBLIC EXHIBITION - DRAFT SOCIAL MEDIA POLICY (ID22/2073)

The Council had before it the report dated 4 October 2022 from the Director Strategy, Partnerships and Engagement regarding Results of Public Exhibition - Draft Social Media Policy.

Moved by Councillor J Gough and seconded by Councillor P Wells

MOTION

- 1. That the amendments to the Draft Social Media Policy be noted, including the clarification and definitions of; 'Council official', 'Council-corporate social media account'.**
- 2. That the submitters be thanked for their submissions and advised of the outcome of the Public Exhibition.**

CARRIED

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

Against: Nil

CCL22/264 DISCLOSURE OF INTEREST RETURNS (ID22/1916)

The Council had before it the report dated 11 October 2022 from the Manager Corporate Governance regarding Disclosure of Interest Returns.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT**MOTION**

1. That the information in the report of the Manager Corporate Governance dated 11 October 2022, be noted.
2. That the tabling of the Disclosure of Interest Returns, as detailed in the report, be noted.
3. That it be noted that as there were no failures to lodge Disclosure of Interest Returns for the return period, no advice is required to be provided to the Office of Local Government in this matter.
4. That the lodged Disclosure of Interest Returns for Councillors and Designated Persons be placed on Council's website no later than 30 November 2022, noting that some private information will be redacted prior to publishing online.
5. That it be noted that Disclosure of Interest Returns may be subject to review as part of the proposed Office of Local Government Audit.

CARRIED

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

Against: Nil

CCL22/265 ANNUAL REPORT ON COMPLAINT STATISTICS UNDER COUNCIL'S CODE OF CONDUCT (ID22/1389)

The Council had before it the report dated 19 October 2022 from the Manager Corporate Governance regarding Annual Report on Complaint Statistics Under Council's Code of Conduct.

Moved by Councillor J Black and seconded by Councillor S Chowdhury

MOTION

That the report of the Manager Corporate Governance, dated 19 October 2022, be noted.

CARRIED

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

Against: Nil

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT**CCL22/266 CHANGE OF JANUARY 2023 COUNCIL MEETING DATE (ID22/2170)**

The Council had before it the report dated 19 October 2022 from the Governance Team Leader regarding Change of January 2023 Council Meeting Date.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

MOTION

That Council resolves to move the Ordinary Council meeting scheduled for January 2023 to be held on Thursday 9 February 2023 in the Wellington Chamber as previously resolved.

CARRIED

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

Against: Nil

CCL22/267 PRESENTATION OF COUNCIL'S 2021/2022 FINANCIAL STATEMENTS (ID22/2091)

The Council had before it the report dated 7 October 2022 from the Statutory Accountant regarding Presentation of Council's 2021/2022 Financial Statements.

The Council received a presentation by Director Audit M Lee and Auditor F Ali on this item.

Moved by Councillor S Chowdhury and seconded by Councillor R Ivey

MOTION

That the General Purpose Financial Statements and the Special Purpose Financial Statements for the year ended 30 June 2022 be accepted by Council.

CARRIED

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

Against: Nil

CCL22/268 RE-EXECUTION OF LEASE - AIRPORT HANGAR SITE 16 TO DUBBO AEROCLUB - PROCEDURAL MATTER (ID22/2015)

The Council had before it the report dated 27 September 2022 from the Manager Property and Land Development regarding Re-execution of Lease - Airport Hangar Site 16 to Dubbo Aeroclub - procedural matter.

Moved by Councillor V Etheridge and seconded by Councillor M Wright

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT

MOTION

1. That a new lease over Hangar Site 16 at Dubbo Regional Airport:
 - (a) based on the same terms and conditions as the lease executed by Dubbo Regional Council and Dubbo Aero Club in 2019; and
 - (b) commencing on 1 July 2019,
 is entered into.
2. That the three (3) other leases for Hangar Site 16 at Dubbo Regional Airport:
 - (a) one lease commencing on 1 July 2024;
 - (b) one lease commencing on 1 July 2029; and
 - (c) one lease commencing on 1 July 2034,
 and based on the same terms and conditions as the initial lease is entered into.
3. That all the leases be executed under the Common Seal of the Council.

CARRIED

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

Against: Nil

CCL22/269 ACCEPTANCE OF EASEMENT AT 252 MYALL STREET, DUBBO AS PART OF DEVELOPMENT BY NSW LAND AND HOUSING CORPORATION (ID22/1897)

The Council had before it the report dated 6 September 2022 from the Manager Property and Land Development regarding Acceptance of Easement at 252 Myall Street, Dubbo as Part of Development by NSW Land and Housing Corporation.

Moved by Councillor J Black and seconded by Councillor M Wright

MOTION

1. That Council accept the storm water easement over 252 Myall Street, Dubbo, properly described as Lot 191 on DP 251858.
2. That all documents relating to resolution 1 (above) be executed under the Common Seal of Council.

CARRIED

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

Against: Nil

CCL22/270 COMMENTS AND MATTERS OF URGENCY (ID22/2188)

There were no matters recorded under this clause.

**ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT**

CONFIDENTIAL COUNCIL:

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

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

- CCL22/271 – Corporate Partnership Program – Event Attraction
Section 10A(2)(c) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
- CCL22/272 – Amendment of Council Resolution Regarding the Execution of Lease to the Crown as Part of Dubbo Airport Precinct for a Regional Police Training Facility -
Section 10A(2)(c) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
- CCL22/273 – Exercise of the Mayor’s Powers under S226 of the Local Government Act Relating to the Reserve Prices for Keswick Estate Stage 5, Release 2
Section 10A(2)(d)(ii) – information that would, if disclosed, confer a commercial advantage on a competitor of the Council.

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

At this juncture it was moved by Councillor V Etheridge and seconded by Councillor S Chowdhury that the Council resolves into Closed Session, the time being 7.19pm.

The Open Session resumed at 8.28pm.

The Manager Corporate Governance read out the following resolutions made in the closed session of Council.

CCL22/271 CORPORATE PARTNERSHIP PROGRAM - EVENT ATTRACTION (ID22/2007)

The Council had before it the report dated 26 September 2022 from the Manager Regional Events regarding Corporate Partnership Program - Event Attraction.

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

MOTION

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

CARRIED

Moved by Councillor J Gough and seconded by Councillor M Wright

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT

MOTION

1. That the proposed Corporate Partnership Program – Event Attraction Packages be adopted.
2. That the Corporate Partnership Program – Event Attraction fund will be to attract Major Event activity.
3. That a progress report be provided to Council in June 2023 with the outcomes of the Program.
4. That the documents and considerations in regard to this matter remain confidential to council.

Moved by Councillor P Wells and seconded by Councillor J Black

AMENDMENT

1. That the proposed Corporate Partnership Program Option 2 be adopted.
2. That the Corporate Partnership Program – Event Attraction fund will be to attract Major Event activity.
3. That a progress report be provided to Council in June 2023 with the outcomes of the Program.
4. That the documents and considerations in regard to this matter remain confidential to council.

The Amendment on being put to the meeting was lost.

LOST

For: Councillors J Black, J Gough and P Wells

Against: Councillors S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, and M Wright.

Moved by Councillor P Wells and seconded by Councillor J Black

FURTHER AMENDMENT

1. **That the proposed Corporate Partnership Program – Event Attraction Packages be adopted.**
2. **That the Corporate Partnership Program – Event Attraction fund will be to attract Major Event activity.**
3. **That a progress report be provided to Council in June 2023 with the outcomes of the Program.**
4. **That the documents and considerations in regard to this matter remain confidential to council.**
5. **That Council only accept sponsorship from products suitable for people under the age of 18 and from organisations that do not promote unhealthy lifestyles.**

The further amendment on being put to the meeting was carried.

CARRIED

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT

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

CARRIED

For: Councillors S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, and M Wright.

Against: J Black, D Mahon, P Wells

CCL22/272 AMENDMENT OF COUNCIL RESOLUTION REGARDING EXECUTION OF LEASE TO THE CROWN AS PART OF DUBBO AIRPORT PRECINCT FOR A REGIONAL POLICE TRAINING FACILITY (ID22/2136)

The Council had before it the report dated 12 October 2022 from the Manager Property and Land Development regarding Amendment of Council Resolution regarding execution of lease to the Crown as part of Dubbo Airport Precinct for a Regional Police Training Facility.

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

MOTION

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

CARRIED

Moved by Councillor J Black and seconded by Councillor V Etheridge

MOTION

1. That Council approve the amendment to the lease to the Crown (in right of the State of NSW represented by the NSW Police Force) over Lot 2 on DP1267927, provided that it contains substantially the same terms as outlined in Appendix 2 to this report.
2. That all documentation in relation to this matter is executed under the Common seal of Council.
3. That the documents and considerations in regard to this matter remain confidential to council.

CARRIED

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

Against: Nil

CCL22/273 EXERCISE OF THE MAYOR'S POWERS UNDER S226 OF THE LOCAL GOVERNMENT ACT RELATING TO THE RESERVE PRICES FOR KESWICK ESTATE STAGE 5, RELEASE 2 (ID22/2190)

The Council had before it the report dated 20 October 2022 from the Manager Property and Land Development regarding Exercise of the Mayor's powers under s226 of the Local Government Act relating to the reserve prices for Keswick Estate Stage 5, Release 2.

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

MOTION

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

CARRIED

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

MOTION

1. That Council endorse the exercise of the Mayor's powers under s226(d) of the *Local Government Act 1993* to amend the reserve pricing of the 52 unregistered lots at Keswick Estate, Stage 5 Release 2, in accordance with the detail as outlined in this report.
2. That the documents and considerations in regard to this matter remain confidential to council.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

AMENDMENT

1. That Council endorse the exercise of the Mayor's powers under s226(d) of the *Local Government Act 1993* to amend the reserve pricing of the 52 unregistered lots at the Keswick Estate, Stage 5 Release 2, in accordance with the detail as outlined in this report.
2. That the documents and considerations in regard to this matter remain confidential to council.
3. That the properties not sold by auction, by close of business Friday 28 October 2022, be sold by private treaty at a minimum of the square metre rate as resolved by section 226(d) of the *Local Government Act 1993*.

The amendment on being put to the meeting was carried.

CARRIED

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

CARRIED

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

Against: Nil

Councillor M Wright declared a pecuniary, significant interest in the matter now before the Council and left the room and was out of sight during the Council's consideration of this matter. The reason for such interest is that Councillor M Wright is the owner of a finance broking business Money Quest which is likely to finance the purchase of one or more of these blocks and will subsequently benefit financially.

ORDINARY COUNCIL MEETING - 27 OCTOBER 2022
REPORT

The meeting closed at 8.32 pm.

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CHAIRPERSON



DUBBO REGIONAL
COUNCIL

REPORT: Mayoral Appointments and Meetings

DIVISION: Chief Executive Officer
REPORT DATE: 9 November 2022
TRIM REFERENCE: ID22/2355

EXECUTIVE SUMMARY

Purpose	Provide review or update	
Issue	<ul style="list-style-type: none">Details of Mayoral appointments and meetings for the period 16 October 2022 through to 12 November 2022.	
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 17 October 2022

- Attended radio interview with Zoo FM.
- Attended radio interview with DC FM.
- Attended meeting with Councillor Lewis Burns.
- Attended meeting with Councillor Vicki Etheridge.
- Attended along with Council's Chief Executive Officer, Murray Wood a meeting with John Cleland and Justin Hillier from Essential Energy.
- Attended a meeting with Council Chief Executive Officer, Murray Wood
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

Tuesday 18 October 2022

- Attended meeting with Councillor Pam Wells.
- Attended a radio interview with Saskia from Triple M news.
- Attended a meeting with Councillor Richard Ivey.
- Attended a meeting with Councillor Jess Gough.
- Attended radio interview with Binjang Radio.

Wednesday 19 October 2022

- Attended a meeting with Councillor Matt Wright.
- Attended a site visit to the lightsource BP Wellington North Solar Farm, with Councillors Matt Wright and Richard Ivey and Council Chief Executive Officer Murray Wood, Director Development and Environment Stephen Wallace, Director Strategy, Partnership and Engagement Natasha Comber and Manager Strategic Partnerships and Investment

Thursday 20 October 2022

- Attended meeting with Councillor Shibli Chowdhury.
- Attended along with Councillor Richard Ivey a meeting with Council's Manager Corporate Governance, Abbey Rouse, Governance Team Leader Susan Wade and Executive Assistant Mayor, Sonia Fernando.
- Attended Councillor Workshop with Councillors Matt Wright and Richard Ivey and Council Director Development and Environment Stephen Wallace

- Attended DREAM Festival VIP event with Councillors Jess Gough, Matt Wright, Shibli Chowdhury, Richard Ivey, Vicki Etheridge, Dugald Sunders, Council's Chief Executive Officer, Murray Wood, Director Culture, Community and Places, Jane Bassingthwaite, sponsors Credit Union, Brett Anderson, MCU Matt Bow, Kintyre/NextGen, Brett Anderson and LightnUp, Jyllie Jackson.

Friday 21 October 2022

- Attended radio interview with 2DU.
- Attended the Keswick Estate Auction.
- Attended a book launch for John Mason.
- Attended the Rhino Awards, with Councillors Matt Wright and Damien Mahon and Mark Coulton and Dugald Saunders and Council Chief Executive Officer Murray and Director Strategy, Partnership and Engagement Natasha Comber

Saturday 22 October 2022

- Attended the recording of the Mayoral Memo Podcast with Mark Barnes.
- Attended meeting with Councillor Damien Mahon.
- Attended the Little Wings Dubbo Fundraising Dinner.

Sunday 23 October 2022

- Attended radio interview with Tom from ABC AM.
- Attended opening of LGNSW Conference in the Hunter Valley along with Councillors Matt Wright, Jess Gough, Shibli Chowdhury and Council Director Infrastructure Luke Ryan.

Monday 24 October 2022

- Attended radio interview with 2DU.
- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Attended radio interview with 2SM.
- Attended along with Councillors Shibli Chowdhury, Jess Gough, Matt Wright and Council's Director Infrastructure, Luke Ryan the LGNSW Annual Conference.
- Attended radio interview with ABC.
- Attended radio interview with Triple M News.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

Tuesday 25 October 2022

- Attended a phone interview with Minister for Local Government, the Hon. Kristy McBain MP.
- Attended along with Councillors Shibli Chowdhury, Jess Gough, Matt Wright and Council's Director Infrastructure, Luke Ryan the LGNSW Annual Conference.

Wednesday 26 October 2022

- Attended radio interview with Triple M.
- Attended the Dubbo Cares Day Event.

- Attended a Regional Cities NSW Chair catch up.
- Attended the Public Spaces Tree Committee Meeting with Councillors Jess Gough and Josh Black and Council's Director Infrastructure, Luke Ryan.
- Attended a meeting with Council's Chief Executive Officer, Murray Wood and Director Organisational Performance Dean Frost.
- Attended a phone meeting with NSW Premier Dominic Perrottet MP; Mayor Craig Davies; Mayor Des Kennedy and the Member for Dubbo, the Hon. Dugald Saunders MP.
- Attended Hepatitis Australia, Australia's Biggest Quiz.

Thursday 27 October 2022

- Attended a meeting with Rebecca Fox.
- Attended a Councillor presentation from Dubbo Firming Power Station – CWP Renewables, along with Councillor's Shibli Chowdhury, Josh Black, Matt Wright, Pam Wells, Jess Gough, Richard Ivey, Vicki Etheridge and Damien Mahon and Council's Director Strategy Engagement and Partnerships, Natasha Comber, Director Culture, Community and Places, Jane Basingthwaighte, Director Infrastructure, Luke Ryan, Director Development and Planning, Stephen Wallace and Director Organisational Performance, Dean Frost.
- Attended Council Meeting Briefing.
- Attended Ordinary Council Meeting.

Friday 28 October 2022

- Attended radio interview with 2DU.
- Attended radio interview with Binjang radio.
- Attended radio interview with DC FM.
- Attended along with the Member for Dubbo the Hon. Dugald Saunders MP, the Hon. Sam Farraway MLC Minister for Regional Transport and Roads and Alistair Lunn from Transport for NSW for a media event regarding the New Dubbo Bridge Contract Award.
- Attended the Keswick Estate Auction.
- Attended the Dubbo Day Awards Deliberation meeting.

Saturday 29 October 2022

- Attended the Anytime Fitness Dubbo R U OK Tread As One for Suicide Prevention.
- Attended the recording of the Mayoral Memo Podcast with Mark Barnes.

Monday 31 October 2022

- Attended radio interview with DC FM.
- Attended radio interview with Zoo FM.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

Tuesday 1 November 2022

- Attended the Welcome Reception at the National Local Roads Congress.

Wednesday 2 November 2022

- Attended along with Councillors Jess Gough; Richard Ivey; Damien Mahon, Council's Chief Executive Officer, Murray Wood and Director Infrastructure, Luke Ryan the National Local Roads and Transport Congress in Hobart.

Thursday 3 November 2022

- *Councillor Matt Wright attended the City of Dubbo Internationals Fours Opening Ceremony in lieu of the Mayor.*
- Attended along with Councillors Jess Gough; Richard Ivey; Damien Mahon, Council's Chief Executive Officer, Murray Wood and Director Infrastructure, Luke Ryan the National Local Roads and Transport Congress in Hobart.

Friday 4 November 2022

- Attended radio interview with 2DU.

Sunday 6 November 2022

- Attended the recording of the Mayoral Memo Podcast with Mark Barnes.

Monday 7 November 2022

- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

Tuesday 8 November 2022

- Attended meeting with Councillor Pam Wells.
- Attended radio interview with Triple M.
- Attended radio interview with DC FM.
- Attended along with Councillors Shibli Chowdhury and Vicki Etheridge a Citizenship Ceremony.

Wednesday 9 November 2022

- Attended the DigiTech Local Government Summit 2022 as a guest speaker.
- Attended along with Council's Chief Executive Officer, Murray Wood the Regional Cities NSW Delegation meetings. Attendees included:
 - The Hon. Pool Toole MP,
 - The Hon. Sam Faraway MLC,
 - The Hon. Jenny Aitchison MP, Shadow Minister for Regional Transport and Roads Member for Maitland,
 - The Hon. Justin Clancy MP, Parliamentary Secretary for Health Member for Albury
 - Mr Ben Walker, Advisor, Office of The Hon Dugald Saunders MP, Minister for Agriculture, Minister for Western New South Wales, Member for Dubbo
 - The Hon. Janelle Saffin MP, Member for Lismore,
 - The Hon. Geoff Provest MP, Parliamentary Secretary for Police and Emergency Services, Member for Tweed,

- The Hon. Gurmeh Singh Parliamentary Secretary to the Deputy Premier and for Regional Jobs and Investment, Member for Coffs Harbour
- The Hon. Nichole Overall, Member for Monaro,
- The Hon. Adam Marshall MP, Parliamentary Secretary for Regional Homes and Infrastructure, Member for Northern Tablelands,
- The Hon. Mick Veitch MLC, Shadow Minister for Regional NSW, Shadow Minister for Agriculture, Shadow Minister for Western NSW,
- The Hon. Rose Jackson MLC, Shadow Minister for Water, Housing and Homelessness,
- The Hon. John Graham MLC, Deputy Leader of the Opposition in the Legislative Council,
- Shadow Minister for the Arts, Shadow Minister for the North Coast, Shadow Special Minister of State, Shadow Minister for Roads, Shadow Minister for Night Time Economy and Music,
- The Hon. Philip Donato MP, Member for Orange,
- The Hon. Wendy Tuckerman MP, Minister for Local Government, Member for Goulburn.

Thursday 10 November 2022

- Attended along with Council's Chief Executive Officer, Murray Wood the Regional Cities NSW November Board Meeting. Met with Executive Directors of Dept of Regional NSW Brendan Cook, Ian Smith and their teams regarding attracting essential public service roles and investment to Regional NSW.
- Discussion about suitability of allowing rate payers to fix Council roads on Council's behalf with insurers CEO Civic Risk Mutual, Andrew Armistead, Claims Management Australia, Ian Barker, Willis Towers Watson, Shane Redman, Councillors Richard Ivey, Joshua Black, Lewis Burns, Vicki Etheridge, Damien Mahon, Pamela Wells, Matt Wright, Jess Gough and Shibli Chowdhury and Council's Director Infrastructure, Luke Ryan, Director Community, Culture and Places, Jane Basingthwaighte, Director Development and Environment, Stephen Wallace, Director Organisation Performance, Dean Frost and Director Strategy, Partnerships and engagement, insurance and Risk Officer, Skye Stephenson.
- Attended the Council Standing Committee Meetings.

Friday 11 November 2022

- Attended radio interview with 2DU.
- Attended radio interview with Binjang Radio.
- Attended radio interview with DC FM.
- Spoke at the Environment and Planning Law Association (NSW) Conference.
- Attended along with Councillors Jess Gough and Shibli Chowdhury and Council's Chief Executive Officer, Murray Wood the Remembrance Day Service.

Saturday 12 November 2022

- Attended the recording of the Mayoral Memo Podcast with Mark Barnes.

Sunday 13 November 2022

- Attended interview with Ciara from the Daily Liberal.



**DUBBO REGIONAL
COUNCIL**

**Report of the Infrastructure, Planning and
Environment Committee - meeting 10
November 2022**

**AUTHOR: Governance Team Leader
REPORT DATE: 14 November 2022**

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 10 November 2022.

RECOMMENDATION

That the report of the Infrastructure, Planning and Environment Committee meeting held on 10 November 2022, be adopted.



**REPORT
INFRASTRUCTURE, PLANNING AND
ENVIRONMENT COMMITTEE
10 NOVEMBER 2022**

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

ALSO IN ATTENDANCE:

The Director Organisational Performance, the Manager Corporate Governance, the Governance Team Leader, the Director Strategy, Partnerships and Engagement, the Executive Officer Strategy, Partnerships and Engagement, the Director Development and Environment (D Quigley), the Director Infrastructure and the Director Community, Culture and Places.

Councillor J Black assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.32 pm.

IPEC22/53 LEAVE OF ABSENCE (ID22/2252)

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

Moved by Councillor P Wells and seconded by Councillor S Chowdhury

MOTION

That such request for leave of absence be accepted and Councillor's V Etheridge and L Burns be granted leave of absence from this meeting.

CARRIED

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

Against: Nil

IPEC22/54 CONFLICT OF INTEREST (ID22/2255)

There were no conflicts of interest declared.

IPEC22/55 REPORT OF THE PUBLIC SPACES TREE COMMITTEE - MEETING 26 OCTOBER 2022 (ID22/2316)

The Committee had before it the report of the Public Spaces Tree Committee meeting held 26 October 2022.

Moved by Councillor J Gough and seconded by Councillor S Chowdhury

MOTION

That the report of the Public Spaces Tree Committee meeting held on 26 October 2022, be noted.

CARRIED

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

Against: Nil

IPEC22/56 BUILDING SUMMARY - OCTOBER 2022 (ID22/2204)

The Committee had before it the report dated 31 October 2022 from the Director Development and Environment regarding Building Summary - October 2022.

Moved by Councillor J Gough and seconded by Councillor M Wright

MOTION

That the report of the Director Development and Environment, dated 31 October 2022, be noted.

CARRIED

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

Against: Nil

IPEC22/57 PUBLIC EXHIBITION RESULTS - WATER SUPPLY AND SEWERAGE CUSTOMER SERVICE PLAN 2022/2023 AND 2023/2024 ; AND WATER SUPPLY AND SEWERAGE CUSTOMER SURVEY RESULTS 2022 (ID22/2245)

The Committee had before it the report dated 27 October 2022 from the Water Sewer Client Services Coordinator regarding Public Exhibition Results - Water Supply and Sewerage Customer Service Plan 2022/2023 and 2023/2024 ; and Water Supply and Sewerage Customer Survey Results 2022.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

MOTION

That the draft Water Supply and Sewerage Services Service Plan 2022/2023 and 2023/2024 attached to this report (Appendix 1) be adopted.

CARRIED

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

Against: Nil

At this juncture the time being 5.36pm it was moved by Councillor D Mahon and seconded by Councillor R Ivey to defer the confidential items to be dealt with after the conclusion of the Corporate Services Committee.

The meeting resumed at 6.05pm

CONFIDENTIAL SESSION

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

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

- IPEC22/58 – Smart Meter – Software and Data Collection
Section 10A(2)(d)(i) – information that would, if disclosed, prejudice the commercial position of the person who supplied it.

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

At this junction it was moved by Councillor J Gough and seconded by Councillor S Chowdhury that the Council resolves into Closed Session, the time being 6.07pm.

The Manager Corporate Governance read out the following resolutions made in the closed session of the meeting, in the Open Session of the Culture and Community Committee.

IPEC22/58 SMART METER - SOFTWARE AND DATA COLLECTION (ID22/1910)

The Committee had before it the report dated 8 September 2022 from the Manager Water Supply and Sewerage regarding Smart Meter - Software and Data Collection.

Moved by Councillor J Gough and seconded by Councillor S Chowdhury

MOTION

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

CARRIED

Moved by Councillor J Gough and seconded by Councillor M Wright

MOTION

- 1. That the contract for the Smart Water Meter Data and Software Service Agreement be extended in accordance with Section 55(3)(i) of the Local Government Act 1993 for the period of the agreement (10 years).**
- 2. That all documentation in relation to this matter remain confidential to Council.**
- 3. That all documentation in relation to this matter be signed under the Common Seal of Council.**

CARRIED

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

Against: Nil

The meeting closed at 6.18pm.

.....
CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Culture and Community Committee - meeting 10 November 2022

**AUTHOR: Governance Team Leader
REPORT DATE: 14 November 2022**

The Council had before it the report of the Culture and Community Committee meeting held 10 November 2022.

RECOMMENDATION

That the report of the Culture and Community Committee meeting held on 10 November 2022, be adopted.



DUBBO REGIONAL
COUNCIL

REPORT CULTURE AND COMMUNITY COMMITTEE 10 NOVEMBER 2022

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

ALSO IN ATTENDANCE:

The Director Organisational Performance, the Manager Corporate Governance, the Governance Team Leader, the Director Strategy, Partnerships and Engagement, the Executive Officer Strategy, Partnerships and Engagement, the Director Development and Environment (D Quigley), the Director Infrastructure, and the Director Community, Culture and Places.

Councillor J Gough assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.37pm.

CCC22/56 LEAVE OF ABSENCE (ID22/2253)

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

Moved by Councillor S Chowdhury and seconded by Councillor R Ivey

MOTION

That such requests for leave of absence be accepted and Councillors L Burns and V Etheridge be granted leave of absence from this meeting.

CARRIED

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

Against: Nil

CCC22/57 CONFLICT OF INTEREST (ID22/2256)

The following conflicts of interest were declared:

- The Director Community Culture and Places – item CCC22/64 – non pecuniary, less than significant and remained in the room.

**CCC22/58 REPORT OF THE MULTICULTURAL ADVISORY COMMITTEE - MEETING 10
OCTOBER 2022 (ID22/2284)**

The Committee had before it the report of the Multicultural Advisory Committee meeting held 10 October 2022.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells

MOTION

That the report of the Multicultural Advisory Committee meeting held on 10 October 2022, be noted.

CARRIED

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

Against: Nil

**CCC22/59 REPORT OF THE WIRADJURI TOURISM PROJECT COMMITTEE - MEETING 10
OCTOBER 2022 (ID22/2310)**

The Committee had before it the report of the Wiradjuri Tourism Project Committee meeting held 10 October 2022.

Moved by Councillor P Wells and seconded by Councillor S Chowdhury

MOTION

That the report of the Wiradjuri Tourism Project Committee meeting held on 10 October 2022, be noted.

CARRIED

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

Against: Nil

**CCC22/60 REPORT OF THE SOCIAL JUSTICE ADVISORY COMMITTEE - MEETING 18
OCTOBER 2022 (ID22/2312)**

The Committee had before it the report of the Social Justice Advisory Committee meeting held 18 October 2022.

Moved by Councillor P Wells and seconded by Councillor S Chowdhury

MOTION

That the report of the Social Justice Advisory Committee meeting held on 18 October 2022, be noted.

CARRIED

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

Against: Nil

**CCC22/61 REPORT OF THE RECONCILIATION ACTION PLAN WORKING GROUP - MEETING
25 OCTOBER 2022 (ID22/2314)**

The Committee had before it the report of the Reconciliation Action Plan Working Group meeting held 25 October 2022.

Moved by Councillor P Wells and seconded by Councillor M Wright

MOTION

That the report of the Reconciliation Action Plan Working Group meeting held on 25 October 2022, be noted.

CARRIED

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

Against: Nil

**CCC22/62 REPORT OF THE SISTER CITY COMMITTEE - MEETING 26 OCTOBER 2022
(ID22/2318)**

The Committee had before it the report of the Sister City Committee meeting held 26 October 2022.

Moved by Councillor S Chowdhury and seconded by Councillor D Mahon

MOTION

That the report of the Sister City Committee meeting held on 26 October 2022, be noted.

CARRIED

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

Against: Nil

CCC22/63 REPORT OF THE YOUTH COUNCIL - MEETING 1 NOVEMBER 2022 (ID22/2327)
The Committee had before it the report of the Youth Council meeting held 1 November 2022.

Moved by Councillor P Wells and seconded by Councillor S Chowdhury

MOTION

That the report of the Youth Council meeting held on 1 November 2022, be noted.

CARRIED

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

Against: Nil

At this juncture the time being 5.48pm it was moved by Councillor R Ivey and seconded by Councillor S Chowdhury to defer the confidential items to be dealt with after the conclusion of the Corporate Services Committee.

The meeting resumed at 6.19pm

CONFIDENTIAL SESSION

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

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

- CCC22/64 – Licence Agreement 74 Wingewarra Street – The Greens
Section 10A(2)(d)(i) – information that would, if disclosed, prejudice the commercial position of the person who supplied it.

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

At this junction it was moved by Councillor R Ivey and seconded by Councillor S Chowdhury that the Council resolves into Closed Session, the time being 6.20pm.

The meeting resumed in open session time being 7.00pm

The Manager Corporate Governance read out the following resolutions made in the closed session of the Infrastructure, Planning and Environment Committee and the Culture and Community meeting.

IPEC22/58 SMART METER - SOFTWARE AND DATA COLLECTION (ID22/1910)

The Committee had before it the report dated 8 September 2022 from the Manager Water Supply and Sewerage regarding Smart Meter - Software and Data Collection.

Moved by Councillor J Gough and seconded by Councillor S Chowdhury

MOTION

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

CARRIED

Moved by Councillor J Gough and seconded by Councillor M Wright

MOTION

- 1. That the contract for the Smart Water Meter Data and Software Service Agreement be extended in accordance with Section 55(3)(i) of the Local Government Act 1993 for the period of the agreement (10 years).**
- 2. That all documentation in relation to this matter remain confidential to Council.**
- 3. That all documentation in relation to this matter be signed under the Common Seal of Council.**

CARRIED

CCC22/64 LICENCE AGREEMENT FOR 74 WINGEWARRA STREET - THE GREENS (ID22/2262)

The Committee had before it the report dated 28 October 2022 from the Director Community, Culture and Places regarding Licence Agreement for 74 Wingewarra Street - The Greens.

Moved by Councillor R Ivey and seconded by Councillor S Chowdhury

MOTION

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

CARRIED

Moved by Councillor M Wright and seconded by Councillor P Wells

MOTION

1. That Council enters into a Licence Agreement with NSW Rugby Union for 74 Wingewarra Street, Dubbo (The Greens), for a term of one year and one year option.
2. That Council delegate authority to Chief Executive Officer to negotiate the other terms of the Licence Agreement, including the amount of rent which may be the subject of a grant for financial assistance under s356 of the *Local Government Act 1993*.
3. That any necessary documentation in relation to this matter be executed under the Common Seal of Council.
4. That the information contained within this report remain confidential to the Council.

LOST

For: Councillors S Chowdhury, J Black and D Mahon.

Against: Councillors M Dickerson, J Gough, R Ivey, P Wells and M Wright.

It was noted that the Director Community, Culture and Places declared a non-pecuniary, less than significant , conflict of interest in this matter and remained in the chamber during the confidential session.

The meeting closed at 7.02 pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Corporate Services Committee - meeting 10 November 2022

AUTHOR: Governance Team Leader
REPORT DATE: 14 November 2022

The Council had before it the report of the Corporate Services Committee meeting held 10 November 2022.

RECOMMENDATION

That the report of the Corporate Services Committee meeting held on 10 November 2022, be adopted.



DUBBO REGIONAL
COUNCIL

REPORT
CORPORATE SERVICES COMMITTEE
10 NOVEMBER 2022

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

ALSO IN ATTENDANCE:

The Director Organisation Performance, the Manager Corporate Governance, the Governance Team Leader, the Director Strategy, Partnerships and Engagement, the Executive Officer Strategy, Partnerships and Engagement, the Director Development and Environment (D Quigley), the Director Infrastructure, and the Director Community, Culture and Places.

Councillor D Mahon assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.49 pm.

CSC22/52 LEAVE OF ABSENCE (ID22/2254)

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

Moved by Councillor S Chowdhury and seconded by Councillor J Black

MOTION

That such requests for leave of absence be accepted and Councillors L Burns and V Etheridge be granted leave of absence from this meeting.

CARRIED

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

Against: Nil

CSC22/53 CONFLICT OF INTEREST (ID22/2257)

There were no conflicts of interest declared.

CSC22/54 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - OCTOBER 2022 (ID22/2286)

The Committee had before it the report dated 1 November 2022 from the Chief Financial Officer regarding Investment Under Section 625 of the Local Government Act - October 2022.

Moved by Councillor R Ivey and seconded by Councillor S Chowdhury

MOTION

That the information contained within the Investment under Section 625 of the Local Government Act Report, dated 1 November 2022, be noted.

CARRIED

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

Against: Nil

CSC22/55 E-SCOOTER SHARED SCHEME TRIAL (ID22/2321)

The Committee had before it the report dated 2 November 2022 from the Economic Development Team Leader regarding E-scooter Shared Scheme Trial.

Moved by Councillor M Dickerson and seconded by Councillor S Chowdhury

MOTION

- 1. That Council withdraw its Expression of Interest for the current E-scooter trial, due to the proposed January 2023 time frame impacting on Council's ability to implement a meaningful community consultation program and subsequent trial.**
- 2. That Council provides further requests to the NSW Government to consider extending the opportunity to participate in an E-Scooter trial later in 2023, following appropriate community consultation period and finalising project details.**
- 3. That the Chief Executive Officer undertake further investigations of a potential E-bike trial, with a future report to be provided to Council.**

CARRIED

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

Against: Nil

The meeting closed at 6.05pm.

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CHAIRPERSON



Report of the Villages Committee - meeting 9 November 2022

AUTHOR: Director Strategy, Partnerships and
Engagement
REPORT DATE: 15 November 2022

The Council had before it the report of the Villages Committee meeting held 9 November 2022.

RECOMMENDATION

That the report of the Villages Committee meeting held on 9 November 2022, be noted.



DUBBO REGIONAL
COUNCIL

**REPORT
VILLAGES COMMITTEE
9 NOVEMBER 2022**

PRESENT: Councillor R Ivey, the Director Strategy, Partnerships and Engagement, P Wykes AFSM (Community Representative), B Penhall (Community Representative), M Hanney (Community Representative), L Hennessy (Community Representative), F Doughty (Community Representative) and K Charlton (Community Representative).

ALSO IN ATTENDANCE:

The Executive Officer Strategy, Partnerships and Engagement and the Director Infrastructure.

Councillor R Ivey assumed the Chair of the meeting.

The proceedings of the meeting commenced at 3.06 pm.

VC22/11 APOLOGIES (ID22/1661)

Apologies were received from Councillor S Chowdhury and the Chief Executive Officer who were absent from this meeting due to personal reasons.

M Hanney, L Hennessy, F Doughty and K Charlton attended the meeting via audio-visual link.

VC22/12 ACKNOWLEDGEMENT OF COUNTRY (ID22/1662)

The Director Strategy, Partnerships and Engagement delivered an Acknowledgement of Country.

VC22/13 CONFLICTS OF INTEREST (ID22/1663)

There were no conflicts of interest declared.

VC22/14 REPORT OF THE VILLAGES COMMITTEE - MEETING 10 AUGUST 2022 (ID22/1664)

The Committee had before it the report of the Villages Committee meeting held 10 August 2022.

RECOMMENDATION

That the report of the Villages Committee meeting held on 10 August 2022, be noted.

VC22/15 KEY VILLAGES PROJECTS (ID22/2322)

The Committee was addressed by the Director Strategy, Partnerships and Engagement regarding Key Villages Projects.

RECOMMENDATION

That it be noted that a number of projects would be identified in the agenda for the next scheduled meeting, however, should Committee members have particular projects they wish to receive updates on, requests be made according to the adopted Terms of Reference.

VC22/16 UPDATE ON OPERATIONAL PLAN ACTIONS (ID22/2323)

The Committee was addressed by the Director Strategy, Partnerships and Engagement regarding this Update on Operational Plan Actions.

RECOMMENDATION

1. **That it be noted that updates on Operational Plan Actions are made quarterly and will be provided to the Committee, further noting that six monthly updates are reported to Council.**
2. **That with regard to the Rural Land Strategy:**
 - **a. The Manager Growth Planning or relevant staff member be invited to the next Villages Committee meeting to provide an update on action items 1.2.2.1-2.**
 - **b. The Villages Committee be made aware of community consultation and engagement relating to action items 1.2.2.1-2.**
 - **c. Committee members share with Council any documents or information from former committees on the topic of rural land strategies.**
3. **That with regard to Water and Sewerage Infrastructure, the Director Infrastructure provide a detailed update on action item 2.2.1.4 including proposed dates for capital works to be undertaken in the Villages.**
4. **That with regard to the Ballimore Flood Study, the Director Infrastructure make a presentation and provide an update to the next Villages Committee meeting on the Study.**
5. **That in relation to the Parks and Bushcare Program (village maintenance and mowing services, including volunteers), the Director Infrastructure provide an update to the next Villages Committee meeting on the progress of the Parks and Bushcare Program, noting that an internal session with Council's insurers would highlight risks in relation to using volunteers.**
6. **That with regard to the Geurie Pool, the suggestion of 'free access for school children for swimming training/learning to swim' be provided to the Aquatics Working Party for consideration as part of the 2023/2024 Fees and Charges.**
7. **That updates on Quarter 2 be provided in a report to the Committee at its meeting to be held in February 2023, noting that this update may be sent under separate cover**

to the Committee depending on timing of the agenda and the finalisation of the quarterly report.

VC22/17 STUART TOWN DRAINAGE UPDATE (ID22/2324)

The Committee was addressed by the Director Infrastructure regarding Stuart Town Drainage.

RECOMMENDATION

1. That it be noted that design works have been completed and materials have been ordered for pipe installation, further noting that works have been programmed to commence late November 2023 and are likely to take six weeks to complete.
2. That it be noted that construction of the drainage line will be along the frontage of properties and there may be times when access is restricted to residents while this is occurring, further noting that Council will provide residents with information and awareness of when and what works are being undertaken.

VC22/18 STUART TOWN REPAIR PROJECT – TRANSPORT FOR NSW PROJECT UPDATE (ID22/2325)

The Committee was addressed by the Director Infrastructure regarding the Stuart Town Repair Project – Transport for NSW Project.

RECOMMENDATION

That it be noted that works are programmed to commence in early 2023.

VC22/19 GENERAL BUSINESS

The following items of General Business were discussed:

- Too many signs in the main street of Ballimore, particularly signage relating to accessing and leaving the watering point.
- Chemical drum collection points are needed in villages, similar to what is available in Geurie.
- Maintenance of rural unsealed public roads audit and best practice to maintain roads.
- Increased access to waste transfer stations.
- Increased flooding of Bill Mills Bridge.
- Access to hall and church in Ballimore not an attractive entrance to the village.
- Water management at the western end of Ballimore.
- Cultural burning to reduce fire hazards.
- Impact of Mr Arron Wood AM, National Director External Affairs, Clean Energy Council, in reducing heat in cities with increased tree canopy.
- Slashing in villages including entrances, and particularly a section missed on the Golden Highway near Ballimore.
- Congratulations and thanks to the team operating the Stuart Town Transfer Station, particularly in respect of the exceptional state of the site presentation, gates, management and access road.

- Next meeting location.
-

RECOMMENDATION

1. That Council investigate the signage in the main street of Ballimore, particularly signage relating to accessing and leaving the watering point, and report back to the Committee regarding signage requirements.
2. That it be noted that the matter of maintenance of rural unsealed public roads was addressed as part of Clause VC22/16.
3. That the following issues be deferred to the next meeting of the Villages Committee:
 - a. Chemical drum collection points being made available in villages.
 - b. Increased access to waste transfer stations in villages.
 - c. Increased flooding of the Bills Mills Bridge.
 - d. Access to the hall and church in Ballimore not being an attractive entrance to the village, with further information to be provided on the Parks and Bushcare Program.
 - e. Water management at the western end of Ballimore.
4. That Committee Member P Wykes AFSM, who is also member of the Rural Fire Service (RFS), raise the matter of cultural burning to reduce fire hazards at a future RFS meeting and provide information back to the Committee.
5. That with regard to the topic of the impact of Mr Arron Wood AM, National Director External Affairs, Clean Energy Council, in reducing heat in cities with increased tree canopy, the Director Infrastructure explore the topic and potentially refer to the Public Spaces Tree Committee.
6. That the Director Infrastructure investigate the slashing schedule in villages including entrances, and particularly a section missed on the Golden Highway near Ballimore, and report back to the Committee on the matter.
7. That the team operating the Stuart Town Transfer Station be thanked and acknowledged for the exceptional work they are doing.
8. That Wellington be the meeting location of all future Villages Committee meetings, being the most central location and providing suitable internet coverage for MS Teams attendance, as well as flexibility for Committee members.

The meeting closed at 4.22pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Reconciliation Action Plan Working Group - meeting 7 November 2022

AUTHOR: Director Community, Culture and Places
REPORT DATE: 15 November 2022

The Council had before it the report of the Reconciliation Action Plan Working Group meeting held 7 November 2022.

RECOMMENDATION

That the report of the Reconciliation Action Plan Working Group meeting held on 7 November 2022, be noted.



**REPORT
RECONCILIATION ACTION PLAN WORKING
GROUP
7 NOVEMBER 2022**

PRESENT: Councillors L Burns and P Wells, the Director Community, Culture and Places, the Manager Governance and Internal, the Manager Community Services, the Aboriginal Liaison Officer, the Customer Experience Coordinator, the Communities for Children Officer, the Building & Development Certifier, the Library Assistant, D Stewart (Dubbo Aboriginal Community Working Party), G Ganguly (Community Representative) and A Parker (Community Representative).

Councillor L Burns assumed the Chair of the meeting.

The proceedings of the meeting commenced at 4.00pm.

RAP22/23 WELCOME TO COUNTRY (ID22/2248)

Councillor L Burns delivered a Welcome to Country.

RAP22/24 APOLOGIES (ID22/2249)

An apology was received from M Graham (Community Representative) who was absent from the meeting due to personal reasons.

The Aboriginal Liaison Officer and the Communities for Children Officer attended via audio-visual link.

RAP22/25 CONFLICT OF INTEREST (ID22/2250)

There were no Conflict of Interests declared.

**RAP22/26 REPORT OF THE RECONCILIATION ACTION PLAN WORKING GROUP - MEETING
25 OCTOBER 2022 (ID22/2315)**

The Working Group had before it the report of the Reconciliation Action Plan Working Group meeting held 25 October 2022.

RECOMMENDATION

That the report of the Reconciliation Action Plan Working Group meeting held on 25

October 2022, be noted.

RAP22/27 REFLECT RECONCILIATION ACTION PLAN - WORKSHOP (ID22/2259)

The Working Group had before it the report dated 26 October 2022 from the Manager Community Services regarding Reflect Reconciliation Action Plan - workshop.

RECOMMENDATION

1. That the information contained within the report of the Manager Community Services dated 26 October 2022, be noted.
2. That the updates to the Reflect Reconciliation Action Plan from the Workshop held 7 November 2022 be emailed to members.
3. That members provide comments on the Reflect Reconciliation Action Plan via email by 22 November 2022, noting that no comment/reply will be taken as endorsement of the already provided changes to the Action Plan.

RAP22/28 GENERAL BUSINESS

The following item of General Business was discussed:

- Community celebrations in Dubbo and Wellington on 26 January 2023.
-

RECOMMENDATION

That, at the meeting scheduled for 22 November 2022, a discussion be held regarding planned community celebrations in Dubbo and Wellington on 26 January 2023.

The meeting closed at 5.37pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Public Spaces Tree Committee - meeting 26 October 2022

**AUTHOR: Director Infrastructure
REPORT DATE: 15 November 2022**

The Council had before it the report of the Public Spaces Tree Committee meeting held 26 October 2022.

RECOMMENDATION

That the report of the Public Spaces Tree Committee meeting held on 26 October 2022, be noted.



DUBBO REGIONAL
COUNCIL

REPORT
PUBLIC SPACES TREE COMMITTEE
26 OCTOBER 2022

PRESENT: Councillors J Black, M Dickerson and J Gough, the Director Infrastructure, K Gersche (Community Representative), B Edmondson (Community Representative), W Browne (Community Representative), E Holmes (Community Representative), B Sutherland (Community Representative), N Grant (Community Representative), E Webster (Community Representative) and G Avery (Community Representative).

ALSO IN ATTENDANCE:

The Manager Infrastructure Strategy and Design, the Manager Recreation and Open Spaces and the Executive Officer Community Culture and Places

Councillor M Dickerson assumed the Chair of the meeting.

The proceedings of the meeting commenced at 4.32pm.

PSTC22/1 ACKNOWLEDGEMENT OF COUNTRY (ID22/2192)

Councillor M Dickerson delivered an Acknowledgement of Country.

PSTC22/2 APOLOGIES (ID22/2193)

There were no apologies received.

PSTC22/3 CONFLICTS OF INTEREST (ID22/2194)

There were no conflicts of interest declared.

PSTC22/4 ELECTION OF CHAIRPERSON (ID22/2196)

At this juncture, Councillor M Dickerson called for nominations for Chairperson of the Public Spaces Tree Committee.

Councillor J Gough was nominated by Councillor M Dickerson.

Councillor J Gough accepted her nomination and was elected Chairperson of the Public Spaces Tree Committee for the Mayoral term.

Councillor J Gough assumed the Chair of the meeting.

PSTC22/5 WELCOME AND INTRODUCTION (ID22/2197)

Councillor J Gough provided a welcome and introduction to the Committee.

PSTC22/6 TERMS OF REFERENCE AND CODE OF MEETING PRACTICE (ID22/2195)

The Committee had before it the report dated 20 October 2022 from the Governance Team Leader regarding Terms of Reference and Code of Meeting Practice.

RECOMMENDATION

That the Terms of Reference (Appendix 1) and Code of Meeting Practice for Community Committees and Working Parties (Appendix 2) be noted.

PSTC22/7 REQUEST TO REMOVE EXISTING STREET TREES ON GIPPS STREET (EASTERN SIDE BETWEEN WINGEWARRA STREET AND BULTJE STREET DUBBO) (ID22/2202)

The Committee had before it the report dated 21 October 2022 from the Senior Design Engineer regarding Request to Remove Existing Street Trees on Gipps Street (Eastern Side between Wingewarra Street and Bultje Street Dubbo).

RECOMMENDATION

That the information contained within the report of the Senior Design Engineer dated 21 October 2022, be noted.

PSTC22/8 REQUEST TO REMOVE EXISTING STREET TREES ON BRISBANE STREET (ID22/2203)

The Committee had before it the report dated 21 October 2022 from the Senior Design Engineer regarding Request to Remove Existing Street Trees on Brisbane Street.

RECOMMENDATION

That the information contained within the report of the Senior Design Engineer dated 21 October 2022, be noted.

PSTC22/9 UPDATE ON THE WELLINGTON STREET TREE MASTER PLAN (ID22/2208)

The Committee were provided with an update by the Manager Recreation and Open Space.

RECOMMENDATION

That the update provided by the Manager Recreation and Open Space, be noted.

PSTC22/10 FUTURE MEETING DATES (ID22/2198)

The Committee gave consideration to Future Meeting Dates.

RECOMMENDATION

1. That future meetings of the Public Spaces Tree Committee be held quarterly as required, with the next meeting to be scheduled for Wednesday 1 February 2023 at 4.30pm.
2. That calendar invitations be sent out to all members of the Public Spaces Tree Committee for abovementioned meetings.
3. That agenda items to be emailed to ccp.admin@dubbo.nsw.gov.au at least 7 days prior to a meeting.

The meeting closed at 5:39pm.

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CHAIRPERSON



DUBBO REGIONAL
COUNCIL

Report of the Social Justice Advisory Committee - meeting 15 November 2022

AUTHOR: Director Community, Culture and Places
REPORT DATE: 17 November 2022

The Council had before it the report of the Social Justice Advisory Committee meeting held 15 November 2022.

RECOMMENDATION

That the report of the Social Justice Advisory Committee meeting held on 15 November 2022, be noted.



REPORT
SOCIAL JUSTICE ADVISORY COMMITTEE
15 NOVEMBER 2022

PRESENT: Councillors J Gough, P Wells and V Etheridge, E Davis (Community Representative), S Talbot (Community Representative), R Petheram (Community Representative) and F Schubert (Community Representative).

ALSO IN ATTENDANCE:

The Director Community, Culture and Places, the Manager Community Services, the Administration Officer Community, Culture and Places and Ms C Vesey (Western NSW LHD).

Councillor P Wells assumed the Chair of the meeting.

The proceedings of the meeting commenced at 5.02pm.

SJAC22/15 ACKNOWLEDGEMENT OF COUNTRY (ID22/2359)

Councillor P Wells provided an Acknowledgement of Country.

SJAC22/16 APOLOGIES (ID22/2360)

Apologies were received from N Bramble (Community Representative), C Mansour (Community Representative) and J Forrester (Community Representative) who were absent from the meeting due to personal reasons.

E Davis (Community Representative) attended via Audio-Visual Link.

SJAC22/17 CONFLICTS OF INTEREST (ID22/2361)

The following conflict of interest was declared:

- Councillor P Wells declared non-pecuniary, less than significant interest in item SJAC22/21 as she engages with interested parties within her role at work.

**SJAC22/18 REPORT OF THE SOCIAL JUSTICE ADVISORY COMMITTEE - MEETING 18
OCTOBER 2022 (ID22/2313)**

The Committee had before it the report of the Social Justice Advisory Committee meeting held 18 October 2022.

RECOMMENDATION

That the report of the Social Justice Advisory Committee meeting held on 18 October 2022, be noted.

SJAC22/20 MANAGER COMMUNITY SERVICES UPDATE (ID22/2263)

The Committee had before it the report dated 30 October 2022 from the Manager Community Services regarding Manager Community Services Update.

RECOMMENDATION

That the information contained within the report of the Manager Community Services dated 30 October 2022, be noted.

SJAC22/21 DRUG AND ALCOHOL REHABILITATION CENTRE - UPDATE (ID22/2364)

The Committee was addressed by Western NSW Local Health District representative C Vesey regarding Drug and Alcohol Rehabilitation Centre – Update.

RECOMMENDATION

That the update provided by C Vesey (Western NSW LHD) be noted.

Councillor P Wells declared a non-pecuniary, less than significant interest in the matter now before the Committee and remained in the room during the Committee's consideration of this matter. The reason for such interest is that Councillor P Wells engages with interested parties within her role at work.

SJAC22/22 FUTURE MEETING DATES (ID22/2362)

The Committee gave consideration to future meeting dates.

RECOMMENDATION

- 1. That future meetings of the Social Justice Advisory Committee be held at 5.00pm on the second Tuesday of the scheduled months as follows:**
 - 13 December 2022
 - 14 February 2023
- 2. That meeting dates for 2023 be set at the meeting of the Committee scheduled for 14 February 2023.**
- 3. That calendar invitations be sent out to all members of the Social Justice Advisory Committee for the above dates.**

SJAC22/23 GENERAL BUSINESS (ID22/2365)

The following item of General Business was discussed:

- Overview of Youth Council and members interested in Social Justice related issues in the community.

RECOMMENDATION

- 1. That the Youth Council Members be invited to the Social Justice Advisory Committee meeting scheduled for 14 February 2023.**
- 2. That calendar invitations be sent out to all members of Youth Council for the above date.**

The meeting closed at 6.09pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Financial Performance Committee - meeting 15 November 2022

AUTHOR: Director Organisational Performance
REPORT DATE: 17 November 2022

The Council had before it the report of the Financial Performance Committee meeting held 15 November 2022.

RECOMMENDATION

That the report of the Financial Performance Committee meeting held on 15 November 2022, be noted.



DUBBO REGIONAL
COUNCIL

**REPORT
FINANCIAL PERFORMANCE COMMITTEE
15 NOVEMBER 2022**

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

ALSO IN ATTENDANCE:

The Executive Officer Organisational Performance, the Management Accountant, and the Manager Commercial Strategy.

Councillor M Wright assumed the Chair of the meeting.

The proceedings of the meeting commenced at 8.11 am.

FP22/18 ACKNOWLEDGEMENT OF COUNTRY (ID22/2350)

Councillor M Wright delivered an Acknowledgement of Country.

FP22/19 APOLOGIES (ID22/2351)

An apology was received from Councillor S Chowdhury who was absent from the meeting due to personal reasons.

Councillor R Ivey attended the meeting via audio-visual link.

FP22/20 CONFLICTS OF INTEREST (ID22/2352)

There were no conflicts of interest declared.

FP22/21 REPORT OF THE FINANCIAL PERFORMANCE COMMITTEE - MEETING 20 SEPTEMBER 2022 (ID22/2353)

The Committee had before it the report of the Financial Performance Committee meeting held 20 September 2022.

RECOMMENDATION

That the report of the Financial Performance Committee meeting held on 20 September 2022, be noted.

FP22/22 SEPTEMBER 2022 QUARTERLY BUDGET REVIEW STATEMENT (ID22/2345)

The Committee was addressed by the Chief Executive Officer regarding September 2022 Quarterly Budget Review Statement.

RECOMMENDATION

1. That the information contained within the report, as presented at the meeting, be presented to Ordinary Council Meeting scheduled for 24 November 2022.
2. That a detailed report for Rainbow Cottage finance performance be prepared and presented to the next Financial Performance Committee meeting scheduled for 21 February 2023.

FP22/23 FINANCE DASHBOARD UPDATE (ID22/2346)

The Committee was addressed by the Chief Financial Officer regarding Finance Dashboard Update.

RECOMMENDATION

That the link to the Finance Dashboard be provided to Councillors.

FP22/24 AIRPORT FEES AND CHARGES (ID22/2344)

The Committee had before it the report dated 8 November 2022 from the Manager Commercial Strategy regarding Airport Fees and Charges.

RECOMMENDATION

1. That the information contained within the report of the Manager Commercial Strategy dated 8 November 2022, be noted.
2. That a report regarding Fees and Charges be presented at the next Financial Performance Committee meeting scheduled for 21 February 2023.
3. That the Manager Commercial Strategy provide a report to the Committee inclusive of detail on the following:
 - a. Comparable Aeronautical charges table for Evocities Airports.
 - b. Identification of demographics of carpark users at the Airport.
 - c. Utilisation demand of current secure carpark.
 - d. Survey results identifying travelling purposes for Airport passengers.

The meeting closed at 9.48 am.

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CHAIRPERSON



DUBBO REGIONAL
COUNCIL

REPORT: September 2022 Quarterly Budget Review Statement

DIVISION: Chief Executive Officer
REPORT DATE: 11 November 2022
TRIM REFERENCE: ID22/2371

EXECUTIVE SUMMARY

Purpose	Seek endorsement Adopt funding	Provide review or update Fulfil legislated requirement/Compliance
Issue	The quarterly review for the period ending 30 September 2022 of Council's 2022/2023 Budget Review Statements shows satisfactory implementation with the current financial position estimated to be a balanced budget.	
Reasoning	In accordance with the requirements of Section 203(2) of the Local Government (General) Regulations 2021, I now advise that the Chief Financial Officer, as the Responsible Accounting Officer of Dubbo Regional Council has reported that they consider the attached Quarterly Operational Plan Review Statements indicate that the financial position of the Council is satisfactory. This is on the basis that the "result" for the year is a balanced budget.	
Financial Implications	Budget Area	Organisational Performance
	Funding Source	Cost of proposed adjustments are within the adopted budget 2022/2023.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

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

Theme: 4 Leadership

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

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

RECOMMENDATION

- 1. That the Quarterly Budget Review Statements as at 30 September 2022, as attached to the report of the Chief Executive Officer dated 11 November 2022, be adopted and such sums voted for such purpose.**
- 2. That the Statement of the Responsible Accounting Officer that Council is in a satisfactory financial position having regard to the changes herewith to the original budget, be noted.**

Murray Wood
Chief Executive Officer

MW
Chief Executive Officer

BACKGROUND

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

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

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

REPORT

Consultation

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

The Financial Performance Committee meeting held 15 November 2022 discussed the results and any remedial action required.

Resourcing Implications

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

September 2022 Quarterly Review

The Responsible Accounting Officer has reported in respect of the September 2022 Quarterly Review of Council’s Budget as follows:

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

The Quarterly Budget Review Statement for the September 2022/2023 quarter (**Appendix 1**) includes:

- The adopted budget for 2022/2023.
- The budget variations proposed for approval for the September 2022 quarter.

The key highlights of Council's third quarter for 2022/2023 are:

- Council's performance has been impacted by the recent flooding since late June 2022.
- The Income and Expenses Budget Review Statement shows that the surplus from operations (including capital grants and contributions) for the year is forecast as \$25.95M comprising Income of \$175.68M and Expenses of \$149.73M.
- After deducting \$30.64M of projected Grants and Contributions to be received for Capital Purposes the projected net operating deficit for the year is a \$4.69M.
- Projected full year Capital Expenditure is expected to be \$76.96M, which is \$1.65M higher than forecasted as at 30 June 2022
- Total Cash and Investments of \$237.55M at 30 September 2022 including a significant portion being restricted for specific purposes.

Impact of natural disasters on revenue and expenditure

Flooding

The recent flooding has had an impact on the facilities and services that Council delivers to the public. Service reductions and closure of Council facilities has led to revenue losses that have put pressure on Council's financial position. Council is also forecasting additional maintenance costs on our roads and open spaces and the full financial impact of this is still to be determined.

The deliverability of our capital program is impacted and will be reviewed in further detail during preparation of the December 2022 Quarterly Budget Review Statement.

The most recent climate outlook for December 2022 to March 2023 issued on 10 November 2022 by the Bureau of Meteorology forecasts that *"December to February rainfall is likely (greater than 60% chance) to be above median for large parts of Queensland, New South Wales, Victoria, and eastern Tasmania"*.

COVID-19

Council was forced to defer some operational project expenditure elements during the 2022 financial year as services could not be delivered. This has also impacted the forecast 2022/2023 operating position as this expenditure is now being incurred due to the lifting of COVID-19 restrictions. Examples of these projects include:

- LGA Partnership Programs
- Old Dubbo Gaol Conservation Projects
- Plant maintenance

Budget Variations and Variances

Table 1 below provides the projected full year operating position for the consolidated, general, sewer and water funds before capital items.

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

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

	Original Budget			Revised Budget		
	OP Ratio	OSI Ratio	\$ '000	OP Ratio	OSI Ratio	\$ '000
Consolidated	(2.4%)	72.1%	(\$3,491)	(3.2%)	69.8%	(\$4,686)
General	(11.1%)	65.9%	(\$11,208)	(12.6%)	65.0%	(\$12,902)
Sewer	26.7%	95.3%	\$5,152	28.0%	95.4%	\$5,504
Water	11.2%	82.1%	\$2,565	11.7%	72.1%	\$2,712

	Original Budget \$ '000	September 2022 Variations \$ '000	Revised Budget \$ '000	September 2022 Actuals \$ '000
Income				
Rates and annual charges	71,239	510	71,749	73,308
User charges and fees	40,749	(487)	40,262	9,851
Other revenues	1,966	472	2,438	677
Grants and contributions - operating	21,852	563	22,415	2,857
Grants and contributions - capital	25,089	5,546	30,636	1,458
Interest and investment revenue	1,621	2,016	3,637	1,374
Net gain from disposal of assets	5,590	(1,047)	4,544	(670)
Total income from continuing operations	168,106	7,574	175,680	88,854
Expenses				
Employee benefits and on-costs	51,335	32	51,367	12,447
Materials and services	31,730	2,488	34,218	7,001
Borrowing costs	2,795	-	2,795	372
Depreciation and amortisation	45,103	-	45,103	12,490
Other expenses	15,545	703	16,247	5,141
Total expenses from continuing operations	146,507	3,223	149,730	37,451
Net operating result from continuing operations	21,599	4,351	25,950	51,403
Net Operating Result before Capital Items	(3,491)	(1,195)	(4,686)	49,945

Table 2 below provides the projected full year operating position for the key financial units of Council

Key Financial Units	Original Budget			Revised Budget		
	OP Ratio	OSI Ratio	\$ '000	OP Ratio	OSI Ratio	\$ '000
Aquatic Leisure Centres	(203.9%)	100.0%	(\$1,901)	(206.8%)	100.0%	(\$1,927)
Dubbo Regional Airport	(8.7%)	94.5%	(\$378)	(4.2%)	90.5%	(\$192)
Dubbo Regional Livestock Markets	(6.7%)	100.0%	(\$249)	(6.7%)	100.0%	(\$249)
Property and Land Development	74.0%	100.0%	\$4,150	37.6%	100.0%	\$1,731
Rainbow Cottage	(36.3%)	56.2%	(\$455)	(36.9%)	56.4%	(\$464)

Table 3 below provides detail on underlying movements to the 2022/2023 operating budget.

Account Group	Explanation	\$ '000 Increase/ (Decrease)
<u>Income</u>		
Capital grants and contributions	Breakdown of major variances: 1. \$489K increase in local infrastructure contributions 2. \$243K in Voluntary Planning Agreement income 3. \$248K for a Community Events Program 4. \$1.499M from Create NSW's Creative Capital program for Stage Two of the Wiradjuri Cultural Tourism Centre and Educational Safe Keeping Place is anticipated to be received this financial year 5. \$1.286M for John McGrath Sports Lighting and Nita McGrath Netball Courts is anticipated to be received this financial year 6. \$1.5M for the Dubbo Macquarie River shared pathway is anticipated to be received this financial year 7. \$1M from Create NSW's Creative Capital program for a stage lighting upgrade at the Dubbo Regional Theatre and Convention Centre 8. \$3.944M grant income for the Groundwater Infrastructure Project is anticipated to be received this financial year 9. Other minor adjustments	\$5,546
Gain/(Loss) on Disposal of Real Estate Assets	Sales for Moffatt Estate settled earlier than anticipated during the previous financial year.	(\$1,047)
Interest and investment revenue	Higher than anticipated return on cash investments due to the recent cash rate increases	\$2,016
Operating grants	Breakdown of major variances:	\$563

and contributions	<ol style="list-style-type: none"> 1. \$247K from Reconnecting Regional NSW for events 2. \$527K additional grant income expected for the Financial Assistance Grant 3. Other minor adjustments 	
Other revenues	<p>Breakdown of major variances:</p> <ol style="list-style-type: none"> 1. \$300K reclassification of long term lease income from 'fee income' to 'other revenue'. 2. Other minor adjustments 	\$472
Rates and annual charges	<p>Breakdown of major variances:</p> <ol style="list-style-type: none"> 1. \$184K of ordinary rating income from supplementary levies 2. \$325K of water access charges, sewerage charges and waste annual charges from the above supplementary levies 	\$510
User charges and fees	<p>Breakdown of major variances:</p> <ol style="list-style-type: none"> 3. \$278K fee reduction in Subdivision Engineering Fees 4. \$300K reclassification of long term lease income from 'fee income' to 'other revenue'. 5. \$100K Family Day Care Administration Levy shortfall anticipated 6. \$150K Wellington Caves Complex caused by the floods and associated tour reductions 7. \$108K Greengrove sale of produce not anticipated to occur 8. Other minor adjustments 	(\$487)
	Total Income Variation Increase/(Decrease)	\$7,574
<u>Expenses</u>		
Materials and contracts	<p>Breakdown of major variances:</p> <ol style="list-style-type: none"> 1. Expenses anticipated to be spent last year for the following operating projects that were delayed due to COVID-19: <ul style="list-style-type: none"> • NSW Planning Portal • Community events • Dubbo Regional Airport runway maintenance • EPA Legacy Gasworks remediation • NSW DPIE Grant - Roofing & Eaves repairs • Western Plains Digitisation Hub 2. Organisational efficiency programs 3. Development of a northern and southern Macquarie River Master Plan 4. PFAS and other land investigations 5. Expenditure related to the Community Events Program 6. Additional flood studies commissioned 7. Waste Management Strategy 8. Other minor adjustments 	\$2,488
Other expenses	<p>Breakdown of major variances:</p> <ol style="list-style-type: none"> 1. Financial Assistance Contributions to community groups 2. Additional Macquarie Regional Library financial contributions 3. Expenditure related to the NSW Performing Arts COVID Support Package grant received 4. Expenses anticipated to be spent last year for the following 	\$703

	operating projects that were delayed due to COVID-19: <ul style="list-style-type: none"> • Destinations Campaign • LGA Partnership Program • Great Big Adventure Pass Contributions 	
Other expense items	Minor adjustments	\$32
	Total Expense Variation Increase/(Decrease)	\$3,223
	Net Increase (Decrease) to Operating Surplus	\$4,351

Projected full year Capital Expenditure is expected to be \$76.96M, which is \$1.65M higher than forecasted as at 30 June 2022. The deliverability of our capital program is impacted by the recent floods and will be reviewed in further detail during preparation of the December 2022 Quarterly Budget Review Statement. The major adjustments (over \$1M) are as follows:

	Original Budget	September Adjustment	Annual Forecast
Dubbo CBD Macquarie River Bank Shared Pathway	2,400,000	(1,541,304)	858,696
Animal Shelter	1,500,000	(1,400,000)	100,000
Dubbo Regional Livestock Markets Main Visitor Centre Upgrade	3,500,000	(3,500,000)	0
Benolong Bridge Replacement	2,493,837	(1,010,337)	1,483,500
Molong St Stuart Town road	1,078,000	(1,058,000)	20,000
Safer Roads Program - Burrendong Way	5,204,200	(4,194,542)	1,009,658
Dubbo Sewage Treatment Plant- Digestor	1,500,000	(1,450,000)	50,000
Bourke Street - Myall St to River St Drainage Extension	1,386,510	(1,386,510)	0
Old Dubbo Gaol Plaza	0	1,234,291	1,234,291
Terrabella Bridge	0	1,057,149	1,057,149
Fixing Local Roads - Old Mendooran Rd Seal Extension	1,366,047	2,127,881	3,493,928
LRCI 3 - Eulalie Lane Stg 1	0	1,492,258	1,492,258
Upgrade Fluoride Dosing System	0	1,500,000	1,500,000

Monitoring and reporting on financial position

Despite being in a strong financial position, staff are closely monitoring and controlling Council's financial position in light of the ongoing impact of COVID-19. Procedures include:

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

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

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

APPENDICES:

- 1 [↓](#) September 2022 Quarterly Budget Review Statement

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

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Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

1. Report by responsible accounting officer

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

30 September 2022

It is my opinion that the Quarterly Budget Review Statement for Dubbo Regional Council for the quarter ended 30/09/22 indicates that Council's projected financial position at 30/6/23 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: Michael Howlett

Date: 11-Nov-22

Michael Howlett
Responsible accounting officer

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

2. Income & expenses budget review statement

Income & expenses - Council Consolidated

(\$000's)	Original budget 2022/23	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income				
Rates and annual charges	71,239	510	71,749	73,308
User charges and fees	40,749	(487)	40,262	9,851
Other revenues	1,966	472	2,438	677
Grants and contributions - operating	21,852	563	22,415	2,857
Grants and contributions - capital	25,089	5,546	30,636	1,458
Interest and investment revenue	1,621	2,016	3,637	1,374
Net gain from disposal of assets	5,590	(1,047)	4,544	(670)
Share of interests in joint ventures	-	-	-	-
Total income from continuing operations	168,106	7,574	175,680	88,854
Expenses				
Employee benefits and on-costs	51,335	32	51,367	12,447
Materials and services	31,730	2,488	34,218	7,001
Borrowing costs	2,795	-	2,795	372
Depreciation and amortisation	45,103	-	45,103	12,490
Other expenses	15,545	703	16,247	5,141
Net Loss from disposal of assets	-	-	-	-
Total expenses from continuing operations	146,507	3,223	149,730	37,451
Net operating result from continuing operations	21,599	4,351	25,950	51,403
Net Operating Result before Capital Items	(3,491)	(1,195)	(4,686)	49,945

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

2. Income & expenses budget review statement

Income & expenses - General Fund

(\$000's)	Original budget 2022/23	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income				
Rates and annual charges	48,397	207	48,604	49,905
User charges and fees	22,340	(708)	21,632	5,956
Other revenues	1,818	459	2,278	653
Grants and contributions - operating	21,604	563	22,167	2,855
Grants and contributions - capital	19,416	1,602	21,018	390
Interest and investment revenue	998	1,993	2,991	727
Net gain from disposal of assets	5,590	(1,047)	4,544	(670)
Share of interests in joint ventures	-	-	-	-
Total income from continuing operations	120,164	3,069	123,233	59,815
Expenses				
Employee benefits and on-costs	45,835	9	45,843	11,362
Materials and services	17,370	2,531	19,901	3,757
Borrowing costs	931	-	931	181
Depreciation and amortisation	35,455	-	35,455	9,529
Other expenses	12,365	621	12,986	4,345
Net Loss from disposal of assets	-	-	-	-
Total expenses from continuing operations	111,956	3,161	115,117	29,173
Net operating result from continuing operations	8,208	(92)	8,116	30,642
Net Operating Result before Capital Items	(11,208)	(1,694)	(12,902)	30,252

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

2. Income & expenses budget review statement

Income & expenses - Sewer Fund

(\$000's)	Original budget 2022/23	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income				
Rates and annual charges	14,347	141	14,488	14,594
User charges and fees	4,424	206	4,630	1,309
Other revenues	99	13	111	18
Grants and contributions - operating	118	-	118	1
Grants and contributions - capital	822	-	822	374
Interest and investment revenue	289	7	296	328
Net gain from disposal of assets	-	-	-	-
Share of interests in joint ventures	-	-	-	-
Total income from continuing operations	20,099	367	20,466	16,624
Expenses				
Employee benefits and on-costs	2,985	0	2,985	472
Materials and services	5,099	(12)	5,087	1,089
Borrowing costs	547	-	547	56
Depreciation and amortisation	4,483	-	4,483	1,387
Other expenses	1,012	27	1,039	304
Net Loss from disposal of assets	-	-	-	-
Total expenses from continuing operations	14,125	15	14,140	3,308
Net operating result from continuing operations	5,974	353	6,326	13,316
Net Operating Result before Capital Items	5,152	353	5,504	12,942

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

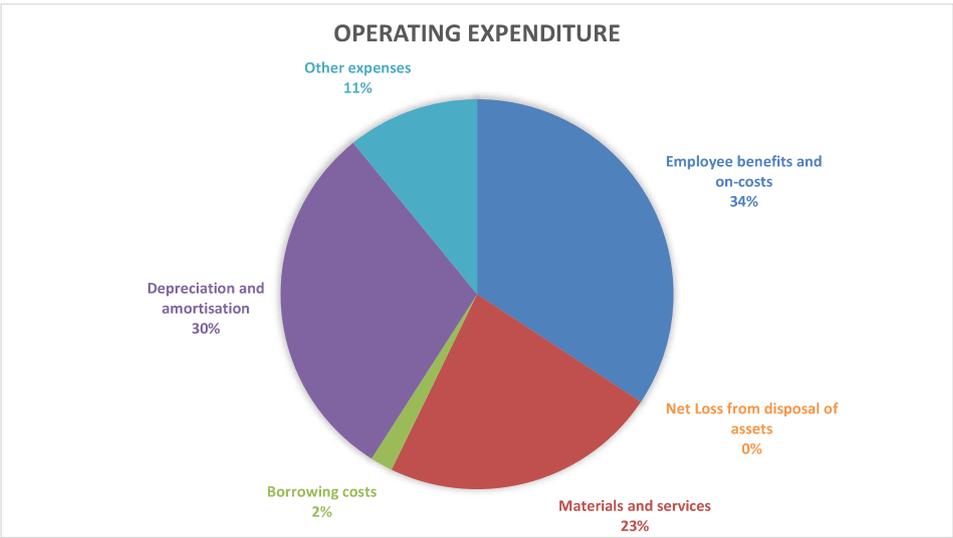
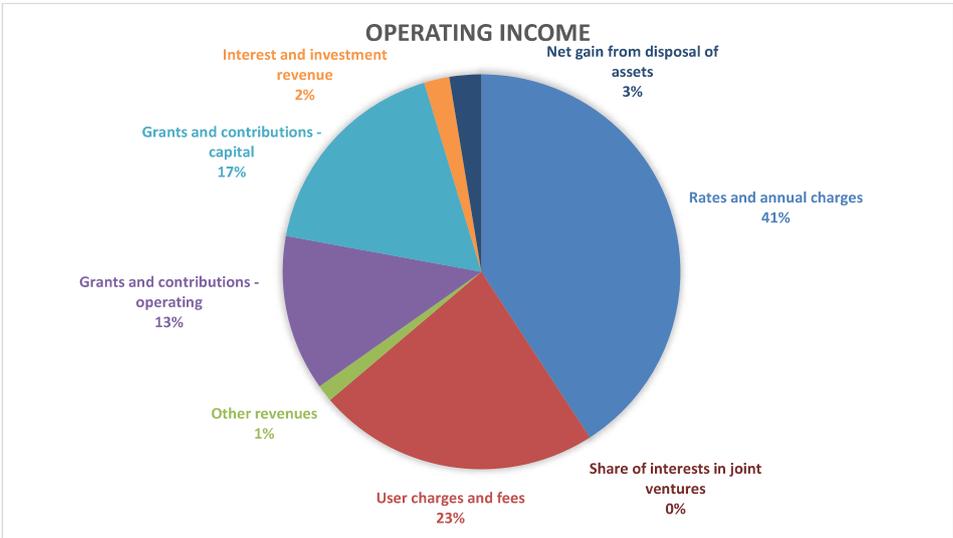
2. Income & expenses budget review statement

Income & expenses - Water Fund

(\$000's)	Original budget 2022/23	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income				
Rates and annual charges	8,495	161	8,656	8,809
User charges and fees	13,984	16	14,000	2,585
Other revenues	49	-	49	6
Grants and contributions - operating	130	-	130	1
Grants and contributions - capital	4,852	3,945	8,796	694
Interest and investment revenue	333	16	350	318
Net gain from disposal of assets	-	-	-	-
Share of interests in joint ventures	-	-	-	-
Total income from continuing operations	27,843	4,138	31,981	12,414
Expenses				
Employee benefits and on-costs	2,515	24	2,539	614
Materials and services	9,261	(32)	9,229	2,155
Borrowing costs	1,317	-	1,317	134
Depreciation and amortisation	5,165	-	5,165	1,574
Other expenses	2,168	55	2,223	492
Net Loss from disposal of assets	-	-	-	-
Total expenses from continuing operations	20,426	47	20,473	4,969
Net operating result from continuing operations	7,417	4,091	11,508	7,445
Net Operating Result before Capital Items	2,565	146	2,712	6,751

Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 30 September 2022

3. Quarterly Income and Expenditure Summary



Dubbo Regional Council
 Quarterly Budget Review Statement
 for the quarter ended 30 September 2022

4. Recommended Budget Variations

Budget Variations being recommended include the following material items:

Resource Group	Function	Budget Increase / (Decrease) \$'000	Details Of Material Movements
Income			
<i>Rates and annual charges</i>			
	Rates & General Revenue	184	Additional ordinary rating income from supplementary levies
	Various	325	Additional water access charges, sewerage charges and waste annual charges from the above supplementary levies
<i>User charges and fees</i>			
	Building Assets	(300)	Reclassification of long term lease income from 'fee income' to 'other revenue'.
	Family Day Care	(100)	Family Day Care Administration Levy shortfall anticipated
	Infrastructure Strategy and Design	(278)	Subdivision Engineering Fees
	Sewerage Services	(108)	Greengrove sale of produce not anticipated to occur
	Wellington Caves Complex	(150)	General admission income to the Wellington Caves Complex expected to reduce as a result of the impact of the floods and associated tour reductions
<i>Other revenues</i>			
	Building Assets	300	Reclassification of long term lease income from 'fee income' to 'other revenue'.
<i>Grants and contributions - operating</i>			
	Dubbo Regional Airport	(160)	Regional Airports Program - GA Upgrade
	Dubbo Regional Airport	240	Regional Airports Program R2 - GA Apron
	Regional Theatre and Convention Centre	(850)	Reallocation from Operating Grant to Capital Grant classification for the Create NSW - DRTCC Stage Lighting project
	Rates and General Revenue	280	2022/2023 Financial Assistance Grant - General Component
	Rates and General Revenue	247	2022/2023 Financial Assistance Grant - Road Component
	Regional Events	247	Reconnecting Regional NSW - Events
<i>Grants and contributions - capital</i>			
	BILT	(1,682)	Destination Dubbo
	BILT	400	LRCI R3 - Ollie Robbins Event Substation
	BILT	400	LRCI R3 - Heritage Plaza Substation
	Open Space	1,500	Grant - Dubbo Macquarie River Shared Pathway
	Open Space	125	LRCI R3 - Tracker Riley & Riverside Signage
	Recreation and Sporting	103	DTA - John McGrath Sports Lighting
	Recreation and Sporting	683	SCCF - John McGrath Sports Lighting
	Recreation and Sporting	500	SCCF - Nita McGrath Netball Courts
	Recreation and Sporting	(838)	SCCF Grant - TBA
	Regional Theatre and Convention Centre	1,000	Create NSW - DRTCC Stage Lighting Lumina
	Roads Network	121	VPA - Rawsonville Rd
	Roads Network	122	VPA - Sheraton Road
	Roads Network	139	Grant - Dubbo North PS - Barden Park
	Roads Network	177	Grant - Websdale Drive Footpath
	Roads Network	720	RNSW2036 - Boothenba Rd Upgrade
	Roads Network	(4,183)	SRP - Burrendong Way - Cashells Lane
	Roads Network	(624)	FLR3 - Ballimore Road Stage 2
	Roads Network	1,468	LRCI R3 - Eulalie Lane Stg 1
	Roads Network	(163)	FCB - Burrendong Bridge No 1
	Roads Network	(808)	FCB - Molong St Stuart Town
	Roads Network	100	LRCI R3 - Wheelers Ln (Birch to Rail X)
	Roads Network	274	LRCI R3 - Gisbourne St (Lee to Thornton S
	Water for the Future	3,944	Drought Groundwater Infrastructure Project
	Wiradjuri Tourism Centre	1,499	Grant - Create NSW - Stg 2 Edu Safe Keep
<i>Interest and investment revenue</i>			
	Rates & General Revenue	2,016	Interest income forecast has been increased to reflect the increasing interest rates and the impact on cash at bank and the maturing investment portfolio.
<i>Net gain from disposal of assets</i>			
	Property & Land Development	(1,047)	Moffatt Estate Stage 3 income from sales was removed from the budget as this was received in the 2021-2022 financial year as a result of settlements occurring earlier than originally anticipated.

Expenditure

Materials and services

Building and Development Services	123	Carry over of NSW Planning Portal project
Environment and Health	126	Carry over of EPA Legacy Gas Works remediations
Information Services	130	Various minor operational increases, Rapid AP E-Invoicing software, increase in Microsoft Enterprise Agreement software
Old Dubbo Gaol	176	Carry over of NSW DPIE Grant - Roofing & Eaves repairs
Open Space	128	Development of a northern and southern Macquarie River Master Plan (funded out of s7.11)
Property and Land Development	115	PFAS and other land investigations
Regional Events	247	Operational grant for the Community Events Program and various other carry over adjustments to event programs
Regional Experiences	99	Carry over of operational grant funded project for the Western Plains Digitisation Hub

Other expenses

Library Services	163	Adjustment to subsidy
Strategic	233	Carry over of city promotions programs delayed as a result of COVID-19 (Destinations Campaign, LGA Partnership Program, Great Big Adventure Pass)

Note:

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

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

5. Cash & investments budget review statement

Cash & investments - Council Consolidated

(\$000's)	Projected year end result
Externally restricted ⁽¹⁾	
General Fund	31,522
Water Fund	62,860
Sewer Fund	67,846
Total externally restricted	162,229
<small>(1) Funds that must be spent for a specific purpose</small>	
Internally restricted ⁽²⁾	
General Fund	75,327
Total internally restricted	75,327
<small>(2) Funds that Council has earmarked for a specific purpose</small>	
Unrestricted (ie. available after the above Restrictions)	(0)
Total Cash & investments	237,555

Investments

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

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals \$237,555,039

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
The date of completion of the 30 September 2022 bank reconciliation is 01/10/22

Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 30 September 2022

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

Budget review for the quarter ended 30 September 2022

NSW local government industry key performance indicators (OLG):

General Fund

<p>1. Operating performance Operating revenue (excl. capital) - operating expenses Operating revenue (excl. capital grants & contributions)</p> <p>This ratio measures Council's achievement of containing operating expenditure within operating revenue.</p>	<p>Benchmark</p> <p>> 0.00%</p>	<p>1. Operating performance</p> <table border="1"> <tr><th>Year</th><th>Ratio (%)</th></tr> <tr><td>2019/20</td><td>-11.7%</td></tr> <tr><td>2020/21</td><td>-20.6%</td></tr> <tr><td>2021/22</td><td>-7.8%</td></tr> <tr><td>2022/23 (O)</td><td>-11.1%</td></tr> <tr><td>2022/23 (P)</td><td>-12.6%</td></tr> </table>	Year	Ratio (%)	2019/20	-11.7%	2020/21	-20.6%	2021/22	-7.8%	2022/23 (O)	-11.1%	2022/23 (P)	-12.6%
Year	Ratio (%)													
2019/20	-11.7%													
2020/21	-20.6%													
2021/22	-7.8%													
2022/23 (O)	-11.1%													
2022/23 (P)	-12.6%													
<p>2. Own source operating revenue Operating revenue (excl. ALL grants & contributions) Total Operating revenue (incl. capital grants & cont)</p> <p>This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.</p>	<p>> 60.00%</p>	<p>2. Own source operating revenue</p> <table border="1"> <tr><th>Year</th><th>Ratio (%)</th></tr> <tr><td>2019/20</td><td>61.0%</td></tr> <tr><td>2020/21</td><td>56.6%</td></tr> <tr><td>2021/22</td><td>54.9%</td></tr> <tr><td>2022/23 (O)</td><td>65.9%</td></tr> <tr><td>2022/23 (P)</td><td>65.0%</td></tr> </table>	Year	Ratio (%)	2019/20	61.0%	2020/21	56.6%	2021/22	54.9%	2022/23 (O)	65.9%	2022/23 (P)	65.0%
Year	Ratio (%)													
2019/20	61.0%													
2020/21	56.6%													
2021/22	54.9%													
2022/23 (O)	65.9%													
2022/23 (P)	65.0%													

Sewer Fund

<p>1. Operating performance Operating revenue (excl. capital) - operating expenses Operating revenue (excl. capital grants & contributions)</p> <p>This ratio measures Council's achievement of containing operating expenditure within operating revenue.</p>	<p>Benchmark</p> <p>> 0.00%</p>	<p>1. Operating performance</p> <table border="1"> <tr><th>Year</th><th>Ratio (%)</th></tr> <tr><td>2019/20</td><td>27.7%</td></tr> <tr><td>2020/21</td><td>29.4%</td></tr> <tr><td>2021/22</td><td>26.0%</td></tr> <tr><td>2022/23 (O)</td><td>26.7%</td></tr> <tr><td>2022/23 (P)</td><td>28.0%</td></tr> </table>	Year	Ratio (%)	2019/20	27.7%	2020/21	29.4%	2021/22	26.0%	2022/23 (O)	26.7%	2022/23 (P)	28.0%
Year	Ratio (%)													
2019/20	27.7%													
2020/21	29.4%													
2021/22	26.0%													
2022/23 (O)	26.7%													
2022/23 (P)	28.0%													
<p>2. Own source operating revenue Operating revenue (excl. ALL grants & contributions) Total Operating revenue (incl. capital grants & cont)</p> <p>This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.</p>	<p>> 60.00%</p>	<p>2. Own source operating revenue</p> <table border="1"> <tr><th>Year</th><th>Ratio (%)</th></tr> <tr><td>2019/20</td><td>83.0%</td></tr> <tr><td>2020/21</td><td>90.0%</td></tr> <tr><td>2021/22</td><td>86.4%</td></tr> <tr><td>2022/23 (O)</td><td>95.3%</td></tr> <tr><td>2022/23 (P)</td><td>95.4%</td></tr> </table>	Year	Ratio (%)	2019/20	83.0%	2020/21	90.0%	2021/22	86.4%	2022/23 (O)	95.3%	2022/23 (P)	95.4%
Year	Ratio (%)													
2019/20	83.0%													
2020/21	90.0%													
2021/22	86.4%													
2022/23 (O)	95.3%													
2022/23 (P)	95.4%													

Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 30 September 2022

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

Budget review for the quarter ended 30 September 2022

Water Fund

1. Operating performance

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

Benchmark

> 0.00%

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



2. Own source operating revenue

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

> 60.00%

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



Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
Capital				
Expenditure				
Community Culture and Places				
Aquatic Leisure Centres				
Aquatic Leisure Centres - Acquisition of Assets				
Aquatic Leisure Centre -Asset Renewals -Maintenance				
01.09470 - Asset Renewal - Other Structures				
7311 - DALC Laneropes Rollers - 50m Pool	7,000	-7,000	0	0
7320 - DALC Fencing Renewal	24,611	0	24,611	26,600
01.09470 - Asset Renewal - Other Structures Total	31,611	-7,000	24,611	26,600
Aquatic Leisure Centres Total	31,611	-7,000	24,611	26,600
Cemeteries				
Cemeteries - Acquisition of Assets				
01.09403 - Cemetery - Land Improvements				
7180 - New Concrete Beams	0	46,661	46,661	2,000
7182 - Landscaping/Furniture/Signage	40,000	0	40,000	0
7186 - Tubba-Gah Burial Ground Improvements	10,000	0	10,000	0
01.09403 - Cemetery - Land Improvements Total	50,000	46,661	96,661	2,000
Cemeteries - Acquisition of Assets Total	50,000	46,661	96,661	2,000
Cemeteries Total	50,000	46,661	96,661	2,000
Community Services				
Community Services - Asset Renewals - Maintenance				
01.09415 - Community Services - Buildings (Renewals)				
7241 - Pre School Family Day Care Centre - Roof	49,595	-49,595	0	0
7247 - Stuart Town Railway Hotel/Post Office	15,000	0	15,000	0
7249 - Wellington Child Care Centre - Roof	0	100,000	100,000	0
01.09415 - Community Services - Buildings (Renewals) Total	64,595	50,405	115,000	0
01.09507 - Community Services - Other Assets				
7302 - CCTV Purchase & Installation	50,000	0	50,000	3,900
01.09507 - Community Services - Other Assets Total	50,000	0	50,000	3,900
Community Services - Asset Renewals - Maintenance Total	114,595	50,405	165,000	3,900
Community Services Total	114,595	50,405	165,000	3,900
Library Services				
Library Services - Acquisition of Assets				
01.09443 - Library - Other Structures				
7250 - Electric Vehicle Destination Chargers	0	16,435	16,435	0
01.09443 - Library - Other Structures Total	0	16,435	16,435	0
01.09444 - Furniture and Fittings				
7251 - Furniture & Fittings-Outdoor Living Room	40,000	-40,000	0	0
01.09444 - Furniture and Fittings Total	40,000	-40,000	0	0
Library Services - Acquisition of Assets Total	40,000	-23,565	16,435	0
Library Services - Asset Renewal - Maintenance				
01.09442 - Library - Buildings Renewal				
7245 - Building Improvements	30,000	-30,000	0	0
7246 - Wellington Library Living Lounge Room	0	595	595	595
7272 - External Customer Return Chute Upgrade	0	44,505	44,505	0
01.09442 - Library - Buildings Renewal Total	30,000	15,100	45,100	595
Library Services - Asset Renewal - Maintenance Total	30,000	15,100	45,100	595
Library Services Total	70,000	-8,465	61,535	595
Old Dubbo Gaol				
Old Dubbo Gaol - Acquisition of Assets				
01.09456 - Infrastructure				
5802 - Paving & Underground Infrastructure	250,000	-14,200	235,800	0
5804 - Gallery Wall Repointing	50,000	0	50,000	0

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
01.09456 - Infrastructure Total	300,000	-14,200	285,800	0
01.09458 - Assets Purchased - Other Assets				
6504 - Storage & Shelving	25,000	0	25,000	0
01.09458 - Assets Purchased - Other Assets Total	25,000	0	25,000	0
Old Dubbo Gaol - Acquisition of Assets Total	325,000	-14,200	310,800	0
Old Dubbo Gaol - Asset Renewals - Maintenance				
01.09455 - Old Dubbo Gaol - Buildings				
5916 - Padded Cell Upgrade	0	15,455	15,455	0
01.09455 - Old Dubbo Gaol - Buildings Total	0	15,455	15,455	0
Old Dubbo Gaol - Asset Renewals - Maintenance Total	0	15,455	15,455	0
Old Dubbo Gaol Total	325,000	1,255	326,255	0
Open Space				
Open Space - Acquisition of Assets				
01.09555 - Horticultural Services - Other Structures				
7518 - Wellington Osawano Japanese Garden	0	61,224	61,224	15,295
7557 - Drought Resilient - Warne St	0	19,200	19,200	0
7558 - Drought Resilient - Gipps St	0	18,000	18,000	0
7559 - Drought Resilient - Healey St	0	2,700	2,700	0
7560 - Drought Resilient - Plamer St	0	8,274	8,274	8,400
9017 - Elston Park Amenities (S7.11)	0	2,500	2,500	2,500
9019 - Victoria Park Shade & Equipment (S7.11)	0	163,680	163,680	125,380
9428 - Cameron Park Pedestrian Bridge	0	647,898	647,898	564,118
9465 - Dubbo CBD Macquarie River Bank Shared Pathway	2,400,000	-1,541,304	858,696	113,708
9552 - Triathlon Stairs	0	21,000	21,000	0
01.09555 - Horticultural Services - Other Structures Total	2,400,000	-596,828	1,803,172	829,401
01.09556 - Landcare Services - Land Improvement				
7408 - Tracker Riley & Riverside Signage	0	249,777	249,777	0
01.09556 - Landcare Services - Land Improvement Total	0	249,777	249,777	0
Open Space - Acquisition of Assets Total	2,400,000	-347,051	2,052,949	829,401
Open Space - Asset Renewals - Maintenance				
01.09558 - Renewal of Assets-Asset Capital Program-West				
7501 - Terramungamine Reserve BBQs	10,000	0	10,000	0
01.09558 - Renewal of Assets-Asset Capital Program-West Total	10,000	0	10,000	0
01.09563 - Horticultural Service- Other Structures (Renewals)				
7463 - Victoria Park Duck Pond	0	116,394	116,394	75,321
7521 - Brocklehurst Playground (SCCF3)	0	110,535	110,535	36,524
7558 - Cameron Park Fountain Restoration	0	614	614	0
8545 - Victoria Park-Playground Equip't Replace	0	185,664	185,664	55,563
01.09563 - Horticultural Service- Other Structures (Renewals) Total	0	413,207	413,207	167,408
01.09566 - Horticultural Services - Amenities (Renewals)				
7514 - Lions Park West - Amenities	350,000	0	350,000	820
01.09566 - Horticultural Services - Amenities (Renewals) Total	350,000	0	350,000	820
Open Space - Asset Renewals - Maintenance Total	360,000	413,207	773,207	168,228
Open Space Total	2,760,000	66,156	2,826,156	997,629
Recreation and Sporting				
Sporting Facilities - Acquisition of Assets				
01.09596 - Sporting Facilities - Other Structures				
7826 - SCCF Project - TBA	100,000	-100,000	0	0
01.09596 - Sporting Facilities - Other Structures Total	100,000	-100,000	0	0
Sporting Facilities - Acquisition of Assets Total	100,000	-100,000	0	0
Sporting Facilities - Asset Renewals - Maintenance				
01.09600 - Sporting Fac. -Other Structures (Renewals)				
7778 - Victoria Park No. 1 Grandstand Seating	0	53,386	53,386	0
7896 - Apex Oval - Floodlighting	20,000	0	20,000	0
7908 - Victoria Park No. 2 Irrigation	90,000	0	90,000	0
7909 - Victoria Park No. 3 - Irrigation	100,000	0	100,000	0

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
7923 - John McGrath Sports Lighting	438,724	371,044	809,768	32,796
7924 - Nita McGrath Netball Courts (SCCF)	300,000	200,000	500,000	0
01.09600 - Sporting Fac. -Other Structures (Renewals) Total	948,724	624,430	1,573,154	32,796
01.09601 - Sporting Facilities - Buildings - Amenities				
7668 - Jubilee Oval Amenities	0	226,418	226,418	23,650
7742 - Kennard Park Amenities (SCCF R2)	0	60,198	60,198	60,198
01.09601 - Sporting Facilities - Buildings - Amenities Total	0	286,616	286,616	83,848
Sporting Facilities - Asset Renewals - Maintenance Total	948,724	911,046	1,859,770	116,644
Recreation and Sporting Total	1,048,724	811,046	1,859,770	116,644
Regional Experiences				
Regional Experiences - Acquisition of Assets				
01.09048 - Regional Experiences - Acquisition of Assets				
1002 - Western Plains Digitisation Hub	0	0	0	12,946
01.09048 - Regional Experiences - Acquisition of Assets Total	0	0	0	12,946
Regional Experiences - Acquisition of Assets Total	0	0	0	12,946
Regional Experiences Total	0	0	0	12,946
Regional Theatre and Convention Centre				
Regional Theatre Convention Ctr-Acquisition Assets				
01.09551 - DRTCC - Furniture & Fittings				
9018 - LED House Lights	0	76,281	76,281	58,981
01.09551 - DRTCC - Furniture & Fittings Total	0	76,281	76,281	58,981
Regional Theatre Convention Ctr-Acquisition Assets Total	0	76,281	76,281	58,981
Regional Theatre Convntn-Asset Renewals-Mainten				
01.09578 - DRTCC - Furniture & Fittings				
7302 - External LED Sign	0	209,098	209,098	208,427
7304 - Air Conditioners	15,000	0	15,000	0
7306 - Heating Water Pressurisation Tank	6,000	0	6,000	0
7308 - DRTCC - Stage Lighting to LED Luminaires	900,000	150,000	1,050,000	1,236
7316 - Upgrade POS system (DRTCC and WCC)	35,000	0	35,000	0
01.09578 - DRTCC - Furniture & Fittings Total	956,000	359,098	1,315,098	209,663
01.09582 - Wellington Civic Centre - Buildings				
7002 - Fire System	225,000	0	225,000	0
01.09582 - Wellington Civic Centre - Buildings Total	225,000	0	225,000	0
Regional Theatre Convntn-Asset Renewals-Mainten Total	1,181,000	359,098	1,540,098	209,663
Regional Theatre and Convention Centre Total	1,181,000	435,379	1,616,379	268,644
Showgrounds				
Showgrounds - Acquisition of Assets				
01.09290 - Showground - Furniture & Fittings				
7123 - Function Equipment	40,000	21,964	61,964	0
01.09290 - Showground - Furniture & Fittings Total	40,000	21,964	61,964	0
01.09291 - Showground - Water Infrastructure				
7200 - Bore	50,000	-50,000	0	0
01.09291 - Showground - Water Infrastructure Total	50,000	-50,000	0	0
01.09292 - Showground -Buildings				
7119 - Grant - Pavillion Piazza	0	495,264	495,264	0
01.09292 - Showground -Buildings Total	0	495,264	495,264	0
01.09297 - Showground - Other Assets				
7141 - OEC Toilets (Grandstand)	0	46,545	46,545	0
7202 - Toilet Block - Grandstand	0	148,055	148,055	96,532
7204 - Electrical Safety Upgrade	0	152,978	152,978	440
01.09297 - Showground - Other Assets Total	0	347,578	347,578	96,972
Showgrounds - Acquisition of Assets Total	90,000	814,806	904,806	96,972
Showgrounds - Asset Renewals - Maintenance				
01.09295 - Showground - Buildings				
0056 - Heritage Grand Stand	0	30,000	30,000	0

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
7130 - Wellington Showground - Disabled Access	50,000	0	50,000	0
01.09295 - Showground - Buildings Total	50,000	30,000	80,000	0
Showgrounds - Asset Renewals - Maintenance Total	50,000	30,000	80,000	0
Wellington - Capital Expenses				
01.08221 - Asset Renewals				
7002 - Wellington Showground Upgrade	50,000	0	50,000	0
01.08221 - Asset Renewals Total	50,000	0	50,000	0
Wellington - Capital Expenses Total	50,000	0	50,000	0
Showgrounds Total	190,000	844,806	1,034,806	96,972
Wellington Caves Complex				
Wellington Caves Complex - Acquisition of Assets				
01.08150 - Caravan Park - Other Structures				
5003 - Lighting Upgrade	30,000	0	30,000	0
01.08150 - Caravan Park - Other Structures Total	30,000	0	30,000	0
01.08153 - Caravan Park - Furniture & Fittings				
5100 - Cabin Furniture & Fittings	20,000	0	20,000	5,033
01.08153 - Caravan Park - Furniture & Fittings Total	20,000	0	20,000	5,033
01.08171 - Wellington Caves - Furniture & Fittings				
7054 - Conference Room Furniture	20,000	0	20,000	0
01.08171 - Wellington Caves - Furniture & Fittings Total	20,000	0	20,000	0
01.08172 - Wellington Caves - Other Structures				
7002 - Caves Entrance Sign	0	2,698	2,698	-1,315
7049 - Bring Back the Bats - Restoration Projec	0	50,953	50,953	0
7050 - Electric Vehicle Desintantion Chargers	0	18,482	18,482	0
01.08172 - Wellington Caves - Other Structures Total	0	72,133	72,133	-1,315
Wellington Caves Complex - Acquisition of Assets Total	70,000	72,133	142,133	3,718
Wellington Caves Complex - Asset Renewals - Maint.				
01.08200 - Land & Buildings				
7109 - Thunder Caves Stairs	0	65,000	65,000	0
7110 - Gaden Caves Hand Rails	0	40,000	40,000	0
7112 - Garage Removal and Landscaping	0	20,424	20,424	461
7113 - Maintenance Shed - Compound	30,000	0	30,000	0
7116 - Mine Entrance	30,000	0	30,000	0
7121 - Motel Rooms Hot Water Systems	20,000	0	20,000	0
7124 - Motel Room Door Replacements	15,000	0	15,000	0
7127 - Pool Pump	10,000	0	10,000	7,298
01.08200 - Land & Buildings Total	105,000	125,424	230,424	7,759
01.08201 - Other Infrastructure				
7105 - Caravan Park - Power heads	15,000	0	15,000	0
01.08201 - Other Infrastructure Total	15,000	0	15,000	0
01.08202 - Plant and Equipment				
7002 - Caravan Park - Security Upgrade	45,000	-45,000	0	6,104
7049 - Carbon Monoxide Monitors Fixed	10,000	0	10,000	0
01.08202 - Plant and Equipment Total	55,000	-45,000	10,000	6,104
Wellington Caves Complex - Asset Renewals - Maint. Total	175,000	80,424	255,424	13,863
Wellington Caves Complex Total	245,000	152,557	397,557	17,581
Western Plains Cultural Centre				
Cultural Centre - Acquisition of Assets				
01.09535 - WPCC - Other Structures				
7054 - Security DVR Upgrade	0	9,050	9,050	330
01.09535 - WPCC - Other Structures Total	0	9,050	9,050	330
01.09541 - WPCC - Furniture & Fittings				
7123 - Corporate Office Space	10,000	-10,000	0	0
01.09541 - WPCC - Furniture & Fittings Total	10,000	-10,000	0	0

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
01.09545 - Cultural Facilities - Buildings				
7410 - Minor Purchases	5,000	-5,000	0	0
7415 - BMS System	25,000	39,176	64,176	0
7416 - Store & Music Facility WPCCC	0	1,236	1,236	0
01.09545 - Cultural Facilities - Buildings Total	30,000	35,412	65,412	0
Cultural Centre - Acquisition of Assets Total	40,000	34,462	74,462	330
Cultural Centre - Asset Renewals - Maintenance				
01.09533 - WPCCC - Furniture & Fittings				
7307 - Fan Coil Unit	0	50,000	50,000	0
7332 - Toilet Hand Fan Upgrades	8,000	-8,000	0	0
01.09533 - WPCCC - Furniture & Fittings Total	8,000	42,000	50,000	0
01.09544 - Ex Dubbo High School - Buildings				
7372 - Carpark Reseal	9,000	-9,000	0	0
01.09544 - Ex Dubbo High School - Buildings Total	9,000	-9,000	0	0
Cultural Centre - Asset Renewals - Maintenance Total	17,000	33,000	50,000	0
Wellington - Capital Expenses				
01.08251 - Asset Renewals - Other Infrastructure				
7000 - Museum	20,000	0	20,000	0
01.08251 - Asset Renewals - Other Infrastructure Total	20,000	0	20,000	0
Wellington - Capital Expenses Total	20,000	0	20,000	0
Western Plains Cultural Centre Total	77,000	67,462	144,462	330
Wiradjuri Tourism Centre				
Wiradjuri Tourism Centre - Acquisition of Assets				
01.05486 - Wiradjuri Tourism Centre - Buildings				
1000 - Stage 2 - Educational Safe Keeping Place	0	1,499,987	1,499,987	0
01.05486 - Wiradjuri Tourism Centre - Buildings Total	0	1,499,987	1,499,987	0
Wiradjuri Tourism Centre - Acquisition of Assets Total	0	1,499,987	1,499,987	0
Wiradjuri Tourism Centre Total	0	1,499,987	1,499,987	0
Community Culture and Places Total	6,092,930	3,960,249	10,053,179	1,543,841
Development and Environment				
Building and Development Services				
Building and Development Serv-Aquisition of Assets				
01.09318 - Building Control - Office Equipment				
7000 - e-Planning Portal Integration Software	36,901	-36,901	0	0
01.09318 - Building Control - Office Equipment Total	36,901	-36,901	0	0
Building and Development Serv-Aquisition of Assets Total	36,901	-36,901	0	0
Building and Development Services Total	36,901	-36,901	0	0
Compliance				
Compliance - Acquisition of Assets				
01.09361 - Compliance - Furniture & Fittings				
7000 - Minor Furniture and Fittings	20,000	0	20,000	0
01.09361 - Compliance - Furniture & Fittings Total	20,000	0	20,000	0
01.09365 - Compliance - Other Structures				
7001 - Animal Shelter	1,500,000	-1,400,000	100,000	4,530
7002 - Parking Sensors	153,000	-10,000	143,000	74,988
01.09365 - Compliance - Other Structures Total	1,653,000	-1,410,000	243,000	79,518
Compliance - Acquisition of Assets Total	1,673,000	-1,410,000	263,000	79,518
Compliance Total	1,673,000	-1,410,000	263,000	79,518
Resource Recovery and Efficiency				
Aquisition of Assets				
01.09410 - Acquisition of Assets - Other Structures				
7209 - Electric Vehicle Charging Stations	0	2,979	2,979	0
01.09410 - Acquisition of Assets - Other Structures Total	0	2,979	2,979	0
Aquisition of Assets Total	0	2,979	2,979	0
Resource Recovery and Efficiency Total	0	2,979	2,979	0
Waste Management - Domestic				
Domestic Waste - Acquisition of Assets				

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
01.09103 - DWM - Plant & Equipment Purchases				
6727 - Truck (712)	430,000	-430,000	0	0
6738 - Truck (711)	430,000	-430,000	0	0
6742 - Garbage Truck (2715)	430,000	-430,000	0	0
01.09103 - DWM - Plant & Equipment Purchases Total	1,290,000	-1,290,000	0	0
Domestic Waste - Acquisition of Assets Total	1,290,000	-1,290,000	0	0
Waste Management - Domestic Total	1,290,000	-1,290,000	0	0
Waste Management - Other				
Other Waste - Acquisition of Assets				
01.08113 - Other Assets				
6506 - Minor Other Assets	15,000	0	15,000	0
01.08113 - Other Assets Total	15,000	0	15,000	0
01.09114 - Other Waste - Plant & Equipment				
6760 - Utility (121)	0	52,882	52,882	52,882
6795 - Wheeled Loader (718)	0	405,542	405,542	405,542
01.09114 - Other Waste - Plant & Equipment Total	0	458,424	458,424	458,424
01.09120 - Other Waste - Land Improvements				
6784 - Landfill Rehabilitation - Wellington Tip	178,282	0	178,282	0
01.09120 - Other Waste - Land Improvements Total	178,282	0	178,282	0
Other Waste - Acquisition of Assets Total	193,282	458,424	651,706	458,424
Waste Management - Other Total	193,282	458,424	651,706	458,424
Development and Environment Total	3,193,183	-2,275,498	917,685	537,942
Infrastructure				
BILT				
BILT - Expenditure on Grants				
01.09372 - Destination Dubbo				
1000 - Old Dubbo Gaol Plaza	0	1,234,291	1,234,291	121,411
1001 - Wiradjuri Tourism Centre - Building	3,243,618	-2,243,618	1,000,000	475
1002 - Macquarie Foreshore - Event Precinct	1,494,427	0	1,494,427	33,572
1003 - LRCI R3 - Ollie Robbins Event Substation	0	400,000	400,000	0
1957 - LRCI R3 - Heritage Plaza Substation	0	400,000	400,000	0
01.09372 - Destination Dubbo Total	4,738,045	-209,327	4,528,718	155,458
BILT - Expenditure on Grants Total	4,738,045	-209,327	4,528,718	155,458
BILT Total	4,738,045	-209,327	4,528,718	155,458
Depot Services				
Depot Services - Acquisition of Assets				
01.09693 - Depot - Plant & Equipment				
7945 - Pallet Jack	0	11,322	11,322	11,322
01.09693 - Depot - Plant & Equipment Total	0	11,322	11,322	11,322
01.09696 - Depot - Other Structures				
7964 - Gates and Fencing	0	25,000	25,000	0
01.09696 - Depot - Other Structures Total	0	25,000	25,000	0
01.09697 - Depot - Buildings				
7846 - Hawthorn St Build 15 -5 Bay Ganger Shed	0	37,270	37,270	10,624
7849 - Hawthorn St Depot Inf Office Block	0	636,039	636,039	46,815
7854 - Hawthorn St Depot Materials Storage Bays	0	150,000	150,000	61,713
7969 - Hawthorn St Depot Improvements	309,519	-216,322	93,197	0
7971 - Solar Panels - Amaroo Dr Depot	35,000	0	35,000	0
01.09697 - Depot - Buildings Total	344,519	606,987	951,506	119,152
Depot Services - Acquisition of Assets Total	344,519	643,309	987,828	130,474
Depot Services Total	344,519	643,309	987,828	130,474
Fleet Services				
Fleet - Acquisition of Assets				
01.09619 - Assets Purchased - Minor Plant (\$50000 to \$149999) Total	863,274	-62,595	800,679	0
01.09621 - Assets Purchased - Major Plant (>\$150 & 000) Total	1,645,178	379,738	2,024,916	202,955

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
01.09623 - Assets Purchased - Light Vehicles Total	2,214,583	433,704	2,648,287	226,421
01.09625 - Assets Purchased - Small Plant (\$10000 to \$49999) Total	254,812	136,654	391,466	39,200
Fleet Services Total	4,977,847	887,501	5,865,348	468,576
Roads Network				
Footpaths & Cycleways - Acquisition of Assets				
01.09006 - Paved Footpaths - Construction				
6600 - Macquarie St	29,301	0	29,301	0
6604 - Fence various walkways	0	32,370	32,370	12,370
6605 - LRCI - Hennessy Dr Shared Pathway	0	0	0	15,377
6607 - Orana Heights School to Jubilee Oval	0	99,615	99,615	0
6608 - Dubbo North PS - Barden Park	0	139,213	139,213	30
6609 - Websdale Drive Footpath	0	177,458	177,458	634
6610 - Orana Mall to Homemaker Centre Footpath	0	51,684	51,684	30
6611 - Bultje and Fitzroy St Roundabout Cnrs	0	10,000	10,000	0
6612 - Cobra St Footpath (Fitzroy to Gipps)	0	80,000	80,000	0
01.09006 - Paved Footpaths - Construction Total	29,301	590,340	619,641	28,441
Footpaths & Cycleways - Acquisition of Assets Total	29,301	590,340	619,641	28,441
Footpaths & Cycleways - Asset Renewals				
01.09004 - Paved Footpaths - Reconstruction				
6687 - Gipps St (Wingewarra to Bultje)	325,000	-325,000	0	0
6689 - Brisbane St (Reakes to Mitchell)	444,864	-444,864	0	0
01.09004 - Paved Footpaths - Reconstruction Total	769,864	-769,864	0	0
Footpaths & Cycleways - Asset Renewals Total	769,864	-769,864	0	0
01.09076 - Roads To Recovery Program				
6680 - Planned Roads to Recovery Program	2,146,498	-2,146,498	0	0
01.09076 - Roads To Recovery Program Total	2,146,498	-2,146,498	0	0
01.09082 - Bridge Improvements Program				
6682 - Terrabella Bridge	0	1,057,149	1,057,149	434,254
6683 - Burrendong Bridge No 2	0	862,267	862,267	54,684
6685 - Benolong Bridge Replacement	2,493,837	-1,010,337	1,483,500	18,308
6686 - Burrendong Bridge No 1	1,031,000	-956,000	75,000	0
6688 - Molong St Stuart Town	1,078,000	-1,058,000	20,000	0
01.09082 - Bridge Improvements Program Total	4,602,837	-1,104,921	3,497,916	507,246
Rural Roads - Acquisition of Assets Total	6,749,335	-3,251,419	3,497,916	507,246
Rural Roads - Asset Renewals - Asset Maintenance				
01.09072 - Rural Road-Major Construction & Reconstruction				
6658 - Regional Roads Upgrading Program	800,000	-800,000	0	0
6783 - Boonenba/Livestock Market Intersection	1,004,785	726,396	1,731,181	1,727,820
6785 - SRP - Burrendong Way	5,204,200	-4,194,542	1,009,658	32,116
6787 - Fixing Local Roads Rural 2020 - 2021	0	19,742	19,742	3,619
6788 - FLR - Old Mendooran Rd Seal Extension	1,366,047	2,127,881	3,493,928	2,913,496
6809 - Boonenba/Old Mendooran Intersection	0	86,286	86,286	12,160
6818 - Burrendong Way - Driestone Seg 50	0	138,669	138,669	131,165
6819 - FLR3 Ballimore Rd (Windora-Wongajong Rd)	1,182,167	75,000	1,257,167	40,380
6820 - Ballimore Rd (Wongajong to Westella Rd)	0	47,703	47,703	44,200
6821 - Ballimore Rd (Comobella to Windora Rd)	0	7,577	7,577	0
6823 - LRCI 3 - Eulalie Lane Stg 1	0	1,492,258	1,492,258	435
6835 - Nulla Road	120,000	-120,000	0	0
6844 - TNSW 22/23 - Stuart Town Rehab	0	800,000	800,000	2,120
01.09072 - Rural Road-Major Construction & Reconstruction Total	9,677,199	406,970	10,084,169	4,907,511
01.09073 - Rural Road- Construction & Reconstruction Backlog				
6713 - Rural Road Backlog Construction	1,000,000	-164,386	835,614	0
01.09073 - Rural Road- Construction & Reconstruction Backlog Total	1,000,000	-164,386	835,614	0
01.09077 - Rural Roads - Renewals				
6690 - Resheet West Terramungamine Rd	0	118,236	118,236	0
6691 - Resheet North Terramungamine Rd	0	112,897	112,897	0
6695 - Annual Reseal Program	898,044	0	898,044	1,935
6697 - Rural Unsealed - Resheeting (West)	292,762	1,112,508	1,405,270	71,683

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
6698 - Rural Unsealed - Resheeting (East Zone)	683,112	-683,112	0	0
01.09077 - Rural Roads - Renewals Total	1,873,918	660,529	2,534,447	73,618
Rural Roads - Asset Renewals - Asset Maintenance Total	12,551,117	903,113	13,454,230	4,981,129
Urban Roads - Acquisition of Assets				
01.09043 - Preconstruction				
6617 - Project Development	206,000	-51,642	154,358	0
01.09043 - Preconstruction Total	206,000	-51,642	154,358	0
Urban Roads - Acquisition of Assets Total	206,000	-51,642	154,358	0
Urban Roads - Asset Renewals - Asset Maintenance				
01.09041 - Urban Road Construction & Reconstruct				
6668 - Sheraton Road (South of SH7)	0	15,842	15,842	0
6685 - Swift Street (Arthur to Railway Station)	0	9,248	9,248	-2,346
6697 - Boundary Rd Extension Stage 2	0	43,641	43,641	43,641
6703 - Fixing Local Roads Urban 2020 - 2021	0	63,604	63,604	1,094
6704 - Boundary Rd Shop Precinct Beautification	0	17,482	17,482	12,787
6709 - Wheelers Lane (Rail to Myall)	2,336,238	96,472	2,432,710	0
6710 - LRCI(2) Tamworth St(Fitzroy to Sterling)	0	181,230	181,230	10,076
6711 - Gisbourne St (Lee to Thornton St)	0	274,996	274,996	0
6714 - Percy St - Warne to Swift	0	66,691	66,691	27,142
6722 - LRCI 3 Wheelers Ln (Birch to Rail X)	1,400,000	213,241	1,613,241	251
01.09041 - Urban Road Construction & Reconstruct Total	3,736,238	982,447	4,718,685	92,645
01.09044 - Urban Roads - Renewals				
6730 - Annual Reseal Program	607,873	0	607,873	0
6731 - Heavy Patching Program	408,000	1,586,622	1,994,622	84,660
01.09044 - Urban Roads - Renewals Total	1,015,873	1,586,622	2,602,495	84,660
01.09055 - K&G Construct / Reconstruction				
6677 - Gipps St (Wingewarra to Bultje)	233,181	-230,756	2,425	2,041
6694 - Darling St (W) - Bultje to Wingewarra	50,000	-50,000	0	0
6695 - Brisbane St (Reakes to Mitchell)	170,000	-170,000	0	0
01.09055 - K&G Construct / Reconstruction Total	453,181	-450,756	2,425	2,041
Urban Roads - Asset Renewals - Asset Maintenance Total	5,205,292	2,118,313	7,323,605	179,346
Roads Network Total	25,510,909	-461,159	25,049,750	5,696,162
Sewerage Services				
Sewerage Services - Acquisition of Assets				
03.08051 - Pumps & Equipment				
5120 - Telemetry RTU Upgrades	0	33,411	33,411	27,752
5143 - 2 submersible pumps for Bunglegumbie SPS	0	90,000	90,000	853
03.08051 - Pumps & Equipment Total	0	123,411	123,411	28,605
03.08053 - Plant & Equipment Purchases				
5131 - 4WD Ute (143)	26,546	0	26,546	0
5188 - Utility (140)	43,741	0	43,741	0
5232 - Mower (965)	45,000	0	45,000	0
5249 - Utility (037)	0	51,861	51,861	0
5302 - Seca Sewer Cleaning Trailer (513)	0	12,700	12,700	0
5303 - Mower (330)	0	51,993	51,993	0
03.08053 - Plant & Equipment Purchases Total	115,287	116,554	231,841	0
03.08055 - Other Structures				
5145 - Brewery Lane - Pump Gantry (C)	50,000	0	50,000	0
03.08055 - Other Structures Total	50,000	0	50,000	0
03.08056 - New House Services				
5101 - Fletcher Sub Division pressure sewer	0	0	0	1,386
03.08056 - New House Services Total	0	0	0	1,386
03.08071 - Augmentation				
5002 - Augmentation Program	150,000	-102,546	47,454	0
5833 - First Flush RM to S/W Detention Pond 2	0	0	0	884
5989 - Upgrade Sewer R (incl all component) (C)	0	1,879	1,879	7,967

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
6060 - Troy Gully Upgrade Switch Board	1,739,227	-941,894	797,333	19,073
6100 - Inlet Channel Band Screen	0	89,213	89,213	89,213
6105 - Wellington STP Aerator Upgrade	400,000	-400,000	0	0
6203 - Pierce/Paringa St SPS Replace	0	0	0	16,557
6204 - DSTP - Digester	1,500,000	-1,450,000	50,000	18,000
6211 - Arthur St SPS - Emergency Storage	50,000	-50,000	0	0
6216 - 195 Wingewarra St	0	12,546	12,546	0
03.08071 - Augmentation Total	3,839,227	-2,840,802	998,425	151,694
03.08073 - Asset Replacement/Refurbishment >\$10K				
6510 - Dubbo STP Grit Removal 2	0	65,000	65,000	55,322
6533 - Dubbo STP Switchboard	600,000	-600,000	0	0
6614 - Mumbil AC Creek Crossing (C)	0	200,000	200,000	0
6617 - Mech/Elect Renewals	200,000	92,791	292,791	49,061
03.08073 - Asset Replacement/Refurbishment >\$10K Total	800,000	-242,209	557,791	104,383
Sewerage Services - Acquisition of Assets Total	4,804,514	-2,843,046	1,961,468	286,068
Sewerage Services - Asset Renewals - Asset Mainten				
03.08077 - Main Rehabilitation				
5653 - Mains Rehabilitation	2,000,000	1,100,000	3,100,000	1,265,160
5662 - Manhole Rectification Program	100,000	-100,000	0	0
03.08077 - Main Rehabilitation Total	2,100,000	1,000,000	3,100,000	1,265,160
Sewerage Services - Asset Renewals - Asset Mainten Total	2,100,000	1,000,000	3,100,000	1,265,160
Sewerage Services Total	6,904,514	-1,843,046	5,061,468	1,551,228
Stormwater				
Stormwater - Acquisition of Assets				
01.09135 - Drainage Extensions				
6835 - Bourke Street - Myall St to River St	1,386,510	-1,386,510	0	0
6841 - Laughton St Extension	130,000	-130,000	0	0
6845 - Taylor/Jubilee St Flooding Rectification	0	106,583	106,583	0
6849 - Elizabeth St Extension	0	71,044	71,044	49,011
6867 - Melaleuca Dr Montefiores Extension	0	0	0	755
01.09135 - Drainage Extensions Total	1,516,510	-1,338,883	177,627	49,766
01.09145 - Wongarbon Drainage Scheme				
4628 - Wongarbon Drainage Scheme	500,000	-500,000	0	0
01.09145 - Wongarbon Drainage Scheme Total	500,000	-500,000	0	0
01.09147 - Keswick Estate Development - Section 7.11				
4627 - Northern Stormwater Channel - Stage 5	0	3,325	3,325	3,325
01.09147 - Keswick Estate Development - Section 7.11 Total	0	3,325	3,325	3,325
Stormwater - Acquisition of Assets Total	2,016,510	-1,835,558	180,952	53,091
Stormwater - Asset Renewals - Asset Maintenance				
01.09127 - Asset Renewals/Maintenance				
6807 - Gipps St - Wingewarra St to Bulnje St	100,000	-100,000	0	0
6819 - Devils Hole Outfall Reconstruction	792,873	-592,393	200,480	960
6836 - Wellington Bridge Outfall Reconstruction	0	120,000	120,000	0
6840 - Pipe Relining	422,580	52,040	474,620	0
6883 - Wellington Simpson St Outfall	0	9,792	9,792	0
7000 - West Dubbo Main Drain Reconstruction	150,000	-150,000	0	0
7002 - Marsh St Outfall Relocation	60,000	-60,000	0	0
01.09127 - Asset Renewals/Maintenance Total	1,525,453	-720,561	804,892	960
01.09142 - Hennessy Road Detention Basin Section 7.11				
4620 - Hennessy Rd Detention Basin Construction	1,000,000	-800,000	200,000	0
01.09142 - Hennessy Road Detention Basin Section 7.11 Total	1,000,000	-800,000	200,000	0
01.09144 - Troy Basin				
4628 - Troy Gully Floodplain Reconstruction	0	72,992	72,992	0
01.09144 - Troy Basin Total	0	72,992	72,992	0
Stormwater - Asset Renewals - Asset Maintenance Total	2,525,453	-1,447,569	1,077,884	960
Stormwater Total	4,541,963	-3,283,127	1,258,836	54,051

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
Traffic Management				
Traffic Management - Acquisition of Assets				
Traffic Management - Acquisition of Assets Total	0	0	0	0
Traffic Management - Asset Renewals				
01.09023 - Intersection Improvement Program				
4983 - Geurie Public School Pedestrian Fence	0	18,108	18,108	7,391
6596 - Dubbo School Zones Walking Route	0	63,357	63,357	76,685
01.09023 - Intersection Improvement Program Total	0	81,465	81,465	84,076
Traffic Management - Asset Renewals Total	0	81,465	81,465	84,076
Traffic Management Total	0	81,465	81,465	84,076
Water for the Future				
Water for the Future - Acquisition of Assets				
02.09701 - Acquisition of Assets				
3000 - Groundwater Infrastructure	0	6,000,000	6,000,000	1,436,808
3001 - Non-Potable Pipeline	275,000	210,000	485,000	12,757
3351 - Advanced Water Treatment Plant	1,575,000	-1,397,750	177,250	0
4500 - Geurie Bore and Pipeline	0	247,500	247,500	11,871
4502 - Wellington Bore and Pipeline	1,575,000	2,835,000	4,410,000	2,477,492
4504 - Northern Borefields	200,000	-200,000	0	0
4506 - Groundwater Contingency	505,600	-313,107	192,493	0
02.09701 - Acquisition of Assets Total	4,130,600	7,381,643	11,512,243	3,938,928
Water for the Future - Acquisition of Assets Total	4,130,600	7,381,643	11,512,243	3,938,928
Water for the Future Total	4,130,600	7,381,643	11,512,243	3,938,928
Water Supply				
Water Supply - Acquisition of Assets				
02.08051 - Works Plant - Purchases				
5039 - Truck (468)	0	136,593	136,593	0
5045 - Ute T/Top Filtration Plant (136)	0	47,095	47,095	47,095
5100 - Utility (2137)	39,625	0	39,625	0
5102 - Utility (2144)	49,766	0	49,766	0
02.08051 - Works Plant - Purchases Total	89,391	183,688	273,079	47,095
02.08055 - New House Services				
5171 - Construction - House Services	0	0	0	616
02.08055 - New House Services Total	0	0	0	616
02.08069 - Augmentation Works				
3050 - Automated Meter Reading Equipment	0	88,883	88,883	88,883
5438 - Pipelines - Obley/Newell (C)	0	1,412	1,412	1,412
5613 - Wheelers Lane Water Main and PRV	0	12,855	12,855	14,938
5648 - Airport Water Supply Upgrade	600,000	-550,000	50,000	0
6210 - Lime Dosing Unit (C)	200,000	-200,000	0	0
6502 - Additional UV Treatment (Wellington)	0	31,860	31,860	35,934
6506 - Additional UV Treatment (Geurie)	0	28,689	28,689	28,689
6520 - Wellington-A/C Pipe Replacement	150,000	-150,000	0	0
6521 - Mumbil Rising Water Main-200AC	0	159,811	159,811	9,925
6524 - Sedimentation Lagoon Wellington	500,000	-450,000	50,000	0
6526 - Filter Upgrade JGWTP (C)	677,512	-347,093	330,419	0
6527 - JGWTP Additional UV Treatment	727,379	-727,379	0	0
6535 - Geurie Water Treatment Plant upgrade	2,500,000	-2,300,000	200,000	0
6543 - Upgrade Fluoride Dosing System	0	1,500,000	1,500,000	35,500
6544 - Optimisation Study	0	200,000	200,000	0
02.08069 - Augmentation Works Total	5,354,891	-2,700,962	2,653,929	215,281
02.08071 - Asset Replacement / Refurbishment >\$10 & 000				
5572 - Minor Plant and Equipment	50,000	-50,000	0	0
5717 - Bore Asset Renewal	50,000	0	50,000	0
5719 - Booster Pump Stations	50,000	-25,000	25,000	0
5720 - Reservoir Asset Renewals	30,000	-5,000	25,000	0
5766 - SCADA RTU Upgrades	80,000	0	80,000	25,000
5809 - WTP Filter Valve Rehabilitation	600,000	-500,000	100,000	0
6502 - WTP Online Instrument Replacement	80,000	0	80,000	8,927

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
6565 - Sand Filter No 6-media- Wellington	400,000	-175,000	225,000	0
6575 - Powder Activated Carbon Unit	0	20,000	20,000	0
6609 - Dubbo Mech/Elect	100,000	0	100,000	0
6619 - Wellington WTP Electrical Renewals	50,000	37,549	87,549	0
02.08071 - Asset Replacement / Refurbishment >\$10 & 000 Total	1,490,000	-697,451	792,549	33,927
Water Supply - Acquisition of Assets Total	6,934,282	-3,214,725	3,719,557	296,919
Water Supply - Asset Renewals - Asset Maintenance				
02.08073 - Mains Replacement				
5673 - Jubilee and Sterling St	0	7,227	7,227	0
5701 - Allison St Main Replacement	0	10,638	10,638	0
5781 - Macquarie St Main Replacement	0	5,250	5,250	250
6700 - Bultje St Main Replacement	0	5,463	5,463	5,463
6747 - Darling St (Wingewarra to Bultje)	0	53	53	53
6753 - Mains replacement	1,500,000	-1,284,563	215,437	0
6760 - Tamworth St - Fitzroy to Taylor Sts	0	299,365	299,365	40,605
6772 - Flood Damage - Oxley Ave Creek Crossing	0	18,384	18,384	17,581
6774 - Quinn St - Bourke to Gipps	0	150,000	150,000	2,538
6775 - Whylandra -Alfred north past caravan pk	0	100,000	100,000	0
6776 - Turnberry Terrace - Relocation	0	250,000	250,000	0
6777 - Nancarrow - Mary to Gipps	0	180,000	180,000	6,692
6778 - Dulhunty Ave	0	138,183	138,183	28,380
6781 - Welchman Street	0	120,000	120,000	0
02.08073 - Mains Replacement Total	1,500,000	0	1,500,000	101,562
Water Supply - Asset Renewals - Asset Maintenance Total	1,500,000	0	1,500,000	101,562
Water Supply Total	8,434,282	-3,214,725	5,219,557	398,481
Infrastructure Total	59,582,679	-17,466	59,565,213	12,477,434
Organisational Performance				
Building Assets				
Civic Admin. Buildings - Acquisition of Assets				
Civic Admin. Buildings - Acquisition of Assets Total	0	0	0	0
Civic Admin. Buildings - Asset Renewals - Maint.				
01.09672 - Capital Renewals - Dubbo CAB				
5021 - BMS System	0	59,517	59,517	0
01.09672 - Capital Renewals - Dubbo CAB Total	0	59,517	59,517	0
Civic Admin. Buildings - Asset Renewals - Maint. Total	0	59,517	59,517	0
Building Assets Total	0	59,517	59,517	0
Corporate Governance				
Corporate Governance - Acquisition of Assets				
01.09510 - Executive Services - Office Equipment				
7312 - Council Chambers Streaming System	0	79,120	79,120	0
01.09510 - Executive Services - Office Equipment Total	0	79,120	79,120	0
Corporate Governance - Acquisition of Assets Total	0	79,120	79,120	0
Corporate Governance Total	0	79,120	79,120	0
Dubbo Regional Airport				
Dubbo Regional Airport - Acquisition of Assets				
01.09201 - Airport Furniture & Fittings				
6940 - Cafe Equipment	5,000	0	5,000	0
01.09201 - Airport Furniture & Fittings Total	5,000	0	5,000	0
01.09206 - Airport - Buildings				
6951 - Replace Air-Conditioning Unit	36,000	-36,000	0	0
6956 - Baggage Conveyor Motor	5,000	-5,000	0	0
6963 - Wellington Aerodrome - Hangar	0	30,000	30,000	24,049
01.09206 - Airport - Buildings Total	41,000	-11,000	30,000	24,049
Dubbo Regional Airport - Acquisition of Assets Total	46,000	-11,000	35,000	24,049
Dubbo Regional Airport - Asset Renewals - Maint.				
01.09208 - Airport - Other Structures				
6951 - CCTV Enhancement	9,000	2,276	11,276	1,200

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
6981 - Carpark Lighting	0	30,550	30,550	30,550
01.09208 - Airport - Other Structures Total	9,000	32,826	41,826	31,750
01.09212 - Airport - Infrastructure Pavements				
6953 - Environmental Impact Study Runway extens	150,000	-150,000	0	0
6975 - NSRF - Stage 4 - Electricity/Comms	0	0	0	345
7002 - Northern Apron Expansion	600,000	900,000	1,500,000	-22,216
7009 - RAP2 - GA Apron Upgrade Stage 2	0	300,000	300,000	0
01.09212 - Airport - Infrastructure Pavements Total	750,000	1,050,000	1,800,000	-21,871
Dubbo Regional Airport - Asset Renewals - Maint. Total	759,000	1,082,826	1,841,826	9,879
Dubbo Regional Airport Total	805,000	1,071,826	1,876,826	33,928
Dubbo Regional Livestock Markets				
Livestock Markets - Acquisition of Assets				
01.09167 - Livestock Markets - Other Structures				
6951 - Cattle Yards Rubber Matting	51,150	0	51,150	151
01.09167 - Livestock Markets - Other Structures Total	51,150	0	51,150	151
01.09173 - Livestock Markets - Buildings				
6901 - Main Visitor Centre Upgrade	3,500,000	-3,500,000	0	0
01.09173 - Livestock Markets - Buildings Total	3,500,000	-3,500,000	0	0
Livestock Markets - Acquisition of Assets Total	3,551,150	-3,500,000	51,150	151
Livestock Markets - Asset Renewals - Maintenance				
01.09177 - Livestock Markets - Other Structures				
6895 - Security Cameras	20,000	0	20,000	0
01.09177 - Livestock Markets - Other Structures Total	20,000	0	20,000	0
Livestock Markets - Asset Renewals - Maintenance Total	20,000	0	20,000	0
Dubbo Regional Livestock Markets Total	3,571,150	-3,500,000	71,150	151
Fire and Emergency Services				
Fire Services - Acquisition of Assets				
01.09164 - Fire Control - Buildings				
6903 - NSW RFS Aviation Centre of Excellence	400,000	97,085	497,085	392,016
6904 - Bodangora Station	0	744	744	744
6907 - Wuuluman Station	43,883	0	43,883	49
01.09164 - Fire Control - Buildings Total	443,883	97,829	541,712	392,809
Fire Services - Acquisition of Assets Total	443,883	97,829	541,712	392,809
Fire and Emergency Services Total	443,883	97,829	541,712	392,809
Property and Land Development				
Property Development - Acquisition of Assets				
01.09234 - Assets Const - Land Development - Stormwater				
7048 - Moffatt Estate Stage 3	76,000	0	76,000	0
7076 - Keswick Stage 5 - Release 2	29,000	1,514,548	1,543,548	790,267
01.09234 - Assets Const - Land Development - Stormwater Total	105,000	1,514,548	1,619,548	790,267
01.09238 - Assets Const - Land Development - Water				
7048 - Moffatt Estate Stage 3	76,000	0	76,000	0
7076 - Keswick Stage 5 - Release 2	29,000	73,681	102,681	92,455
01.09238 - Assets Const - Land Development - Water Total	105,000	73,681	178,681	92,455
01.09240 - Assets Const - Land Development - Sewer				
7048 - Moffatt Estate Stage 3	76,000	0	76,000	0
7078 - Keswick Stage 5 - Release 2	29,000	9,694	38,694	18,981
01.09240 - Assets Const - Land Development - Sewer Total	105,000	9,694	114,694	18,981
01.09242 - Assets Const - Land Development - Roads				
7052 - Moffatt Estate Stage 3	76,000	0	76,000	0
7089 - Keswick Stage 5 - Rel 2 - Works Services	29,000	0	29,000	10,150
7090 - Keswick Stage 5 - Release 2 - Final Seal	0	793,169	793,169	426,871
7099 - Cobra St Crossing	440,000	-220,000	220,000	0
01.09242 - Assets Const - Land Development - Roads Total	545,000	573,169	1,118,169	437,021
01.09245 - Acquisition of Assets - Land				
7000 - 10 Montefiores St Wellington	0	2,588	2,588	0

7. Capital Budget Review

	Original Budget	September Adjustment	Annual Forecast	YTD Actuals to 30 September 2022
7001 - RSL Land Swap	348,000	0	348,000	13,619
01.09245 - Acquisition of Assets - Land Total	348,000	2,588	350,588	13,619
Property Development - Acquisition of Assets Total	1,208,000	2,173,680	3,381,680	1,352,343
Property and Land Development Total	1,208,000	2,173,680	3,381,680	1,352,343
Organisational Performance Total	6,028,033	-18,028	6,010,005	1,779,231
Strategy Partnerships and Engagement				
Information Services				
Information Services - Acquisition of Assets				
01.09653 - Office Equipment				
7909 - Internal Comms Project - Intranet	0	60,000	60,000	0
7928 - Hardware Purchases - Server	70,000	0	70,000	0
7962 - Upgrade Network at Remote Sites	150,000	-50,000	100,000	0
8352 - Hardware Purchases-Storage Area Network	200,000	-11,198	188,802	0
01.09653 - Office Equipment Total	420,000	-1,198	418,802	0
Information Services Total	420,000	-1,198	418,802	0
Strategy Partnerships and Engagement Total	420,000	-1,198	418,802	0
Expenditure Total	75,316,825	1,648,059	76,964,884	16,338,448
Capital Total	75,316,825	1,648,059	76,964,884	16,338,448
Total	75,316,825	1,648,059	76,964,884	16,338,448

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

7. Contracts budget review statement

Budget review for the quarter ended 30 September 2022

Part A - Contracts listing - contracts entered into during the quarter

Contractor		Contract value	Commencement date	Budgeted (Y/N)
Robertson MG & JK	Supply of Kubota FS3690	\$ 55,484	01/07/2022	Y
Ixom Operations Pty Ltd	Supply and delivery of chlorine drums and Service	\$ 90,000	01/07/2022	Y
Community Development Initiatives	Airport - Project Management - Superintendent	\$ 55,000	12/07/2022	Y
Recoveries & Reconstruction Aust Pty Ltd	LGP 109-3 Debt Recovery Services Contract	\$ 300,000	18/07/2022	Y
Arbotec Tree Service Pty Ltd	13R Nulla Road - Stone Fruit Tree and Irrigation	\$ 93,253	20/07/2022	Y
JAC Pump Services Pty Ltd	2 x Sulzer Pumps Model XFP255J-CB2_PE1100/4	\$ 88,078	20/07/2022	Y
The Sustainable Advantage Pty Ltd	Recruitment agency	\$ 90,000	28/07/2022	Y
OMNI Building Group	Bodangora airport hangar garage slab and shed	\$ 68,900	27/07/2022	Y
Chemprod Nominees Pty Ltd	100 tonne of Liquid Sodium Hydroxide	\$ 62,160	28/07/2022	Y
BTX Group Pty Ltd	Supply 1400 Ton of QuickLime at the Dubbo Water Treatment Plant	\$ 321,860	03/08/2022	Y
J R & E G Richards (NSW) Pty Ltd	Weekly Domestic MGB Collections - Geurie/Wellington	\$ 5,288,641	10/08/2022	Y
Servco Australia Dubbo Pty Ltd	Supply of Toyota Hilux Workmate	\$ 62,396	10/08/2022	Y
McNaught Group Pty Ltd	Removal of existing paint and painting of Victoria Park No 1	\$ 57,156	11/08/2022	Y
Eness Pty Ltd	DREAM Festival 2022 - Sky Castles - ENESS	\$ 108,350	16/08/2022	Y
Toro Australia Group Sales Pty Ltd	Supply of Toro Groundmaster	\$ 114,385	16/08/2022	Y
PT Western Plains Pty Ltd	Supply of Mitsubishi Outlander	\$ 56,168	17/08/2022	Y
Upright Management Pty Ltd	Keswick Estate Stage 5 Release 2	\$ 87,057	18/08/2022	Y
GHD Pty Ltd	Consultancy Services	\$ 138,786	18/08/2022	Y
Premise Australia Pty Ltd	Keswick Stage 5 Release 3 Cadastral Services	\$ 105,641	19/08/2022	Y
BTX Group Pty Ltd	Supply and delivery of 58 Tonnes of PAC	\$ 149,611	22/08/2022	Y
Accurate Asphalt & Road Repairs Pty Ltd	Full Service Heavy Patching	\$ 141,741	23/08/2022	Y
Premise Australia Pty Ltd	Keswick Stage 5 Release 2 Cadastral Surveying	\$ 55,124	23/08/2022	Y
Redox Pty Ltd	Supply and delivery of Soda Ash	\$ 146,300	25/08/2022	Y
Large Industries Pty Ltd	Dubbo Showground - Electrical upgrade	\$ 197,920	25/08/2022	Y
Toro Australia Group Sales Pty Ltd	Supply of Toro Groundmaster	\$ 194,461	26/08/2022	Y
NSW Government Valuer General NSW	Statutory Cost - NSW Valuer General land valuation	\$ 199,694	26/08/2022	Y
Water Futures Pty Ltd	Risk assessments and Recycled Water Management Plan	\$ 56,130	01/09/2022	Y
Ixom Operations Pty Ltd	Supply and delivery of 250 Ton Ferric chloride	\$ 147,400	01/09/2022	Y
Murray Constructions Pty Ltd	Design and Construct Benolong Bridge	\$ 2,179,418	08/09/2022	Y
Aitken Civil Engineering Pty Ltd	Construction of the northern RPT	\$ 1,767,900	08/09/2022	Y
Toro Australia Group Sales Pty Ltd	Supply of Toro Proline H800	\$ 60,853	08/09/2022	Y
Regional Quarries Australia Pty Ltd	Tamworth Street - Supply of Approx. 3,500t of DGB2	\$ 106,634	12/09/2022	Y
NSW Public Works Advisory	Preparation of tender documents	\$ 111,364	14/09/2022	Y
Maas Constructions (Dubbo) Pty Ltd	Construction of accessibility area for Nita McGrath	\$ 144,279	15/09/2022	Y
SNG Engineering Pty Ltd	Tamworth Street Water Main replacement	\$ 198,913	27/09/2022	Y

Notes:

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

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

8. Consultancy & legal expenses budget review statement

Consultancy & legal expenses overview

Expense	YTD expenditure (actual dollars)	Budgeted (Y/N)
Consultancies	89,036	Y
Legal Fees	38,252	Y

Definition of a consultant:

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

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

9. Income & expenses budget review statement

Income & expenses - Dubbo Regional Airport

(\$000's)	Original budget 2022/23	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income				
Rates and annual charges	-	-	-	-
User charges and fees	3,774	(24)	3,749	710
Other revenues	338	37	375	90
Grants and contributions - operating	240	192	432	139
Grants and contributions - capital	-	-	-	-
Interest and investment revenue	-	-	-	-
Net gain from disposal of assets	-	-	-	-
Share of interests in joint ventures	-	-	-	-
Total income from continuing operations	4,352	204	4,556	939
Expenses				
Employee benefits and on-costs	637	25	662	161
Materials and services	2,295	(7)	2,288	386
Borrowing costs	-	-	-	-
Depreciation and amortisation	1,497	-	1,497	553
Other expenses	301	-	301	129
Net Loss from disposal of assets	-	-	-	-
Total expenses from continuing operations	4,730	18	4,748	1,229
Net operating result from continuing operations	(378)	186	(192)	(291)
Net Operating Result before Capital Items	(378)	186	(192)	(291)

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

9. Income & expenses budget review statement

Income & expenses - Dubbo Regional Livestock Markets

(\$000's)	Original budget 2022/23	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income				
Rates and annual charges	-	-	-	-
User charges and fees	3,678	3	3,681	754
Other revenues	34	2	37	9
Grants and contributions - operating	-	-	-	-
Grants and contributions - capital	-	-	-	-
Interest and investment revenue	-	-	-	-
Net gain from disposal of assets	-	-	-	-
Share of interests in joint ventures	-	-	-	-
Total income from continuing operations	3,712	5	3,717	763
Expenses				
Employee benefits and on-costs	780	3	783	163
Materials and services	1,714	3	1,717	310
Borrowing costs	-	-	-	-
Depreciation and amortisation	1,285	-	1,285	414
Other expenses	181	1	182	51
Net Loss from disposal of assets	-	-	-	-
Total expenses from continuing operations	3,961	6	3,966	938
Net operating result from continuing operations	(249)	(0)	(249)	(175)
Net Operating Result before Capital Items	(249)	(0)	(249)	(175)

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

9. Income & expenses budget review statement

Income & expenses - Property and Land Development

(\$000's)	Original budget 2022/23	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income				
Rates and annual charges	-	-	-	-
User charges and fees	-	-	-	-
Other revenues	2	41	43	41
Grants and contributions - operating	-	-	-	-
Grants and contributions - capital	-	-	-	-
Interest and investment revenue	15	-	15	-
Net gain from disposal of assets	5,590	(1,047)	4,544	(670)
Share of interests in joint ventures	-	-	-	-
Total income from continuing operations	5,607	(1,006)	4,602	(629)
Expenses				
Employee benefits and on-costs	553	-	553	135
Materials and services	731	1,412	2,144	78
Borrowing costs	-	-	-	-
Depreciation and amortisation	-	-	-	8
Other expenses	173	1	174	1
Net Loss from disposal of assets	-	-	-	-
Total expenses from continuing operations	1,457	1,413	2,870	223
Net operating result from continuing operations	4,150	(2,419)	1,731	(852)
Net Operating Result before Capital Items	4,150	(2,419)	1,731	(852)

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

9. Income & expenses budget review statement

Income & expenses - Rainbow Cottage

(\$000's)	Original budget 2022/23	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income				
Rates and annual charges	-	-	-	-
User charges and fees	705	4	709	145
Other revenues	-	-	-	0
Grants and contributions - operating	549	-	549	207
Grants and contributions - capital	-	-	-	-
Interest and investment revenue	-	-	-	-
Net gain from disposal of assets	-	-	-	-
Share of interests in joint ventures	-	-	-	-
Total income from continuing operations	1,254	4	1,258	352
Expenses				
Employee benefits and on-costs	1,270	-	1,270	312
Materials and services	347	13	360	74
Borrowing costs	-	-	-	-
Depreciation and amortisation	73	-	73	15
Other expenses	19	-	19	5
Net Loss from disposal of assets	-	-	-	-
Total expenses from continuing operations	1,709	13	1,722	407
Net operating result from continuing operations	(455)	(9)	(464)	(55)
Net Operating Result before Capital Items	(455)	(9)	(464)	(55)

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 30 September 2022

9. Income & expenses budget review statement

Income & expenses - Aquatic Leisure Centre

(\$000's)	Original budget 2022/23	Variations for this Sep Qtr	Projected year end result	Actual YTD figures
Income				
Rates and annual charges	-	-	-	-
User charges and fees	932	-	932	43
Other revenues	-	-	-	1
Grants and contributions - operating	-	-	-	-
Grants and contributions - capital	-	-	-	-
Interest and investment revenue	-	-	-	-
Net gain from disposal of assets	-	-	-	-
Share of interests in joint ventures	-	-	-	-
Total income from continuing operations	932	-	932	44
Expenses				
Employee benefits and on-costs	1,412	-	1,412	245
Materials and services	526	27	553	84
Borrowing costs	9	-	9	1
Depreciation and amortisation	530	-	530	152
Other expenses	355	-	355	35
Net Loss from disposal of assets	-	-	-	-
Total expenses from continuing operations	2,832	27	2,859	517
Net operating result from continuing operations	(1,901)	(27)	(1,927)	(473)
Net Operating Result before Capital Items	(1,901)	(27)	(1,927)	(473)

Checked 21/11/2022



REPORT: Response to Resolution: Ensuring Integrity of Council's Landuse Consent in Grant Applications

DIVISION: Chief Executive Officer
REPORT DATE: 31 October 2022
TRIM REFERENCE: ID22/2267

EXECUTIVE SUMMARY

Purpose	Addressing Council resolution Provide information	
Issue	<ul style="list-style-type: none"> Clarification on Regand Park landuse approval 	
Reasoning	<ul style="list-style-type: none"> Local Government Act 1993 Chapter 6 Part 2 'Public Land' Management Policy : Ground Allocations 	
Financial Implications	Budget Area	N/A
	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: 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
- Theme: 5 Liveability
CSP Objective: 5.5 Our community has access to a diverse range of recreational opportunities
Delivery Program Strategy: 5.5.2 Unique recreation and open space facilities are available
- Theme: 5 Liveability
CSP Objective: 5.5 Our community has access to a diverse range of recreational opportunities

Delivery Program Strategy: 5.5.3 Our sporting facilities cater for a wide range of events and opportunities

RECOMMENDATION

That the information in this report be noted.

Murray Wood
Chief Executive Officer

MW
Chief Executive Officer

BACKGROUND

Previous Resolutions of Council

Ordinary Meeting 21 September 2022	Council at its Ordinary Meeting 21 September 2022 resolved: <ol style="list-style-type: none">1. <i>That Council notes that State and Commonwealth Government grant processes are the responsibility of the relevant State and Commonwealth authorities.</i>2. <i>That Council notes that Council does properly and regularly provide letters in support, or the like, in respect of third-party grant applications.</i>3. <i>That the Chief Executive Officer to develop and provide a frequently asked questions fact sheet to provide the community clarity on Council's processes.</i>4. <i>That the specific location/site of any such proposal/s be noted.</i>5. <i>That Council notes that the Mayoral Minute carried on 22 February 2021 stated "That Council welcomes the proposal for the St John's Junior Rugby League Football Club proponents to potentially develop up to 10 hectares of Regand Park, comprising playing fields and ancillary infrastructure, contingent upon Council endorsement of site drawings, technical plans, relevant supporting documentation and approvals."</i>6. <i>That the Chief Executive Officer provide a report to the October Ordinary Meeting of Council advising whether the above resolution constitutes Council's consent to the St John's Junior Rugby League Football Club proposal being developed at Regand Park, or any other site/location, and whether Council has subsequently endorsed, "site drawings, technical plans, relevant supporting documentation and approvals".</i>
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REPORT

In regards to point 3 "That the Chief Executive Officer to develop and provide a frequently asked questions fact sheet to provide the community clarity on Council's processes".

The Frequently Asked Questions (FAQs) was produced and placed in media on 29 September 2022 and on Council's digital platforms. The document is attached for reference.

The information contained within the FAQs was based on previous information provided to Councillors on the decision points required for a project to be undertaken on Regand Park specifically and on public land more generally as it relates to sporting facilities.

In regards to the first part of point 6 of the resolution *“That the Chief Executive Officer provide a report to the October Ordinary Meeting of Council advising whether the above resolution constitutes Council’s consent to the St John’s Junior Rugby League Football Club proposal being developed at Regand Park, or any other site/location,”*

The resolution does not provide formal development consent for playing field development to take place on Regand Park. The letter of support is clear in welcoming the proposal for Regand Park contingent upon further approvals of designs etc.

It is important to also understand that whilst there has been public commentary around the scale of the vision of St Johns Junior Rugby League Football Club (St Johns JRLFC) including associated buildings, the awarded grant of \$1 million would only be for a small portion of the discussed works. If the works were largely playing field or car park based civil works then this would not require formal development approval under a DA process.

In regards to the phrase contained within point 6 of the resolution *“or any other site/location,”* this is irrelevant to the letter of support provided to the St Johns Rugby League Football club in 2021 as there was direct reference to Regand Park in the correspondence provided from the then Mayor’s office.

In raising the issue of alternative locations in the resolution, it should be noted that it is not unusual for a grant recipient to seek an amendment to a contract with a grant funding agency that changes the location or indeed may change, in part, the scope of the original proposal as long as the original community outcome is delivered. For example the newly elected Council in 2017, when considering its successful application for a new cycle facility in accordance with the previous Regand Park Master Plan, chose to move the new facility development to Troy Gully as well as increase the scale of the project by investing more monies. This did require negotiation with the funding body after the awarding of the original agreement for grant funding. The intent and key outcomes of the grant were delivered in another location.

As per the FAQs and previous advice to Councillors, what approvals are required for sportsground development depends on the nature of the project and on what land it would be undertaken. For example if an existing sportsground was proposed to have a playing surface upgraded to a sand based profile with associated irrigation improvements as well as sports lighting to increase training capacity that would typically be an operational decision determined under the Management Policy ‘Ground Allocations.’ This is because there is no change required in a Council policy. The existing Management Policy has the following aims and considerations specified:

This policy aims to:

- *Minimise the risk of potential litigation of Council;*
- *Enable the greatest number of user groups to get the maximum use of fields;*
- *Enable user groups wherever reasonable and possible, time to complete their seasonal training and competition.*

Manage usage of premier sporting facilities to ensure the playing surfaces remain to the highest of standard

In allocating Sporting Grounds and Facilities the Dubbo Regional Sports Council Management Committee and Recreation Coordinator will adhere to the following guidelines:

- *The incumbent sporting organisation be given first priority to sporting grounds, meaning in the first instances priority is given to the sporting organisation who in previous season/s held the allocation for a specific sporting facility. In order for a sporting organisation to overturn the incumbent sporting organisation continuing to maintain the allocation of a specific sporting facility a formal business case/letter must be submitted to the Dubbo Regional Sports Council by the challenging sporting organisation. The Dubbo Regional Sports Council Management Committee are to review the business case/letter and assess on a case by case basis.*
- *The 'type' or 'level' of booking whether it be seasonal sporting ground allocations or a one off carnival, gala day or major event be considered and preference given in accordance with the hierarchy below:*
 1. *National Competition/Event*
 2. *State Competition/Event*
 3. *Regional Competition/Event*
 4. *Local Competition*
 5. *Training*
 6. *Pre-Season Training*

Also senior competition/events/training takes precedent over junior competition/events/training.

The other end of the approval spectrum is Regand Park. Being operational land, for community use of Regand Park as a sportsground there would need to be a series of formal resolutions and public hearings in accordance with the Local Government Act - Chapter 6-Part 2 -Divisions 1-3. None of these steps have been undertaken to date.

Furthermore, as articulated in the FAQs, Council subsequently resolved in January and February 2022 to develop a northern and southern Macquarie River Master Plan. This resolution overrides the previous resolution of 2021 welcoming the St Johns JRLFC proposal. This later resolution of Council recognises that there is no strategic direction set for Regand Park and there is a requirement for the master planning process to be completed before further consideration by Council on the community usage of Regand Park in the Macquarie River Corridor. St Johns JRLFC have been advised of the timing requiring to complete the Master Planning and that there is no certainty that Council would adopt a Master Plan that included sporting fields in Regand Park.

In regards to the element of point 6 of the resolution "*whether Council has subsequently endorsed, "site drawings, technical plans, relevant supporting documentation and approvals"*."

Council have not formally endorsed any plans related to this point contained in the resolution.

Council in the previous term did receive plans from St Johns Rugby League Junior Football Club, direct to the then Mayor and the former CEO's email account on 23 July 2021. They had not been provided to the current Councillors until 31 August 2022 when the current CEO emailed all Councillors, apologising for not providing this information earlier as this older correspondence had not been recalled in discussions around master planning with the new Council.

The plans have not been endorsed by either the elected body of Council nor staff within the organisation. The detail has been used by staff to understand the request of St Johns JRLFC in terms of spatial allocation.

Consultation

The broad community consultation provided for the development of the Macquarie River Precinct Master Plan is outlined below:

- Councillor Workshop held 7 June 2022 with Moir Landscaping Architects (MLA) and Sala4D to seek early Elected Members input into the master planning process
- Internal Stakeholder Meetings with Moir Landscaping Architects (MLA) held on 7 June 2022 to gain understanding of background, previous consultation and site analysis
- Target workshops inviting diverse interest groups including environmental groups, sporting groups, recreational groups, to gain an understanding of interest groups plans needs and concerns in July 2022.
- Draft analysis and constraints report by Sala4D was provided to August 2022 Culture and Community Committee meeting.
- Broad community feedback option available to community via website direct to consultant during August 2022
- Draft Spatial Concept Plan and proposed community survey presented to the Councillors in a workshop on 1 September 2022.
- Open Community Engagement presenting the Spatial Concept Plan and survey through September 2022 with popups and BBQ's.
- Detail community engagement with Butter Paper Workshops held with community and consultants in October 2022.
- Residents were being encouraged to send through feedback directly to the consultants. A register of all comments was maintained to ensure the community of transparency of the process. The consultant's email address was provided.

Timeframe

Key Date	Explanation
December 2022	Draft Macquarie River Precinct Master Plan will be presented to Council and subsequent public exhibition
January 2023	Public exhibition continues of the Draft Macquarie River Precinct Master Plan for community feedback
February 2023	Final Macquarie River Precinct Master Plan considered by Council

Next Steps

- Draft Macquarie River Precinct Master Plan will be presented to Council for endorsement for 28 days public exhibition, at the December 2022 meeting.
- Public Exhibition will be recommended to go beyond the minimum 28 day due to the Christmas period. With the public exhibition period closing in early February 2023.
- Final review of the Draft Macquarie River Precinct Master Plan based on Community Feedback complete by Moir Landscaping.
- Final Macquarie River Precinct Master Plan adopted by Council in February 2023.



REPORT: Update - Advertising Banners on the LH Ford Bridge

DIVISION: Chief Executive Officer
REPORT DATE: 20 October 2022
TRIM REFERENCE: ID22/2179

EXECUTIVE SUMMARY

Purpose	Addressing Council resolution	
Issue	<ul style="list-style-type: none"> Provide an update on Advertising Banners on the LH Ford Bridge. 	
Reasoning	<ul style="list-style-type: none"> Update provided in accordance with Council Resolution in respect of a Notice of Motion from Councillor S Chowdhury. 	
Financial Implications	Budget Area	There are no budget implications arising from this report.
	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:	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:	4.1.1 Council encourages and facilitates two-way communication with and between stakeholders and the community

RECOMMENDATION

That the information contained within the report of the Chief Executive Officer dated 20 October 2022, be noted.

MW
Chief Executive Officer

BACKGROUND

Previous Resolutions of Council

Ordinary Council 23 June 2022	That the CEO provides a report to the July Ordinary Council meeting regarding the viability of displaying advertisement banners and/or flags on the lighting infrastructure on the LH Ford Bridge.
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REPORT

Consultation

- Staff consulted with Essential Energy as the lighting infrastructure is an Essential Energy asset.

Resourcing Implications

- There are no resourcing implications arising from this report.

Following discussions with Essential Energy, who are the asset owners of the lighting infrastructure on the LH Ford Bridge, Council has been advised that should a business wish to place private attachments (ie advertising banners and/or flags) on the lighting infrastructure on the Bridge, an application (CEOF6595 – Essential Energy Equipment: Agreement & Application to Paint or Install Private Attachments) would need to be completed for each instance. The form and further information can be found on the Essential Energy website (www.essentialenergy.com.au/our-network/managing-the-network/attachments-on-poles). Based on previous experience with requests such as these, on LH Ford Bridge approval would not be likely.

It is noted that due to competing and higher priorities during the previous three months, including but not restricted to flooding, this report was not provided in July 2022 as per the Council resolution.



REPORT: Reallocation of Funds - Heavy Patching to Regional Roads Maintenance

DIVISION: Infrastructure
REPORT DATE: 10 November 2022
TRIM REFERENCE: ID22/2367

EXECUTIVE SUMMARY

Purpose	Seek endorsement	
Issue	<ul style="list-style-type: none"> Heavy Patching Program currently has \$1,994,622 allocated. Propose to reallocate \$1M from the Heavy Patching program to the Regional Roads maintenance budget. 	
Reasoning	<ul style="list-style-type: none"> Current weather conditions have resulted in major deterioration of Council's local and regional roads. Council's Regional Road maintenance budget has been fully expended on temporary repairs. 	
Financial Implications	Budget Area	Infrastructure - Roads Network
	Funding Source	
	Proposed Cost	
	Ongoing Costs	
Policy Implications	Policy Title	There are no policy implications arising from this report.
	Impact on Policy	N/A
Consultation	Finance	

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: 2.1.1 Traffic management facilities enhance the safety and efficiency of the road network
- Theme: 2 Infrastructure
- CSP Objective: 2.1 The road transportation network is safe, convenient and efficient
- Delivery Program Strategy: 2.1.2 The road network meets the needs of the community in terms of traffic capacity, functionality and economic and social connectivity

RECOMMENDATION

- 1. That Council approve the reallocation of \$1M from the Heavy Patching program to the Regional Roads maintenance budget.**
- 2. That the necessary be made at the December Quarterly Budget Review Statements.**

Luke Ryan
Director Infrastructure

KM
Manager Infrastructure
Delivery

BACKGROUND

Severe wet weather has caused escalated deterioration of Council's local and regional roads. Every effort is being made to reinstate/maintain access across Council's road network, however, it comes at a significant cost. Emergency repairs are being made, albeit temporarily, with the increased cost of materials having a significant impact on the budget.

Council's approved annual Regional Road maintenance budget for the 2022/2023 financial year was \$1,687,276. At the time of writing this report, expenditure under this budget allocation is \$2,116,162.

REPORT

The Heavy Patching program has an approved budget of \$1,994,622. The proposal of reallocating \$1M to the Regional Roads maintenance budget leaves a balance of \$994,622 for the purposes of heavy patching once the roads begin to dry out. It is anticipated that further heavy patching funds will be required in future financial years also given the current conditions.

Council will continue to seek external funding opportunities to address the current road conditions.

This report is to seek access to the budget for the heavy patching program to allow works to continue on the Regional Road network and this adjustment will be made in the December quarterly review.

Consultation

- Director Infrastructure and Infrastructure Finance Business Partner.

Resourcing Implications

- Current staffing arrangements remain.
- Funding is being sought to assist in the ongoing repair of Council's road network through several grant programs, the success of which is not known at this date.

	Regional Roads Maintenance	Heavy Patching Program
Original Budget	\$1,687,276	\$1,994,622
Adjustment	\$1,000,000	(\$1,000,000)
Revised Budget	\$2,687,276	\$ 994,622

Options Considered

- Cease works on the Regional Road network due to the expired budget.
- Reallocation of funds from Heavy Patching program.
- Seek additional funding through Transport for NSW (TfNSW) grant programs.

Preferred Option

- Reallocation of funds from Heavy Patching program
- Seek additional funding through TfNSW grant programs.



REPORT: Registration of Easements for Non-potable Water Supply, Wellington

DIVISION: Infrastructure
REPORT DATE: 31 October 2022
TRIM REFERENCE: ID22/2266

EXECUTIVE SUMMARY

Purpose	Enable execution of documents under Common Seal	
Issue	<ul style="list-style-type: none"> Easement acquired over private property for non-potable pipeline that transports groundwater from two Council owned bores to the Wellington Water Treatment Plant. 	
Reasoning	<ul style="list-style-type: none"> Previous adopted Council report of 22 March 2021 (CW21/3) included recommendation that all documentation in relation to the acquisition of easements be executed under <i>Power of Attorney</i>. 	
Financial Implications	Budget Area	Infrastructure Division
	Funding Source	NSW Government Drought Security Funding
	Actual cost	\$31,200 (incl GST) for three easements and landowner's legal fees.
	Ongoing Costs	Nil
Policy Implications	Policy Title	N/A
	Impact on Policy	There are no policy implications arising from this report.
Consultation	ELT	Funding deed between DRC and DPE – Water.

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

- 1. That all necessary documentation in relation to the acquisition and registration of water supply easements on Lot 2 DP 1136578, Lot 272 DP 560497, and Lot 2 DP 806578 be executed under Common Seal.**

Luke Ryan
Director Infrastructure

ST
Manager Major Projects

BACKGROUND

Groundwater pipeline and associated infrastructure has been constructed on the subject land parcels, connecting Council's bores to the pipeline that continues east, eventually arriving at the Wellington Water Treatment Plant.

The previously adopted Council report CW21/3 included the recommendation requiring documentation to be executed under Power of Attorney.

Due to the significant time between when easement acquisitions were agreed upon with the three landowners, and when the pipeline works would be completed and easements plans would be completed and registered, payment by Council to the landowners for easement acquisition and their legal expenses was completed prior to infrastructure works commencing on their properties.

Previous Resolutions of Council

22 March 2021	<ol style="list-style-type: none">1. <i>That Council acquire and easement area of 9,079.54m² for a pipeline over Lot 2 DP 1136578 from the land owner for \$10,000 exc. GST.</i>2. <i>That Council acquire an easement with an area of 2,487.69m² for a pipeline over Lot 2 DP 806578 from the land owner for \$10,000 exc. GST.</i>3. <i>That Council acquire an easement area of 1,540.97m² for a pipeline over Lot 272 DP 560497 from the land owner for \$7,000 exc. GST.</i>4. <i>That the purchase prices be adjusted on a pro-rata basis if adjustments to the size of the area to be acquired are necessary.</i>5. <i>That Council be responsible for all surveying costs associated with the registration of the easements.</i>6. <i>That the Chief Executive Officer be authorised to finalise the acquisition of the three easements.</i>7. <i>That all documentation in relation to the acquisition of this easement be executed under Power of Attorney.</i>8. <i>That all documents and considerations in regard to this matter remain confidential to Council.</i>
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REPORT

The intent of this report is to enable the easement plans and documents to be executed under Common Seal in order to allow their registration with NSW Land Registry Services.

Next Steps

- Upon the adoption by Council of this report, the easement plans, 88b Instruments and plan administration sheets can be presented to Council's Chief Executive Officer for execution under Common Seal.
- The executed documents will then be returned to the surveyor engaged by Council for subsequent plan registration with NSW Land Registry Services.



REPORT: Dubbo Transportation Strategy 2020 - Progress Report

DIVISION: Development and Environment
REPORT DATE: 10 November 2022
TRIM REFERENCE: ID22/2010

EXECUTIVE SUMMARY

Purpose	Strategic project update	
Issue	<ul style="list-style-type: none"> • Council adopted the Dubbo Transportation Strategy 2020 at its Ordinary Meeting on 25 October 2021. The Strategy identifies strategic road requirements to accommodate future growth, and is supported by a design and maintenance program for roads, footpaths and cycle ways. • Progress has occurred on strategic planning in: <ul style="list-style-type: none"> ○ The North-West Urban Release Area for River Street West. ○ The Central-West Urban Release Area for a connection from Minore Road to the Mitchell Highway. ○ The South-East Urban Release Area for the Southern Distributor. ○ The disbursement of traffic from South Bridge. ○ Development Contributions Plans under Part 7 of the Environmental Planning and Assessment Act 1979. 	
Reasoning	The Dubbo Transportation Strategy 2020 will help Council facilitate an ongoing supply and mix of roads, footpaths and cycle ways to accommodate future growth in Dubbo.	
Financial Implications	Budget Area	There are no financial implications arising from this report. Funding strategies for works are considered separately.
Policy Implications	Policy Title	There are no policy implications arising from this report. Developer Contributions Police require updating in line with works schedules.

STRATEGIC DIRECTION

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

Theme: 2 Infrastructure
CSP Objective: 2.1 The road transportation network is safe, convenient and efficient
Delivery Program Strategy: 2.1.2 The road network meets the needs of the community in terms of traffic capacity, functionality and economic and

social connectivity

Theme: 4 Leadership

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

Delivery Program Strategy: 4.1.1 Council encourages and facilitates two-way communication with and between stakeholders and the community

RECOMMENDATION

- 1. That the information in this report be noted.**
- 2. That a further report be provided to Council on a 12-monthly basis detailing the achievement towards implementing the Dubbo Transportation Strategy 2020.**

Stephen Wallace
Director Development and Environment

SJ
Manager Growth Planning

BACKGROUND

1. Previous Resolutions of Council

25 October 2021 Ordinary Council Meeting	<i>In Part</i> 2. That the...Dubbo Transportation Strategy 2020...be formally adopted as the new Transportation Strategy for Dubbo. 6. That the...Dubbo Transportation Strategy 2020...proposed construction of a new bridge (South Bridge) to the south of the LH Ford Bridge, within the next five to ten years, to support the further development of the South Western Sector of Dubbo.
16 June 2022 Notice of Motion	That the CEO provide a report to the September Ordinary Council meeting providing an update on the implementation of the Dubbo Transportation Strategy.

The Dubbo City Transportation Strategy to 2045 was adopted by the former Dubbo City Council in 2012.

In response to the changing transportation environment in Dubbo, including the announcement by the NSW State Government in respect of the Newell Highway Bypass (River Street Bridge) project, the Strategy was reviewed in 2021 and was adopted by Council at its meeting on 25 October 2021.

The Dubbo Transportation Strategy 2020 responds to:

- The announcement by the NSW State Government in 2013 in respect of the proposed duplication of the LH Ford Bridge.
- The need for a new Development Contributions Plan for Roads.
- The need to ensure the strategic road network takes into account changes in demographics, employment occupations, trends and locations and to understand through modelling of traffic impacts as to whether changes are required to the strategic future road network.

REPORT

1. Purpose of the Transportation Strategy

The Dubbo Transportation Strategy 2020 identifies strategic road requirements to accommodate future growth in Dubbo and ensure transport systems meet our community's needs. It outlines Council's directions for investment, services and policies to assist in the planning for urban transport systems and the movement of people and goods, and is supported by a design and maintenance program for roads, footpaths and cycle ways. It is part of a suite of strategies, policies and plans that integrate and guide long-term land use and transport planning.

The Strategy provides the following information in relation to resolving transport issues in Dubbo:

“Dubbo is losing its 10 minute city feel where most trips can be made in under 10 minutes. Just a few delays can make the journey feel much longer. Whilst rapidly growing changes in traffic conditions are observed throughout Dubbo, including crossing Cobra Street from South Dubbo or entering the Emile Serisier Bridge from Thompson Street, the main issues are associated with the Highways.”

The Strategy also lists the current major transport issues as the following:

- Overcrowding on the LH Ford Bridge.
- Excessive heavy traffic movement in Erskine Street.
- Turning of heavy vehicles and all traffic at the intersection of the Mitchell Highway and Newell Highway in West Dubbo.
- Increasing traffic volumes on Cobra Street.

The Strategy contains a range of key upgrades and new roads across the Dubbo transportation network, which have been planned to cater for and manage future growth of the City, whilst ensuring our 10 minute City goal can be maintained.

2. Development Contributions

Council has an existing Section 94 Developer Contributions Plan in place for Roads, Traffic Management and Car Parking. The role of the Plan is to identify the expected types of development in the area, the demand for additional public amenities and services to meet that expected development, and a work schedule that contains an estimate of the cost and staging of the public amenities and services to be provided. The existing Plan includes a work schedule for new and segmented road infrastructure, in addition to levying contributions in the Dubbo Central Business District towards the provision of centralised vehicle parking facilities.

To help realise the development of new roads and the transport requirements for Dubbo into the future, as contained in the Strategy, a new Developer Contributions Plan for Roads, Traffic Management and Car Parking is required to be prepared. The need for a relevant and up-to-date Developer Contributions Plan is important to ensure Council can financially plan and provide for future growth.

Following adoption of the new Dubbo Transportation Strategy in October 2022, staff have been developing a new transportation work schedule, which also includes detailed infrastructure costings. Following completion of the new work schedule, a new Developer Contributions Plan will be prepared. The process for preparation of a new Developer Contributions Plan is regulated under the provisions of the Environmental Planning and Assessment Act, 1979 and will include significant industry stakeholder and public consultation activities.

However, it should be noted that up until a new Developer Contributions Plan is in place, Council continues to levy and collect contributions from development, which is required to realise items included in the existing Plan. In this regard, contributions collected cannot be utilised for new infrastructure items included in the Dubbo Transportation Strategy.

3. Implementation of the Transportation Strategy

(a) North-West Residential Urban Release Area

Council at its September 2022 meeting adopted a draft Precinct Plan for the North-West Residential Urban Release Area.

The North-West Urban Release Area is a new development precinct for Dubbo that will add diversity to the housing stock in Dubbo and the Region. It is anticipated that once fully developed, the Precinct will have the potential for between 5,000 and 6,000 dwellings, with a population of up to 15,000 people.

The location of the North-West Urban Release Area is shown in **Figure 1**.

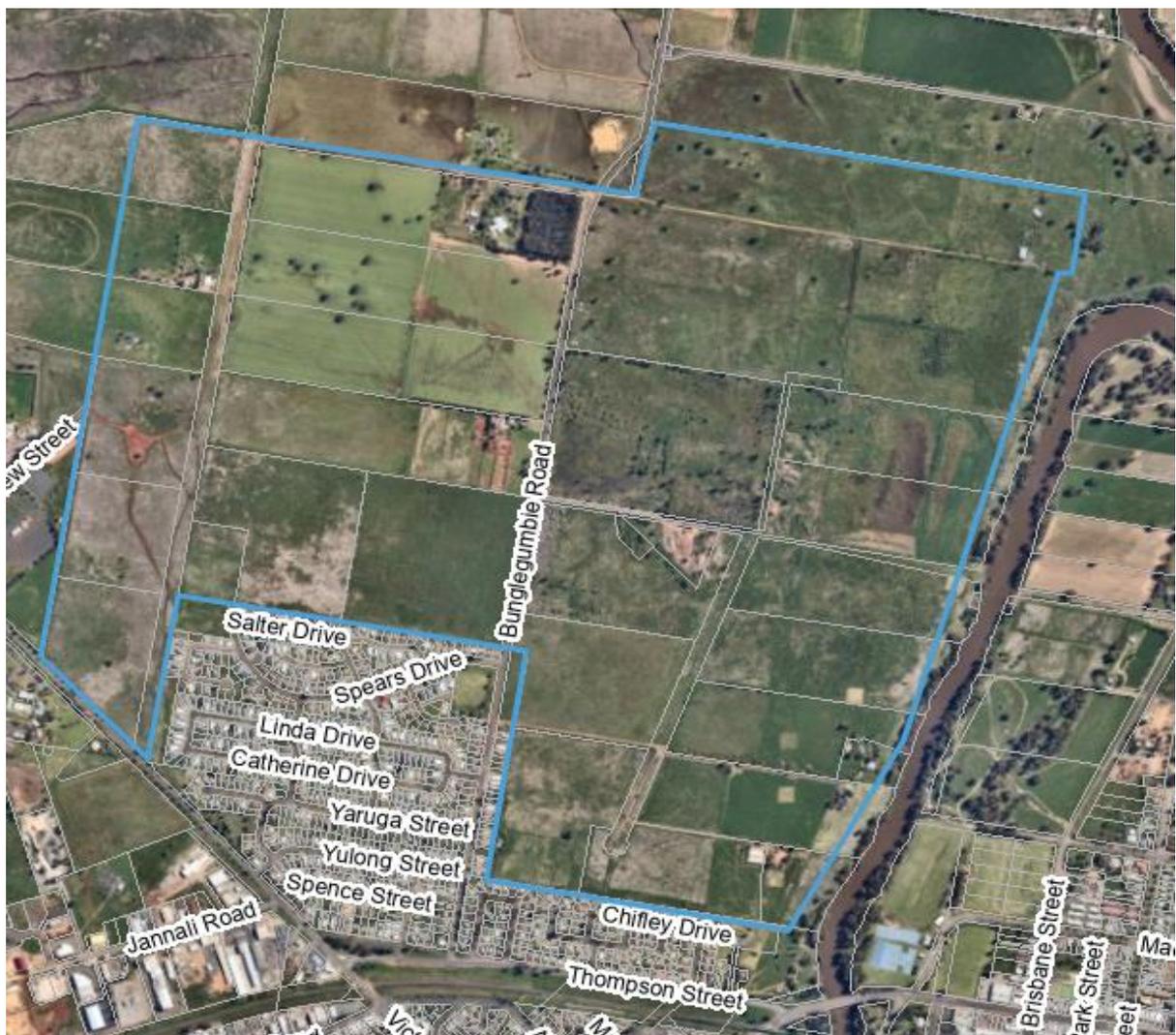


Figure 1 – North-West Urban Release Area

The Transportation Strategy identifies the need for a strategic road network that connects the New Dubbo Bridge with the Mitchell Highway. Council applied for funding under the Accelerated Infrastructure Fund – Round 3 for the construction of River Street West Collector Road (Stage 1), and successful applications will be announced in early 2023. The cost of this section is \$12.3 million, and Council is required to contribute \$3.075 million.

The location of this road is shown in **Figure 2**. This road will also be a vital component of the enterprise axis that connects the Health, Education and Wellbeing Precinct in East Dubbo to the enterprise zone near the Dubbo Regional Airport. This east-west axis strengthens the connection between two highly strategic employment initiatives.



Figure 2 – River Street West

The River Street West connection will ensure the Precinct will have two major points of access over time, which includes Bunglegumbie Road and the Newell Highway Bypass (River Street Bridge).

Council has been actively liaising with Transport for NSW to ensure the alignment of, and connection to, the New Dubbo Bridge is appropriate for strategic planning work currently being undertaken in the North-West Urban Release Area. Access to the area is currently limited to Bunglegumbie Road, but this singular access is insufficient for accommodating future land use and transport growth. Connecting to the New Dubbo Bridge will ensure the area has two major points, reducing congestion on Bunglegumbie Road and Thompson Street.

(b) Central-West Urban Release Area

The Central-West Residential Urban Release Area is an important future growth area for Dubbo that has been recognised as providing residential development opportunities.

The location of the Central-West Urban Release Area is shown in **Figure 3**.



Figure 3 – Central-West Urban Release Area

The land currently has access available from Richardson Road. The Transportation Strategy identifies the need for a strategic road network that connects Minore Road with the Mitchell Highway, incorporating a railway overpass. Council is currently assessing the Structure Plan, Development Control Plan and associated Planning Proposals for this area. Further reports will be presented to Council for consideration, and will be placed on public exhibition.

Council, as part of the transport and access considerations for the development and West Dubbo is undertaking further work to determine overall access considerations in the Precinct.

(c) South-West Urban Release Area

The South-West Residential Urban Release Area is the third Urban Release Area in West Dubbo. The land is generally defined by Joira Road, Minore Road, Buddens Road, Rifle Range Road and Blackbutt Road.

The location of the South-West Urban Release Area is shown in **Figure 4**:



Figure 4 – South-West Urban Release Area

The Transportation Strategy identified the need for a strategic road network that connects the New Dubbo Bridge with the Mitchell Highway. Council applied for funding under the NSW Government Regional Housing Strategic Planning Fund to undertake strategic planning work for the area, which will identify appropriate road corridors. Successful applications will be announced in December 2022, and strategic work must be completed by January 2024.

Options for the strategic road include Blackbutt Road and Chapmans Road, and Rifle Range Road and Buddens Road.

(d) South-East Urban Release Area

The South-East Residential Urban Release Area has experienced the majority of residential development growth over the last five years and is projected to maintain a similar level of growth until at least 2035.

The location of the South-East Urban Release Area is shown in **Figure 5**:

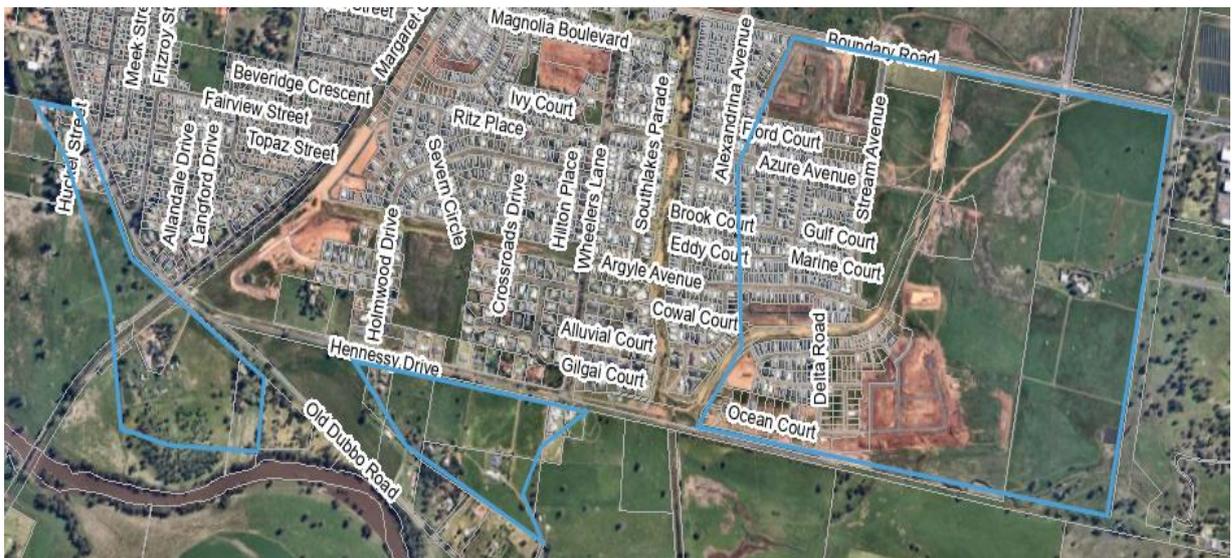


Figure 5 – South-East Urban Release Area

The Transportation Strategy identifies the need for the road network to provide a fourth crossing of the Macquarie River, which will allow traffic from West Dubbo to travel to the Dubbo Central Business District, the Sheraton Road Schools Precinct and the Blueridge Estate. Part of this future network includes the Southern Distributer Road.

Council has been undertaking significant strategic planning activities, towards realisation of these infrastructure items, including identifying road reserves, understanding and defining the required road environment and costing of items. An indicative Southern Distributer Road location and alignment is shown in **Figure 6**. The cost of this road out to the Mitchell Highway has been calculated to be approximately \$78 million.

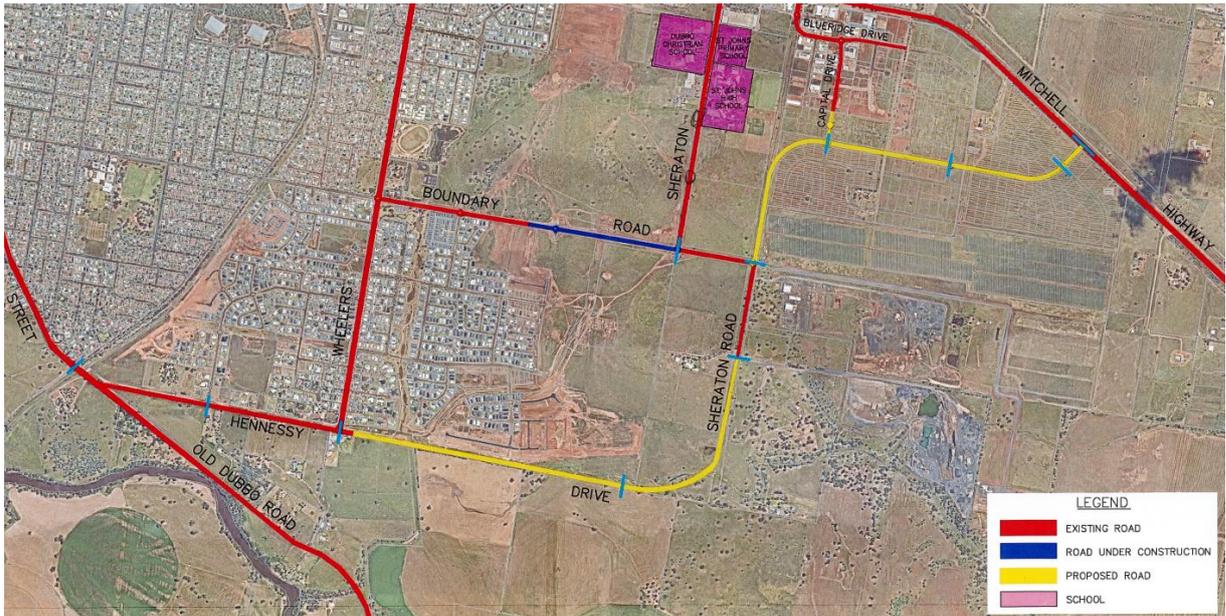


Figure 6 – Southern Distributer Road

This area of the City also includes the Holcim hard rock quarry and the MAAS Group Quarry and concrete products manufacturing development. Vehicle traffic associated with these developments currently utilise Sheraton Road, travelling through the Schools Precinct to join the Mitchell Highway.

A long term solution is required to ensure a safe road environment on Sheraton Road and to provide a strategic road connecting Sheraton Road, the Blueridge Estate and the Mitchell Highway.

Further, Council is currently in discussions with MAAS in respect of the south-eastern section of the Southern Distributer Road, which is shown in **Figure 7** as below:



Figure 7 – Portion of MAAS land accommodating Southern Distributer through which Eulomago

A further report will be provided to Council for consideration in respect of the status of these negotiations and the future direction for the project.

(e) South Bridge

The Transportation Strategy identifies the need for a strategic southern bridge that connects West Dubbo to East Dubbo over the Macquarie River, south of the existing LH Ford Bridge. Four concepts for the proposed bridge are identified in **Figure 8** below.

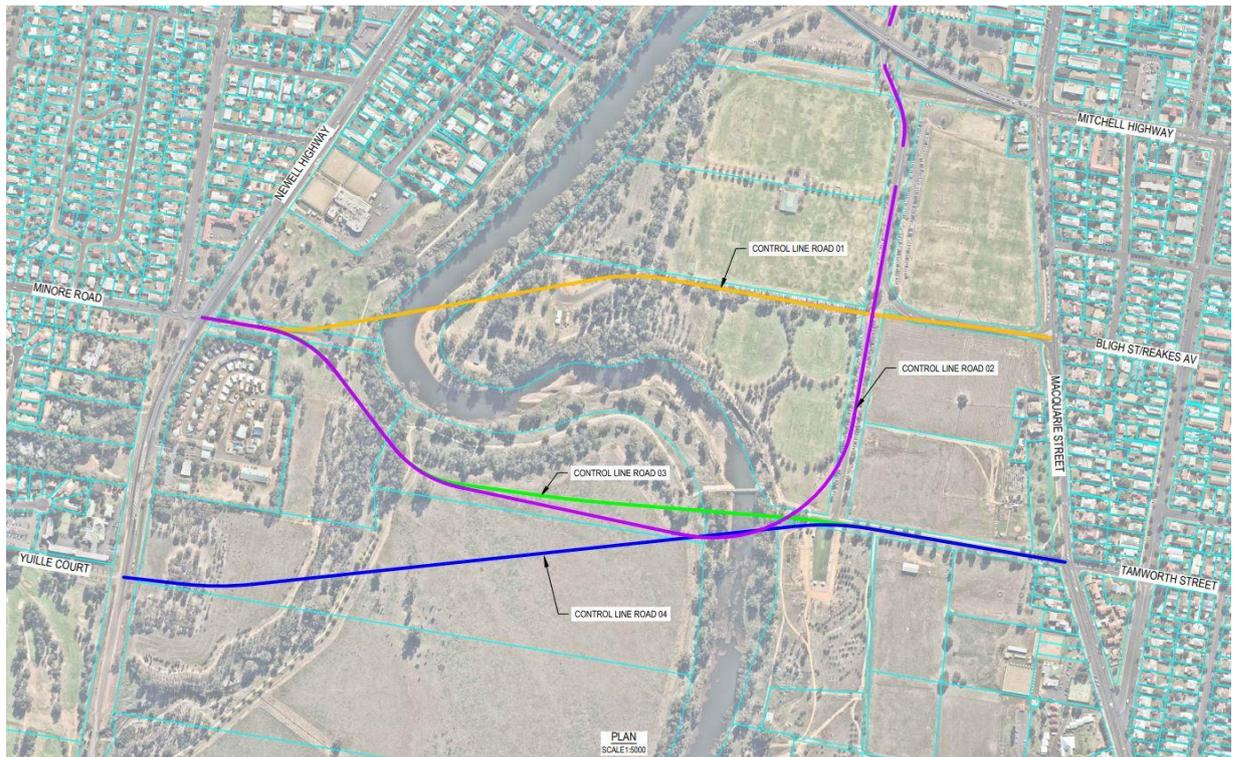


Figure 8 – Concept plans for the South Dubbo Bridge

These concepts were placed on public exhibition from November 2020 to February 2021. Council is currently reviewing how these will disperse traffic into Macquarie Street, Bligh Street and Tamworth Street to ensure the surrounding network is capable of accommodating this traffic.

Consultation

The following divisions have been involved in the implementation of the Dubbo Transportation Strategy 2020:

- Growth Planning
- Infrastructure Strategy and Design
- Infrastructure Delivery
- Property and Land Development
- Financial Operations

Resourcing Implications

There are no financial implications arising from this report.

Next Steps

A further report will be provided to Council on a 12-monthly basis detailing the achievement towards implementing the Dubbo Transport Strategy 2020.



REPORT: Dubbo Regional Housing Roadmap - Progress Report

DIVISION: Development and Environment
REPORT DATE: 15 November 2022
TRIM REFERENCE: ID22/1982

EXECUTIVE SUMMARY

Purpose	Strategic project update	
Issue	<ul style="list-style-type: none"> • Council, at its Meeting on 23 June 2022, adopted the Housing Roadmap. The Roadmap identifies Council's initiatives, actions and projects that will aim to assist the community's housing needs during the Councillor term. • The spectrum of influence for Council is through strategic planning, planning mechanisms, appropriate policy and guidance material that meets the expectations of our community. • This report details Council's progress in implementing the various elements of the Roadmap. Progress has occurred in the North West Urban Release Area, Central West Urban Release Area, Residential development toolkits, Short Term Worker Accommodation and a review of population and development projections for the Region. 	
Reasoning	<ul style="list-style-type: none"> • Council's role in housing involves facilitating an appropriate supply and mix of housing to meet community needs, as well developing strategies and policies that encourage the construction of more and affordable housing. 	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	There are no policy impacts arising from this report.

STRATEGIC DIRECTION

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

- Theme: 4 Leadership
- CSP Objective: 4.1 Council provides transparent, fair and accountable leadership and governance
- Delivery Program Strategy: 4.1.1 Council encourages and facilitates two-way communication with and between stakeholders and the community

RECOMMENDATION

- 1. That progress in respect of the Dubbo Regional Housing Roadmap be noted.**
- 2. That a further progress report be provided to Council in July 2023, outlining progress of the actions included in the Housing Roadmap.**

Stephen Wallace
Director Development and Environment

SJ
Manager Growth Planning

BACKGROUND

1. Previous Resolutions of Council

23 June 2022 Ordinary Council meeting	<i>In Part</i> 1. That the draft Dubbo Regional Housing Roadmap (provided here in Appendix 1) be adopted by Council. 2. That an update report be provided to Council for consideration on a six monthly basis detailing achievement towards the actions included in the Roadmap.
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REPORT

1. Purpose of the Housing Roadmap

Council's role in housing involves facilitating an appropriate supply and mix of housing to meet community needs, as well as developing strategies and policies that encourage the construction of more and affordable housing. The Housing Roadmap identifies Council's initiatives and actions over the Councillor term that aim to assist the community's housing needs.

The Housing Roadmap consists of the following three sections:

- Understanding the local community's housing needs (demographic analysis);
- Strategic framework and planned works (works program); and
- Review of policies and supporting information.

2. Housing in Dubbo and Wellington

(a) Dubbo

The median house price in Dubbo between August 2021 and July 2022 increased from \$420,000 to \$520,000, the median unit price increased from \$292,200 to \$312,000, and the median land price increased from \$195,000 to \$236,000.

The median sales price is shown in **Figure 1** below.

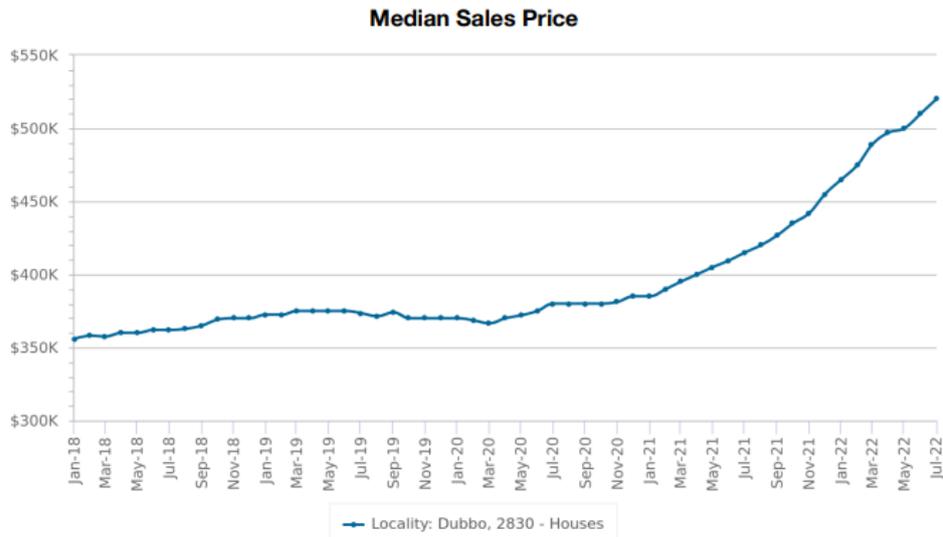


Figure 1 – Median sales price in Dubbo (Source: RP Data)

(b) Wellington

The median house price in Wellington between August 2021 and July 2022 increased from \$191,250 to \$255,000. The median unit price and land price were not available at the time of this report.

The median sales price is shown in **Figure 1** below.

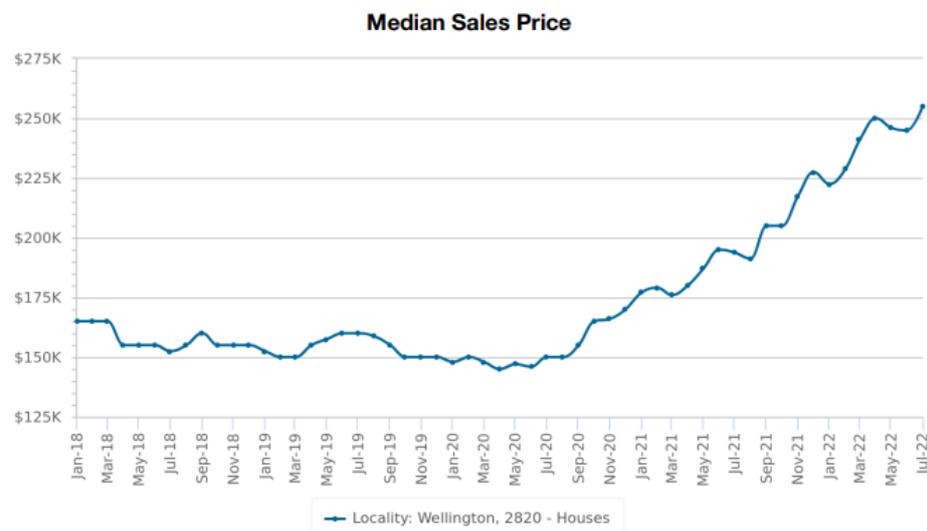


Figure 2 – Median sales price in Wellington (Source: RP Data)

3. Progress of the Housing Roadmap

(a) Strategic framework and planned works

Council's progress in implementing actions within the strategic framework and planned works section are as follows:

Action	Status
<p>North West Dubbo Urban Release Area</p> <ul style="list-style-type: none"> • Precinct Plan • Development Control Plan 	<p>Council endorsed the Precinct Plan on 21 September 2022. The Plan identifies the key strategic issues to be considered in the development of the area.</p> <p>The draft Plan was originally placed on public display from 17 October until 16 November. However, the public display period was extended to 16 December 2022. A further report will be presented to Council, including the results of public exhibition.</p> <p>Council has also been successful in receiving funding of \$155,000 to undertake further strategic planning activities to assist in planning and development across the Precinct.</p>
<p>North West Dubbo Urban Release Area</p> <ul style="list-style-type: none"> • River Street West 	<p>Council applied for funding under the NSW Government Accelerated Infrastructure Fund – Round 3 to construct Stage 1 of River Street West.</p> <p>Successful applications are likely to be announced in January 2023, and construction must be completed by 30 June 2026.</p>
<p>Central West Dubbo Urban Release Area</p> <ul style="list-style-type: none"> • Structure Plan • Development Control Plan 	<p>This is a proponent led project.</p> <p>Council is currently assessing the Structure Plan, Development Control Plan and associated Planning Proposals, which identify the key strategic issues and frameworks for the development of the area. This includes overall staging, transport movement, landscaping, infrastructure, natural and environmental hazard issues.</p> <p>Further reports will be presented to Council, seeking endorsement of these documents.</p>
<p>South West Dubbo Urban Release Area</p> <ul style="list-style-type: none"> • Structure Plan • Development Control Plan 	<p>Council applied for funding under the NSW Government Regional Housing Strategic Planning Fund to undertake strategic planning work for the area. Successful applications will be announced in December 2022, and strategic planning work must be completed by 31 January 2024.</p>

Action	Status
Review of the Dubbo Regional Local Environmental Plan 2022 (Project Planning phase only)	<p>Council is currently preparing a project plan to review the Dubbo Regional LEP 2022. This works package includes the following:</p> <ul style="list-style-type: none"> • Making it easier to understand where residential development is permissible with consent • Updating planning controls in response to the NSW Government's Employment Zone Reforms and Agritourism Reforms • Undertaking a housekeeping review of heritage matters • Introducing further measures to assist the development of short term workers accommodation. <p>The review will also be influenced by potential amendments to Council's Dubbo Residential Areas Development Strategy, and the development of the NSW Government's Regional Housing Delivery Plan.</p>
New Developer Contributions Plan for Urban Roads	<p>Council is reviewing population projections and infrastructure costings to help with the development of a new Development Contributions Plan. A further report will be presented to Council to endorse the draft Development Contributions Plan.</p> <p>A Councillor Workshop will be convened for February 2023 to examine contributions frameworks to be included in the new draft Plan.</p>
Preparation of a Structure Plan for land at Montefiores – Wellington	<p>Council has not progressed with this strategic planning work. This project is anticipated to commence in early 2023.</p>
Review of the Wellington Town Strategy	<p>Council has not progressed with this strategic planning work. This project is anticipated to commence in early 2023.</p>
Short Term Worker Accommodation Study	<p>Council engaged consultants to undertake an analysis of short term worker accommodation needs as a result of the Central West Orana Renewable Energy Zone, Critical Minerals Hub and other industry needs.</p> <p>Council consulted with development stakeholders, Energy Co and REZ proponents, and large-scale infrastructure projects to anticipate accommodation needs.</p> <p>Staff are currently reviewing the recommendations of this report with further consultation to be undertaken with stakeholders and Council.</p>

Action	Status
Review of the Dubbo Residential Areas Development Strategy	The NSW State Government is preparing a Regional Housing Delivery Plan for the Dubbo Regional and Narromine Local Government Areas. A review of the Dubbo Residential Areas Development Strategy at this time would be premature. The Regional Housing Delivery Plan is anticipated to be completed in November 2022.

(b) Policy and supporting information

Council's progress in implementing actions within the policy and supporting information section are as follows:

Action	Status
Information on Council's website	<p>Council updated the Planning Proposal Application webpage, which provides information about how to amend the Dubbo Regional Local Environmental Plan 2022.</p> <p>Council updated the Local Strategic Planning Statement website, which provides information about Council's 20-year vision for land use planning in the Local Government Area.</p> <p>Council adopted the updated Planning Proposal Policy on 27 October. The Policy provides advice to the community on Planning Proposal categories, the application of Council's tiered fee structure, and the requirement to undertake prelodgement/scoping meetings.</p>
Preparation of residential development toolkits	Development toolkits were created for secondary dwellings, dual occupancies, subdivision, and information to include with a development application. These were distributed to relevant stakeholders at Council's Housing Supply Reference Group, and will be updated in response to their feedback.
Update Council's population forecast and include on Council's website	The 2021 ABS Census data is being released in a three-staged approach which commenced in June 2022 and will continue into 2023. Following each release, the data is published via the REMPLAN software which Council uses to analyse forecast future population, analyse regional economies and anticipate future employment demand.
Consultation with stakeholders and the State Government around streamlining residential	Council made a submission to the NSW Government Department of Planning and Environment as part of their <i>New Approach to Rezoning</i> requesting the rezoning process be streamlined and made more efficient.

Action	Status
greenfield planning proposals	The Department is investigating Councils being able to self-assess straightforward and strategically consistent Planning Proposals. These reforms are anticipated to commence in February 2023.
Investigations into the suitability of a Policy Position for Social Housing	A report will be presented to Council in December 2022 outlining the Renewable Energy Benefit Framework, which will guide Council's consideration of Planning Agreements and whether community housing provisions can be incorporated. Planning Agreements need to be endorsed by Council and placed on public exhibition prior to being entered into.
Undertake services reviews as determined by Council	Council undertook a service review into the subdivision planning approval process. An update was provided to the September Audit and Risk Management Committee meeting for consideration.

3. Consultation

The Roadmap was developed taking account of the continued feedback and discussions of the Dubbo Housing Supply Reference Group, which includes members of REINSW, Dubbo Residential Builders Group, industry professionals and Councillors.

Council conducted Housing Supply Reference Group meetings on:

- 18 November 2022
- 8 July 2022
- 28 February 2022

4. Resourcing Implications

Ongoing costs of implementing the Roadmap are part of the Growth Planning budget. There are no financial or policy implications arising from this report as it is for information purposes only.

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?						
What is the source of this funding?						

Table 1. Ongoing Financial Implications

5. Next Steps

A further progress report will be presented to Council in July 2023.



REPORT: D22-360 Hardware and Bulding Supplies (Alterations and Additions) and Boundary Adjustment 112 Sheraton Road Dubbo

DIVISION: Development and Environment
REPORT DATE: 3 November 2022
TRIM REFERENCE: ID22/2260

EXECUTIVE SUMMARY

Purpose	Provide planning approval
Issue	The key issues associated with the proposal include: <ul style="list-style-type: none">• Traffic and access.• Loy layout.• Stormwater Management.
Reasoning	<ul style="list-style-type: none">• Consent is sought for extension to an existing Commercial Building (Bunnings) consisting of a Hardware and Building Supplies, Landscaping Material Supplies and Garden Centre; Bulk earth works; Carparking; Signage; and Subdivision.• No submissions were received during notification of the application.• With an estimated value of \$11,500,000.00, the application is being reported to Council for determination in accordance with Council's 9 May 2022 resolution to limit the CEO delegation, in the case of development, with an estimated value higher than \$5 million.• The proposal is a permitted land use in the B5 zone under the Dubbo Regional Local Environmental Plan 2022.• The proposal is consistent with the objectives of the B5 zone under the Dubbo Regional Local Environmental Plan 2022.• The proposal is consistent with the relevant provisions contained within the relevant State Environmental Planning Policies.• The proposal is generally compliant with the provisions of the Dubbo Development Control Plan 2013, and any variations are considered justified.• The proposal incorporates adequate measures to ensure the development will not result in any adverse impacts on the natural and built environments.• The proposal is consistent with the public interest.• It is recommended that the application be approved, subject to conditions.

Financial Implications	Budget Area	<p>Development contributions apply to the proposed development.</p> <p>Subject to payment of required developer contributions for water, sewer open space and urban roads, the proposed development will not have a significant financial impact on Council.</p>
Policy Implications	Policy Title	<ul style="list-style-type: none"> • Dubbo Regional Local Environmental Plan 2022 • SEPP (Resilience and Hazards) 2021 • SEPP (Transport and Infrastructure) 2021 • Section 7.11 Developer Contributions Plan for Dubbo South-East Stormwater Drainage Headworks, 2019 • Amended s.94 Contributions Plan - Roads, Traffic Management and Car Parking - 2016 • Dubbo Development Control Plan 2013 • Water and Sewerage Contribution Policy - 2002
	Impact on Policy	The proposal is consistent with these policies

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: 3.2 Employment opportunities are available in all sectors of our economy
- Delivery Program Strategy: 3.2.1 Employment and investment opportunities for all sectors of the community are fostered

RECOMMENDATION

That Development Application D22-360 Hardware and Building Supplies (Alterations and Additions) and Boundary Adjustment 112 Sheraton Road Dubbo, be approved subject to the conditions of consent set out in Appendix 2.

Stephen Wallace
Director Development and Environment

BM
Senior Planner

BACKGROUND

Development Application was lodged with Council on 14 July 2022 for an extension to the existing Commercial Building (Bunnings) consisting of a Hardware and Building Supplies, Landscaping Material Supplies and Garden Centre; Bulk earth works; Carparking; Signage; and Subdivision at Lot 1 DP 1167441 and Lot 6 DP 1213133, 112 Sheraton Road and 1A Blueridge Drive, Dubbo.

The Proposal will result in the existing Bunnings store on Lot 1 being extended east, over Lot 6, in order to expand the existing Timber Trade Sales facility and provide a new Bulk Trade Area.

The expansion of the existing Bunnings building is shown in **Figure 1** and will total 4,672.5m², comprising the following:

- Main Warehouse (excluding Goods Inwards area) (1,996.7m²);
- Outdoor Nursery (366.8m²);
- Bagged Goods Canopy (118m²);
- Timber Trade Sales area (586.3m²);
- Building Materials Landscape Yard (4.7m²);
- Bulk Trade Yard (1,600m²);
- New internally relocated café and playground;
- One additional trolley bay; and
- 33 standard and 1 accessible carpark spaces.

A summary of the existing and proposed extension of the development is set out in **Table 1**.

A Boundary Adjustment of existing Lot 1 DP1167441 and Lot 6 DP1213133 to facilitate the proposed extension is also proposed as shown in **Figure 2**. This will also including relocation of sewer line and access easements. However, the proposed internal road dedication is not supported. This is discussed further detail in the report. A development site plan is provided in **Appendix 1**.

On 21 September 2022, amended plans were submitted addressing issues raised in Council's additional information letter dated 5 September 2022 relating to lot layout, road hierarchy, and stormwater management.

The proposed development has a Capital Investment Value (CIV) of \$11,500,000. As such, the proposal will be reported to the Dubbo Regional Council meeting in accordance with the Delegation of Authority to the Chief Executive Officer resolved by Council at its 26 May 2022 Council Meeting in the case of development where the estimated value is higher than \$5 million.

Following consideration of the matters for consideration under Section 4.15(1) of the EP&A Act, the proposed development is consistent with the objectives of relevant SEPPs the LEP, DCP and Council policies, and is therefore recommended that, pursuant to Section 4.16(1)(a)

of the EP&A Act, D22-360 be approved subject to the conditions of consent contained in Appendix 2 of this report.

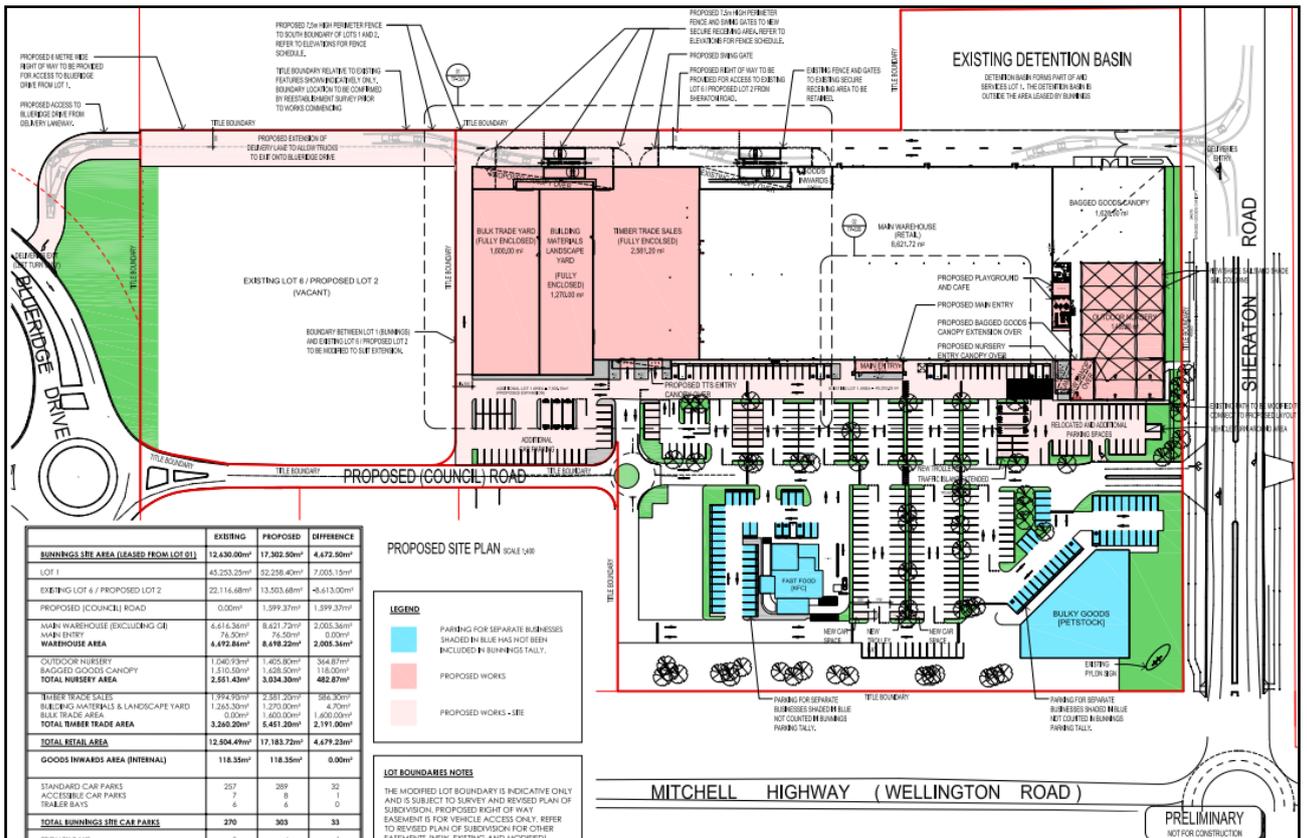


Figure 1: proposed development plan

RETAIL FACILITY	Existing m ²	Proposed m ²	Difference m ²
Main Warehouse	6,743.8	8,740.5	1,996.7
Main Entry	76.5	76.5	0.0
Total Warehouse Area	6,820.3	8,817.0	1,996.7
Outdoor Nursery	1,039	1,405.8	366.8
Bagged Goods Canopy	1,510.5	1,628.5	118.0
Total Nursery Area	2,549.5	3,034.3	484.8
Timber Trade Sales	1,994.9	2,581.2	586.3
Building Materials and Landscape Yard	1,265.3	1,270.0	4.7
Bulk Trade Area	0.0	1,600.0	1,600.0
Total Timber Trade Area	3,260.2	5,451.2	2,191.0
Goods Inward Area	118.35	118.35	0.0
TOTAL RETAIL AREA	12,748.35	17,420.85	4,672.5
Carparking Spaces	257	289	32
Accessible Carparks	7	8	1
Trailer Bays	6	6	0
TOTAL CARPARKING SPACES	270	303	33
Trolley Bays	3	4	1

Table 1: Bunnings Extension Summary



Figure 2: Proposed subdivision plan

REPORT

Consultation

- Public Notification

The Development Application was placed on notification for a period in excess of 14 days ending 7 August 2022, during which time adjoining property owners were notified in writing of the proposed development.

Council received no submissions during the notification period.

- External Consultation
 - Transport for NSW

The application was referred to Transport for NSW in accordance with Section 2.122 (traffic generating development) of SEPP (Transport & Infrastructure) 2021, for which they responded in correspondence dated 18 August 2022, providing the following comments:

- *Council should be satisfied that the proposed road dedication meets the requirements of the relevant Council roads policy and is of sufficient width to*

support the eventual traffic generated by the cumulative commercial development of the site and surrounding sites (including overall traffic volumes and the design vehicle (e.g. delivery or waste removal trucks);

- *Council should ensure that the cumulative traffic impacts generated by all commercial and industrial land uses in the vicinity of these intersections, including the subject development, are appropriately considered in the assessment and managed to prioritise the safety of all road users and ensure that the efficiency of the classified road network is not compromised; and*
- *Council should consider the cumulative traffic implications of the use of this thoroughfare for sites that may benefit from public road access.*

Comment

The surrounding road network is considered to have sufficient capacity to cater for additional traffic movements generated by this development. Access to the site is proposed via two existing access points, one from Sheraton Road to the west and the other from Blueridge Drive to the east with both roads connecting to Wellington Road (Mitchell Highway).

The site is also serviced by a private access road which runs through the middle of the site in an east west direction parallel to highway, connecting Blueridge Drive to Sheraton Road. It is proposed that this service road be extended to service the proposed development and dedicated to Council as a public road. However, Council's Infrastructure Strategy and Design Team advise that as this road is centrally draining and is in generally poor condition, it is recommended Council not accept this asset as discussed in further detail in the report. Conditions recommended by Council's Senior Development Engineer to this affect to be included in the consent.

- Essential Energy

The application was referred to Essential Energy in accordance with Clause 2.48 for which they responded in correspondence dated 18 August 2022, raising no objection to the proposed development.

Comment

The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

- Internal Consultation
 - Infrastructure Division

Following submission of additional information, Council's Senior Development Engineer (SDE) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended by the SDE will be include on the consent.

- Building Services Branch

Council's Senior Building and Development Certifier (SBDC) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended by the SBDC will be included on the consent.

- Environmental Compliance

Council's Environment and Health Specialist (EHPO) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended by the EHPO will be include on the consent.

SITE CHARACTERISTICS

Locality

The subject site is located at the south east corner of Sheraton Road and Wellington Road intersection. The development site consist of two allotments with an area of 6.77ha and frontage to Sheraton Road of 246.65m. For a locality map of the site see **Figure 3**.

Existing on site is the subject building (Bunnings Warehouse) along the southern boundary, additionally there is a take-away food and drink premises (KFC) at the north east part of the site and a retail premises (Pet Barn) at the north west part of the site. A car parking area and access driveway fills the majority of the remaining area.

Slope

The site fall from the north east (302.5mAHD) to south west (300.0mAHD).

Vegetation

The site is highly disturbed and vacant of any trees, containing only grasses.

Access

Access from the east is Blueridge Drive, via right of carriageway over Lot 6 DP 1213133 and from the west from Sheraton Road, via right of carriageway over Lot 1 DP 1167441.

Drainage

An existing stormwater drainage line is proposed to be relocated to align with the relocated services access along the southern boundary of the site. The site drains to an existing stormwater detention basin immediately south of the existing Bunnings building. The existing detention basin has the capacity for the proposed development.

Services

The site would be connected to all utility services (water, sewer, stormwater and electricity).

Adjoining uses

North: McDonalds, Vacant lot, Child care centre

SEPP (Transport and Infrastructure) 2021

Chapter 2- Infrastructure

The application was referred to Essential Energy in accordance with Clause 2.48 for which they responded in correspondence dated 18 August 2022, raising no objection to the proposed development. The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

The application was referred to Transport for NSW in accordance with Section 2.122 of SEPP (Transport & Infrastructure) 2021 (traffic generating development) for which they responded in correspondence dated 18 August 2022. The comments provided by Transport for NSW have been considered by Council's Senior Development Engineer with appropriate conditions included.

SEPP (Industry and Employment) 2021

Chapter 3 – Advertising and Signage

Signage for this development will remain consistent in style and size with the existing signage associated with the Bunnings premises, in that the existing business identification signage approved is to be translated from the existing eastern façade to the proposed eastern façade as shown in **Figure 4**.

Additional signage is proposed on the southern façade of the building extension as illustrated in **Figure 5**. This proposed signage is also in keeping with the Bunnings Corporate Branding.

The signage proposed on the northern façade is the relocated Timber Trade directory signs as shown in **Figure 6**.

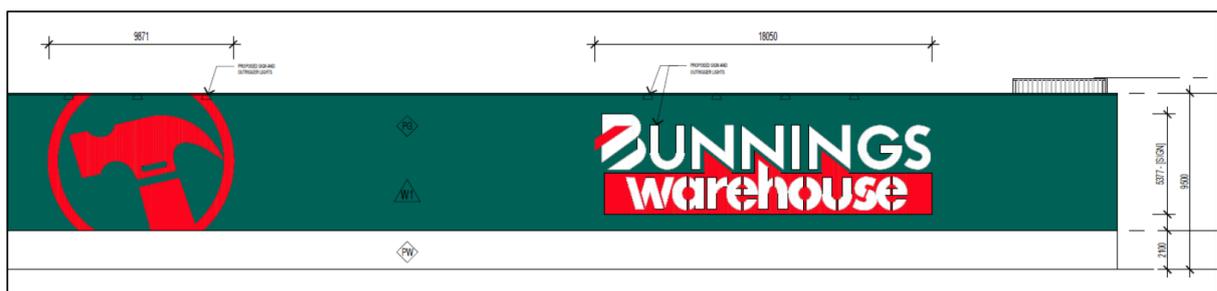


Figure 4: Signage proposed – Eastern Elevation

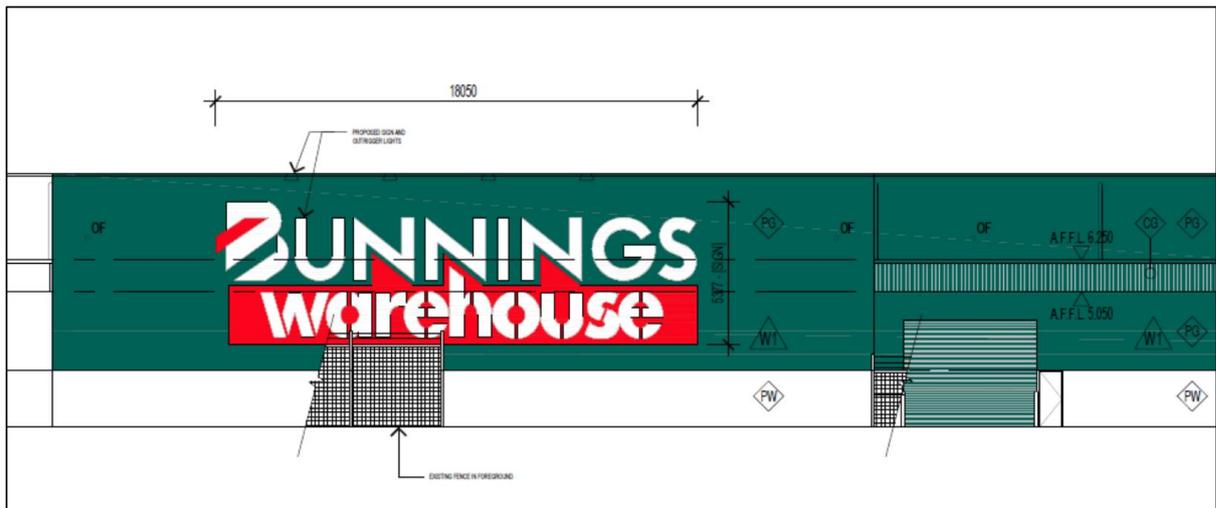


Figure 5: Proposed Signage - Southern Elevation

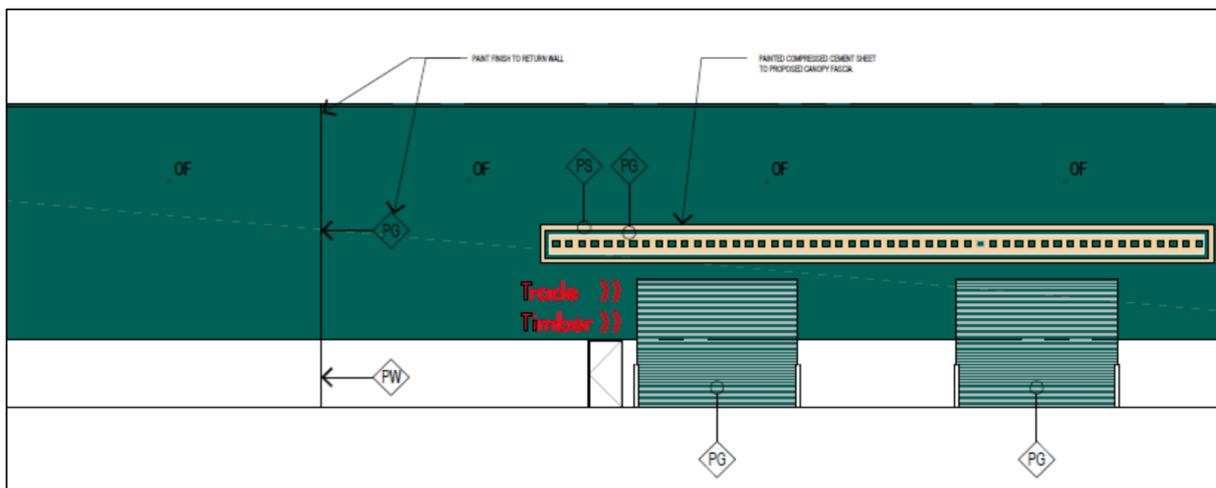


Figure 6: Signage proposed – Northern Elevation

As the proposed signage cannot be undertaken as exempt development, an assessment against the aims of the SEPP are applicable as follows:

- (1) *This Policy aims:*
 - (a) *to ensure that signage (including advertising):*
 - (i) *is compatible with the desired amenity and visual character of an area, and*
 - (ii) *provides effective communication in suitable locations, and*
 - (iii) *is of high quality design and finish, and*
 - (b) *to regulate signage (but not content) under Part 4 of the Act, and*
 - (c) *to provide time-limited consents for the display of certain advertisements, and*
 - (d) *to regulate the display of advertisements in transport corridors, and*
 - (e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*
- (2) *This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.*

It is considered that the new signage is consistent with the aims of the plan as specified above.

It is also considered that the proposed signage is consistent with the assessment criteria as set out in Schedule 5. An assessment of Schedule 5 is made below:

Assessment Criteria	Considerations	Compliance comments
1. Character of the area	<ul style="list-style-type: none"> Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	Proposed signage is consistent with the outdoor theme and compatible with the character of the area, having a contemporary design to assist with way-finding.
2. Special areas	<ul style="list-style-type: none"> Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	Signage does not detract from amenity or visual quality of any special areas such as environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas.
3. Views and vistas	<ul style="list-style-type: none"> Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers? 	<p>Signage does not obscure nor compromise important views.</p> <p>Signage does not dominate the skyline nor reduce the quality of vistas.</p> <p>Signage does not compromise the viewing rights of other advertisers.</p>
4. Streetscape, setting or landscape	<ul style="list-style-type: none"> Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal screen unsightliness? Does the proposal protrude above buildings, structures or tree canopies in the area or locality? Does the proposal require ongoing vegetation management? 	<p>The scale, proportion and form of the signage is appropriate for the built form and setting.</p> <p>Signage does not detract from the visual interest of the streetscape.</p> <p>Signage reduces visual clutter and simplifies identification.</p> <p>Signage does not screen unsightliness.</p> <p>Signage does not protrude above buildings, structures or tree canopies in the locality.</p> <p>Signage does not require ongoing vegetation management.</p>
5. Site and building	<ul style="list-style-type: none"> Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	<p>Signage is compatible with the scale, proportion and other characteristics of the building on which the proposed signage is to be located.</p> <p>Signage does not disrespect important features of the site.</p> <p>Signage is sympathetic to the site design.</p>
6.	<ul style="list-style-type: none"> Have any safety devices, platforms, lighting 	The text and design of the proposed sign is

Associated devices and logos	devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	appropriate in scale, proportion and form.
7. Illumination	<ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? 	Signage is not proposed to be illuminated or animated.
8. Safety	<ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? 	<p>Signage does not reduce the safety for any public road uses.</p> <p>Signage does not reduce pedestrian safety by obscuring sightlines from public areas.</p>

Overall, it is considered the signage complies with the plan objectives and the assessment criteria in Schedule 5.

Note: While a number of other SEPPs apply to the land, none are specifically applicable to this development.

Dubbo Regional Local Environmental Plan 2022

The following clauses of Dubbo Regional Local Environmental Plan (LEP) 2022 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

	Complies
Part 1 Preliminary	
Clause 1.2 Aims of the Plan	
The proposed development is not contrary to the relevant aims of the Plan.	Yes
Clause 1.4 Definitions	
<p>The proposed development contains the following components:</p> <p>Hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.</p> <p>Garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may, if ancillary to the principal purpose for which the building or place is used, include a restaurant or café and the sale of any of the following:</p> <p>a) Outdoor furniture and furnishings, barbecue, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,</p>	Yes

b) Pets and pet supplies,
c) Fresh produce.

Landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

Signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:

- a) An advertising structure
- b) A building identification sign
- c) A business identification sign

but does not include traffic signs or traffic control facilities.

Demolition is not a defined land use term within the Dubbo Regional LEP 2022, but is subject to this planning instrument under Clause 2.7 - Demolition requires development consent.

Subdivision (including adjustment of boundaries) is not a defined land use term within the Dubbo Regional LEP 2022. However, for the purposes of the Environmental Planning and Assessment Act, subdivision means "... the division of land into 2 or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition. The division may (but need not) be effected:

- (a) by conveyance, transfer or partition, or
- (b) by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition."

Clause 2.2 Zoning of land to which Plan applies

The subject site is zoned B5 - Business Development as shown in **Figure 7**.

Figure 7: Zoning Layout

Yes

Clause 2.3 Zone objectives and Land Use Table											
<p>The proposed development(s) are permissible with consent in the B5 zone and considered consistent with the relevant zone objective:</p> <ul style="list-style-type: none"> To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. <p>While not contrary to, the remaining zone objectives are not applicable in this instance.</p>		Yes									
Clause 2.6 Subdivision – consent requirements											
The proposed incorporates subdivision of land (boundary adjustment), which requires Council consent.		Yes									
Clause 2.7 Demolition requires development consent											
The only exception is where the demolition can be undertaken in accordance with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. However, as the existing development cannot be considered as exempt development it cannot be demolished as exempt development and may be carried out only with development consent.		Yes									
Part 4 Principal development standards											
Clause 4.1 Minimum subdivision lot size											
No minimum lot size applies to this parcel of land.		Yes									
<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Proposed Lot</th> <th>Embellishments</th> <th>Proposed Lot Size</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Bunnings</td> <td>5.228ha</td> </tr> <tr> <td>2</td> <td>Vacant</td> <td>1.352ha</td> </tr> </tbody> </table>			Proposed Lot	Embellishments	Proposed Lot Size	1	Bunnings	5.228ha	2	Vacant	1.352ha
Proposed Lot	Embellishments	Proposed Lot Size									
1	Bunnings	5.228ha									
2	Vacant	1.352ha									
<p>The proposed subdivision plan is highlighted in Figure 8.</p>											
Figure 8: Proposed Subdivision Plan											
Part 5 Miscellaneous provisions											
Clause 5.14 Siding Spring Observatory – maintaining dark sky											
The proposed development would include external lighting for safety and security purposes.		Yes									

Condition that any lighting on the site must be installed to emit light in a downward direction and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity or surrounding area by light overspill. The emission of lighting shall not exceed 1,000,000 lumens and must comply with the Australian Standard AS 4282 - 1997 Control of the Obtrusive Effects of Outdoor Lighting.

Part 7 Additional local provisions

Clause 7.2 Earthworks

The proposed development will require earthworks to be undertaken upon the site. Erosion and sediment control measures are required before any earthworks commence in which a condition to this effect will be placed on the consent.

Yes

Proposed earthworks shown in **Figure 9** within the Blueridge Drive Road Reserve will be subject to an assessment and approval under Section 138 of the Roads Act.



Figure 9: Proposed Bulk Earthworks

Clause 7.7 Airspace operations

The site is located within the Obstacle Limitation Surface (OLS) map for Dubbo Regional Airport. The relevant level on the OLS map is 430m AHD. The topography of development site range from 302.5m AHD to 300m AHD. At a maximum building height of 9.50 metres, the proposed development does not infringe on the OLS.

Yes

(a)(ii) Draft Environmental Planning instruments

No draft environmental planning instruments apply to the land to which the Development Application relates.

(a)(iii) Development control plans

Dubbo Development Control Plan 2013

An assessment is made of the relevant chapters and sections of this DCP. Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

Chapter 2.2 Commercial Development and Subdivision

Chapter 2.1.1 Residential Design	Complies
Element 1 Element 1: Set-backs	
<p>The proposed development will not alter the existing compliant setbacks of the site, maintaining the 113 metre front and 14 metre rear setbacks.</p> <p>The rear setback will also enable continued servicing of the subject site and the proposed Lot 2.</p> <p>Sufficient space is provided on site for the loading and unloading.</p>	Yes
Element 2 Building Design	
<p>The proposed development will extend the existing building comprising compressed cement sheeting and metal roof, maintaining the existing character and use of building materials.</p> <p>The building height is 9.5 metres, which is consistent with the scale of the existing building and appropriate to the location.</p>	Yes
Element 3 Landscaping	
<p>The existing landscaping of the site is considered sufficient in terms of the context of the proposal.</p>	Yes
Element 4 Vehicular Access and Parking	
<p>Existing ingress and egress points to the site are suitable. The proposal includes an extension to the service road at the rear of the Bunnings premises extending through proposed Lot 2. This extension will widen the service road and provide connectivity to Blueridge Drive. As such, a condition shall be included on the consent requiring that a separate 'Road Opening Application' (Section 138 Application under the Roads Act 1993) be made.</p> <p>Additional carparking incorporating 33 new car park spaces (including 1 additional accessible car park) will be provided with the proposed development. The location of this parking will be at the front of the site with convenient access to the store.</p> <p>Parking requirements will be discussed further under Chapter 3.5 Parking.</p> <p>All trafficable areas are proposed to be bitumen sealed in accordance with the DCP requirements.</p> <p>To manage access and internal manoeuvrability, no vehicles larger than a 'Semi-trailer' 19.0 m in length will be permitted to access the subject land and development proposal. Condition accordingly.</p>	Yes
Element 5 Fencing and Security	
<p>The extension and development of the service road will include the erection of a fence along the southern boundary of the site. This fence will be unobtrusive and extend the existing fence which runs along the rear of the current Bunnings building. No additional security grilles will be constructed within the shopfront.</p>	Yes

Element 6 Access and Mobility	
<p>The Application will be assessed against the Access Code within the Premises Standards under the Disability Discrimination Act 1992. The plans themselves are not sufficient to conduct a detailed assessment as to the building's compliance with the Access Code and will be required with the Construction Certificate Application. However, a basic assessment can still be made to determine any obvious non-conformities that may be required to be amended prior to development approval.</p> <p>Section 3.1.8 Development Controls</p> <p>Design Element 1 – Access Routes and Entrances</p> <p>Plans show a proposed continuous path of travel from the property boundary to the principal pedestrian entrance via hardstand driveway areas and entrance doorways. The doorways achieve the required 850mm clear opening.</p> <p>Design Element 2 – Access to Internal Facilities</p> <p>An overview of the proposed floor plans demonstrates that disabled access to all internal common area components of the development will be able to be achieved. This includes the kitchenette area and sanitary facilities.</p> <p>Design Element 3 – Car Parking and Setdown Areas</p> <p>An additional accessible car parking space is proposed, with the overall plans showing provisions for a total of eight (8) accessible car parking space. The dimensions of this space appears to comply with the Premises Standards (i.e. 2.4 metre wide parking space and 2.4 metre wide 'shared zone'). Plans also show a continuous path of travel via bitumen sealed driveways to the principal entrance door to each building.</p>	<p>Yes</p>
Element 7 Waste Management	
<p>Excavated material, demolition and builder's waste to be disposed of in an appropriate manner to landfill.</p> <p>Condition application that the demolition of the existing structure and infrastructure to be undertaken in accordance with AS 2601-1991 - The Demolition of Structures, including waste disposal, which will need to be assessed, classified and disposed of in accordance with the NSW Environment Protection Authority's Waste Classification Guidelines.</p> <p>The development provides waste storage bins to the rear of the building, which will be collected by existing private contractors as per current operations. The development will also be connected to Councils reticulated sewer services as required.</p>	<p>Yes</p>
Element 8 Soil, Water Quality and Noise Management	
<p>The development has the potential to generate soil erosion. A standard condition requiring the implementation of a sediment erosion control plan is recommended on the consent.</p> <p>The development includes a stormwater system to an existing onsite stormwater detention basin. The existing detention basin has the capacity for the ultimate development of the site piped easement drainage system. Engineering conditions are recommended on the consent to ensure the detailed design is appropriate.</p> <p>The development will not generate noise pollution. Notwithstanding a standard notation surrounding</p>	<p>Yes</p>

offensive noise is recommended on the consent.	
Element 9 Advertising and Signage	
As discussed under SEPP (Industry and Employment) 2021, business identification will remain consistent in style and size with the existing signage associated with the development. The following condition will be attached to the consent: <i>“A separate application for any proposed onsite advertising/signage shall be submitted to Council if such signage does not comply with Part 2, Division 2 of State Environmental Planning Policy (Exempt and Complying Development Codes), 2008.”</i>	Yes
Element 11 Services	
The development is an extension of the existing commercial development which is connected to water, drainage, and energy. It is noted that the proposed extension will be constructed over an existing sewerage line. This line is proposed to be relocated as a part of the development. Condition accordingly.	Yes

Chapter 3.2 Economic Impact

The proposed development involves a 4,672.50m² extension of the Bunnings premises’ retail area. As the proposed development is within the B5 - Commercial Core Zone and exceeds 5,000m² Gross Floor Area (GFA), an Economic Impact Assessment (EIA) was triggered.

It is considered that the proposed development will have a direct positive economic impact resulting from associated building works and future employment as well as through the provision of a wider range of goods and services.

Key attributes include:

- Spend capture of \$13.2 million dollars;
- 78 full time equivalent (FTE) construction jobs, assuming a 12-month construction period;
- 30 full-time, part-time, and casual positions; and
- 57 indirect jobs.

The development proposal supports the objectives of the Blueridge Estate by underpinning the importance of the area for larger format commercial uses, having good visibility and vehicle access to the Mitchell Highway in close proximity to Dubbo.

The proposed design addresses this high profile location by maintaining the approved building height and architectural intent of the site.

The proposal also meets the strategic objectives of the Employment Lands Strategy, providing opportunity for economic growth and investment in regional NSW generally and Dubbo specifically.

Chapter 3.5 Parking

The categories for calculating carparking for the proposed development include the following:

Category	DCP Requirement	Development	Car parking Requirement
Bulky Goods Premises (Retail + Nursery Areas)	1:50m ²	8,817 + 3,034 11,851m ²	237.02
Warehouse or Distribution Centre (Timber Trade Area)	1:250m ²	5,451m ²	21.8
TOTAL			259.82 say 260

Overall, the total Bunnings development site requires 260 car parking spaces. A total of 303 carparking spaces, inclusive of eight accessible car parking spaces, are provided in support of the existing and proposed development.

Condition accordingly that car parking spaces be clearly defined and line marked on site.

(a)(iia) planning agreements

There are no planning agreements applicable to the subject land.

(a)(iv) the regulations

No matters prescribed by the Regulations impact determination of the subject development.

(b) *Environmental (natural and built), social and economic impacts*

It is considered that there will not be any adverse social or economic impacts as a result of this proposal, with the development providing for a range of positive economic impacts through increase employment and provision of a wider range of goods and services.

(c) *suitability of the site*

Context, setting and public domain

- *Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?*

The proposed development will not have any adverse effect on the landscape/scenic quality, views/vista, and access to sunlight on adjacent properties or in the locality.

- *Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design and/or external appearance of development in the locality?*

It is considered the external appearance of the proposed development is deemed appropriate in the context of the locality.

- *Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?*

It is considered the size and shape of the land is suitable for the proposed development.

- *Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?*

It is not considered that the siting, bulk, scale and external appearance of the development will detract from the overall visual importance of the locality.

- *Will the development have an adverse effect on the public domain?*

The site is considered to be appropriately zoned for the proposed development, which will not have any detrimental impact on the public domain.

Environmental considerations

- *Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?*

It is considered that the development will not have an adverse impact on the local environment. There are no activities proposed which may cause adverse air, soil or water pollution. Appropriate conditions on the consent will ensure possible environmental impacts are minimised.

- *Is the development likely to cause noise pollution?*

Standard conditions relating to hours of construction will be placed on the consent.

Access, transport and traffic

- *Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?*

The surrounding road network is considered to have sufficient capacity to cater for additional traffic movements generated by this development. Access to the site is proposed via two existing access points, one from Sheraton Road to the west and the other from Blueridge Drive to the east with both roads connecting to the Wellington Road (Mitchell Highway).

The site is currently serviced by a private access road which runs through the middle of the site in an east west direction parallel to highway, connecting Blueridge Drive to Sheraton

Road. It is proposed that this service road be extended to service the proposed development and dedicated to Council as a public road.

However, Council's Infrastructure Strategy and Design Team advise that as this road is centrally draining and is in generally poor condition, it is recommended Council not accept this asset. Instead, with exception of the area highlighted in red in **Figure 10**, being the land within the footprint of the existing roundabout, the access road is to remain as a Right of Carriageway. Condition requiring reconstruction of the Right of Carriageway is proposed.



Figure 10: Proposed Dedication to Council of the footprint of the existing Roundabout

CONTRIBUTIONS Section 64 & Section 7.11

The following contributions plans are available to the subject lot:

- Amended s.94 Contributions Plan - Roads, Traffic Management and Car Parking– 2016;
- Water and Sewerage Contribution Policy – 2002; and
- Section 7.11 Development Contributions Plan – Dubbo South-East Stormwater Drainage Headworks Contributions – 2019.

In the event the application is approved, the following Contributions totalling **\$87,552.47** would be payable.

- \$3,616.47 - Sewer Headworks

- \$4,065.08 - Stormwater Contribution
- \$79,870.92 - Urban Roads Headworks Contribution

Resourcing Implications

- Nil.

Options Considered

Council has the following options:

1. The application be approved subject to conditions outlined in **Appendix 2**.

This is the preferred option.

2. The application be deferred for further consideration.

All relevant information has been considered in the assessment of this application. This option is therefore not recommended as it will delay the determination of the Development Application.

3. The application be refused for identified reasons.

This option may result in an appeal to the Land and Environment Court.

APPENDICES:

- | | | |
|---|------------------------------------|-------------------------------|
| 1 | Proposed Plans - 112 Sheraton Road | Provided under separate cover |
| 2 | D22-360 - Draft Conditions | Provided under separate cover |



REPORT: D22-217 Multi Dwelling Housing (73 units) and Community Title Subdivision - Keswick Parkway Dubbo

DIVISION: Development and Environment
REPORT DATE: 2 November 2022
TRIM REFERENCE: ID22/2261

EXECUTIVE SUMMARY

Purpose	Provide planning approval	
Issue	The key issues associated with the proposal include: <ul style="list-style-type: none"> • Traffic and access; • Lot layout; and • Stormwater Management. 	
Reasoning	<ul style="list-style-type: none"> • Consent is sought for multi dwelling housing (73 Units) and community title subdivision at Lot 307 DP 1266543, Keswick Parkway, Dubbo. • A total of two submissions of objection were received. • With an estimated value of \$19,582,000.00, the application is being reported to Council for determination in accordance with Council's 9 May 2022 resolution to limit the CEO delegation, in the case of development, with an estimated value higher than \$5 million. • The proposal is a permitted land use in the R1 zone under the Dubbo Regional Local Environmental Plan 2022. • The proposal is consistent with the objectives of the R1 zone under the Dubbo Regional Local Environmental Plan 2022. • The proposal is consistent with the relevant provisions contained within the relevant State Environmental Planning Policies. • The proposal is generally compliant with the provisions of the Dubbo Development Control Plan 2013, and any variations are considered justified. • The proposal incorporates adequate measures to ensure the development will not result in any adverse impacts on the natural and built environments. • The proposal is consistent with the public interest. • It is recommended that the application be approved, subject to conditions. 	
Financial Implications	Budget Area	Development contributions apply to the proposed development. Subject to payment of required developer

		contributions for water, sewer, stormwater drainage, open space and urban roads, the proposed development will not have a significant financial impact on Council.
Policy Implications	Policy Title	<ul style="list-style-type: none"> • Dubbo Regional Local Environmental Plan 2022. • SEPP (Resilience and Hazards) 2021. • SEPP (Transport and Infrastructure) 2021. • Amended s.94 Contributions Plan - Roads, Traffic Management and Car Parking - 2016. • Dubbo Development Control Plan 2013. • Open Space Section 94 Development Contributions Plan for Dubbo Open Space and Recreation Facilities - 2016-2026. • Water and Sewerage Contribution Policy - 2002. • Section 7.11 Developer Contributions Plan for Dubbo South-East Stormwater Drainage Headworks Contributions - 2019.
	Impact on Policy	The proposal is consistent with these policies

STRATEGIC DIRECTION

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

- Theme: 1 Housing
- CSP Objective: 1.1 Housing meets the current and future needs of our community
- Delivery Program Strategy: 1.1.1 A variety of housing types and densities are located close to appropriate services and facilities

RECOMMENDATION

1. That Development Application D22-217 for multi dwelling housing (73 Units) and community title subdivision at Lot 307 DP 1266543, Keswick Parkway be approved subject to the conditions of consent set out in Appendix 2.
2. That those people making submissions be advised of Council’s determination in this matter.

Stephen Wallace
Director Development and Environment

BM
Senior Planner

BACKGROUND

The application was lodged with Council on 4 May 2022 for multi dwelling housing and community title subdivision at Lot 307 DP 1266543, Keswick Parkway, Dubbo.

The proposed development comprises the construction of seventy-three (73) multi dwelling houses consisting of:

- Twenty detached dwellings (20 dwellings);
- Eleven dual occupancies (attached) (22 dwellings);
- Nine triplexes (27 dwellings);
- One quadplex (4 dwellings);
- The communal lot would feature the private access driveway, visitor car parking spaces, stormwater basin, recreational park and open space, and landscaping;
- A total of seventeen visitor car parking spaces;
- Estate identification signage and gated entrance way; and
- Associated site works.

Construction is predominantly of brick and Colourbond metal roofing with:

- 1 x one bedroom dwelling;
- 46 x two bedroom dwellings;
- 16 x three bedroom dwellings; and
- 10 x four bedroom dwellings.

Community Title Subdivision includes the creation of seventy-four allotments, with proposed Lot 1 being the communal lot encompassing the private access road, visitor car parking spaces, stormwater basin, recreational park and open space, landscaping, and estate identification signage, also being proposed.

A visual reference of the proposed development is provided in **Figure 1**. Development site plans are provided in **Appendix 1**.

On 27 August 2022, amended plans were submitted addressing issues raised in Council's additional information letter dated 29 June 2022 relating to lot layout, road hierarchy, stormwater management and carparking.

With an estimated value of \$19,582,000.00, the proposed development does not trigger referral to the Western Region Planning Panel (WRPP) which requires a capital investment value of more than \$30 million to be considered as regionally significant development.

However, the application is being reported to Council for determination in accordance with Council's 9 May 2022 resolution to limit the CEO delegation, in the case of development, with an estimated value higher than \$5 million.



Figure 1: Development Site Plan

Following consideration of the matters under Section 4.15(1) of the EP&A Act, the proposed development is consistent with the objectives of relevant SEPPs the LEP, DCP and Council policies, and is therefore recommended that, pursuant to Section 4.16(1)(a) of the EP&A Act, D22-217 be approved subject to the conditions of consent contained in **Appendix 2** of this report.

REPORT

Consultation

- Public Notification

The Development Application was placed on notification for a period in excess of 14 days ending 25 May 2022, during which time a notification was placed in the Daily Liberal and adjoining property owners were notified in writing of the proposed development.

Council received two written submissions during the notification period. A copy of all submissions is provided in **Appendix 3**.

The concerns raised are listed below and generally relate to traffic/parking and access considerations with a planning comment attached:

- ***Object to a median strip/entry way being placed right in front of our homes***
- ***Keswick Parkway not cope with increased traffic and additional parking***
- ***Alternative access to the proposed development to Durum Court to resolve congestion on Keswick Parkway***

Comment

Vehicular access to the development will be from Keswick Parkway, which ultimately connects to Wheelers Lane. Keswick Parkway is fully sealed bitumen roadway (asphaltic concrete) with 'roll form' style concrete kerb and gutter. The eastbound and westbound carriageway each includes a 4 metre wide travel lane with a 3 metre wide contrasting paved parallel parking lane.

Keswick Parkway currently carries 153 vehicles/hour (west) and 75 vehicles/hour (east). The proposed development will increase these to 190 and 112 respectively.

There is a forecast of 438 trips per day from the proposed development, 24.2% increase in overall traffic flow (west) and 49.3% (east) can be expected in Keswick Parkway as a result of the proposed development.

Whilst the increase in post development peak hour and daily traffic volumes on Keswick Parkway are significant, the volume of traffic using the roadway is relatively low and should be compared to the 'operational capacity' of the road. For example, Keswick Parkway is a 'collector road' and functions as a low-to-moderate capacity road which serves to move traffic from local streets to 'arterial roads'. However, unlike 'arterial roads', 'collector roads' are designed to provide access to properties, with a servicing capacity of 1,200 vehicles/hour.

The development proposes one entry/exit access generally located mid-block onto Keswick Parkway with a line marked centre turn lane and chevrons to support vehicle movements to and from the development. Keswick Parkway is 13m between kerbs with existing residential development on both sides.

Council's Senior Traffic Engineer notes that an existing gated medium density development similar to the Keswick is located in Alexandrina Avenue with 13m between kerbs. The traffic management for access comprises of a centre turn lane 2.7m wide and concrete island end treatments. However, on the development side no residential properties are fronting Alexandrina Avenue with no resident parking requirement along the frontage creating additional road space to accommodate the centre turn lane.

Council is receiving community concerns from some streets with centre landscaped islands with narrower traffic lanes and the conflict with parking and through traffic movements.

Given that there is residential development on both sides of Keswick Parkway it is considered that the proposed centre turn lane will have an impact on through traffic movements and the adjoining residents parking amenity in the vicinity of the developments access.

It is therefore considered that the proposed traffic management for access to the development should be reduced in width and incorporate:

Two 1.2m x 6m long concrete median separation islands east and west of the access with barrier line marking, raised pavement markings for 15m on approach to each island and keep left signs. Islands are to be painted white with reflectivity (glass beading).

The use of Durum Circuit as an alternative access for the proposed development is not supported due to the width and designed carrying capacity of this road. Durum Circuit is a two way roadway with kerb and gutter each side with a carriageway width of 8 metres, operating as a 'Local Road'. A Local Road are subdivisional roads whose main traffic function is to provide access to adjoining property.

- External Consultation
 - Essential Energy

The existing powerlines on the property will need to be relocated to ensure future developments are able to comply with safe distances.

As part of the subdivision, an easement is created for any existing electrical infrastructure. The easement is to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision.

The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

- Internal Consultation
 - Infrastructure Division

Following submission of additional information, Council's Senior Development Engineer (SDE) did not raise any significant issues that require further investigation or that would prevent the application from being granted consent with conditions. The conditions and notations recommended by the SDE will be included on the consent.

- Building Services Branch

Council's Senior Building and Development Certifier (SBDC) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended by the SBDC will be included on the consent.

○ Heritage Advisor

Council's Heritage Advisor notes that the Communications Bunker located on this site has historical and aesthetic significance and it would be good if it can be conserved and made accessible to (occasional interested) members of the public.

It was noted that the following information still needs to be provided:

- information on the proposed use and access, if any;
- a schedule of conservation works;
- an interpretation strategy; and
- a maintenance schedule.

The conditions and notations recommended by Council's Heritage Advisor will be included on the consent.

○ Resource Recovery and Efficiency

Following submission of additional information, Council's Manager Resource Recovery and Efficiency (RRE) notes the change to the design to now include four designated waste bin placement pads for collection of bins affected by the proposed battle-axe handle allotments. When used in conjunction with the proposed pick up in front of dwellings where it is practical to do so allowing for collection vehicles to service waste bins.

As domestic waste and recycling bins are to be stored and emptied via Council's waste collection service issues in relation to indemnifying garbage collection vehicles against damage to private infrastructure will also need to be finalised. Conditions and notations recommended by RRE will be included on the consent.

○ Environmental Compliance

Council's Environment and Health Specialist (EHPO) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended by the EHPO will be included on the consent.

SITE CHARACTERISTICS

Locality

The site has an area of 3.37ha and is within the 'Keswick Residential Estate', located on the southern side of Keswick Parkway. For a locality map of the site see **Figure 2**.

Slope

The site falls from the north-west (268mAHD) to the south-east (284mAHD).

Vegetation

The site has been cleared of vegetation and made ready for residential development as part of approval issued under D96-226.

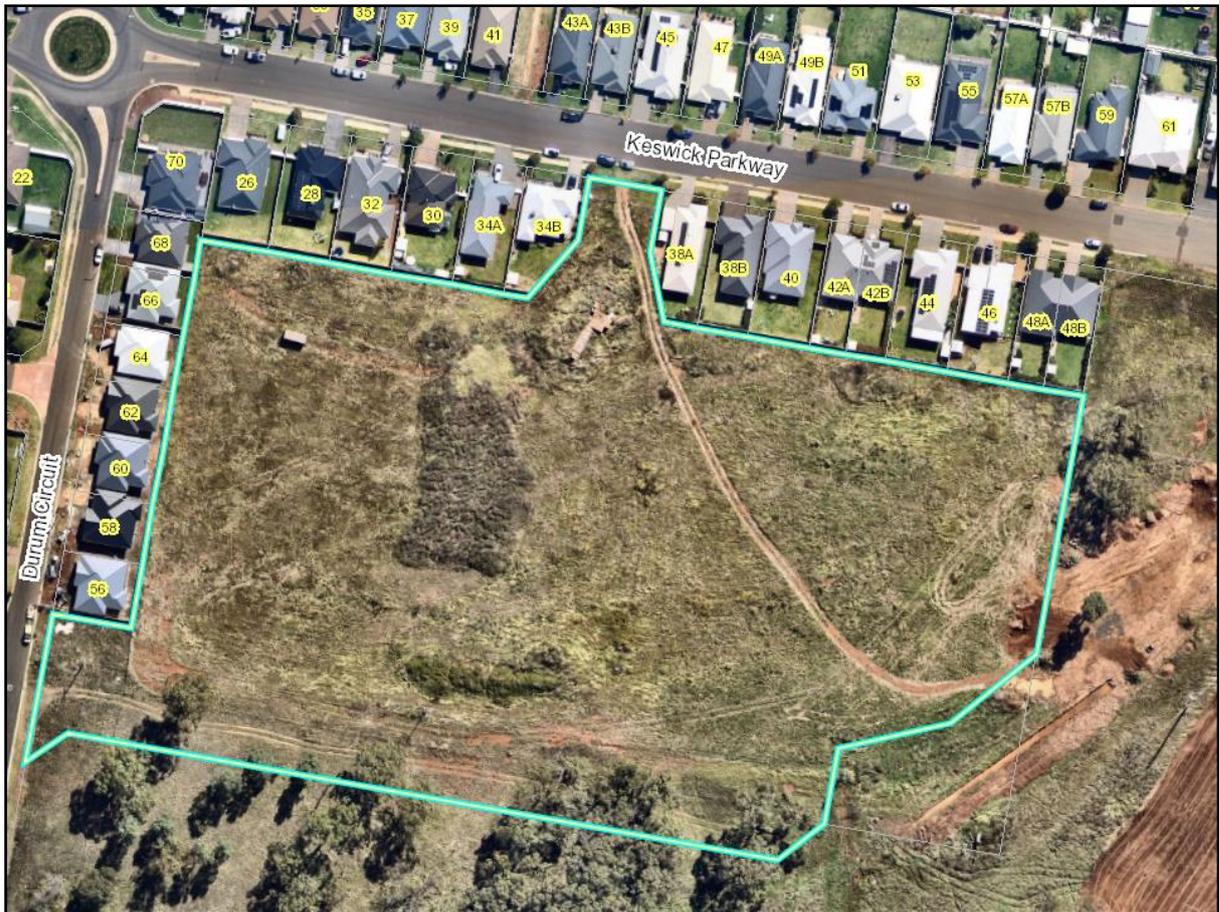


Figure 2: Site location

Access

Access to the site is obtained via Keswick Parkway, along the site's northern boundary, a bitumen sealed public road with kerb and guttering.

Drainage

Submitted plans show water will flow towards stormwater pits or street gutter within the community road way to the stormwater detention basin located in the south-east corner of the site.

Services

The site would be connected to all utility services (water, sewer, stormwater and electricity).

Adjoining uses

The site is located within the central portion of Keswick Residential Estate and is situated near land undergoing construction for residential development. To the east and south is open space, which will form part of the wider urban area drainage corridor. To the north and northeast is land that is undergoing civil construction works for the creation of residential land.

PLANNING ASSESSMENT Section 4.15(1)

As required by the Environmental Planning & Assessment Act, 1979, Section 4.15(1), the following relevant matters are addressed below:

(a)(i) Environmental Planning instruments

SEPP (Resilience and Hazards) 2021

Chapter 4 - Remediation of Land

Clause 4.6 requires that the issue of contamination and remediation be considered in the assessment of a DA. While the subject site is not listed on Council's register of potentially contaminated land, there are some concerns regarding previous activities.

The supporting Preliminary Site Contamination Assessment report undertaken by Envirowest Consulting on 18 June 2015 made the following recommendations:

A contamination investigation undertaken by Envirowest Consulting Pty Ltd and reported on 12 June 2015 (report number R13181c1) identified heavy metal and polychlorinated biphenyls (PCB) impacted sediments within the WWII communications bunker. Asbestos cement sheeting fragments and debris was also identified in the bunker from unauthorised access.

A Remediation Action Plan (RAP) was prepared in June 2015 (report number R13181rap) to develop an effective plan to remediate the site for the proposed residential land-use. The recommended remediation method was excavation of all contaminated materials and transportation to a licensed landfill.

The Remediation and Validation Report dated 24 August 2017 stated:

Elevated levels of lead were identified in the concrete samples collected from the gutters of all rooms. Source of the lead is unknown but may have been used as an additive to concrete, lead paint used on internal areas or spills from battery acid. The bunker is to be sealed to prevent access and no human exposure to the lead will occur. If access is allowed, human exposure to the lead can be prevented by sealing the internal areas of concrete with paint surfaces.

No subsurface drainage pipes were detected around the bunker by GPR. Levels of potential contaminants in the subsoil samples collected from around the bunker were below the residential landuse thresholds. Contamination of the surrounding soil in the proximity of the drains was not identified.

Levels of potential contaminants in the samples collected from sediments in drains and base of ventilation shaft were below the residential land-use thresholds.

The Remediation and Validation Report recommended:

Access to the bunker should be restricted to prevent exposure to the elevated levels of lead identified in the concrete. Sealing of the internal concrete floor areas with paint would prevent exposure of people from intermittent access to the bunker. The investigation area is suitable for residential land-use following restriction of access to the bunker.

In addition to standard condition Council's Environment and Health Specialist has also recommended these conditions.

SEPP (Transport and Infrastructure) 2021

Chapter 2 - Infrastructure

The application was referred to Essential Energy in accordance with Clause 2.48 for which they responded in correspondence dated 21 September 2022, raising no objection to the proposed development. The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

SEPP (Industry and Employment) 2021

Chapter 3 - Advertising and Signage

The proposed estate identification signage is shown in **Figure 3**, with an (indicative) Estate Identification Signage provided in **Figure 4**.

As the proposed development includes estate identification signage, the aims of the SEPP are applicable as follows:

- (1) *This Policy aims:*
 - (a) *to ensure that signage (including advertising):*
 - (i) *is compatible with the desired amenity and visual character of an area, and*
 - (ii) *provides effective communication in suitable locations, and*
 - (iii) *is of high quality design and finish, and*
 - (b) *to regulate signage (but not content) under Part 4 of the Act, and*
 - (c) *to provide time-limited consents for the display of certain advertisements, and*
 - (d) *to regulate the display of advertisements in transport corridors, and*
 - (e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*
- (2) *This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.*

It is considered that the new signage is consistent with the aims of the plan as specified above.

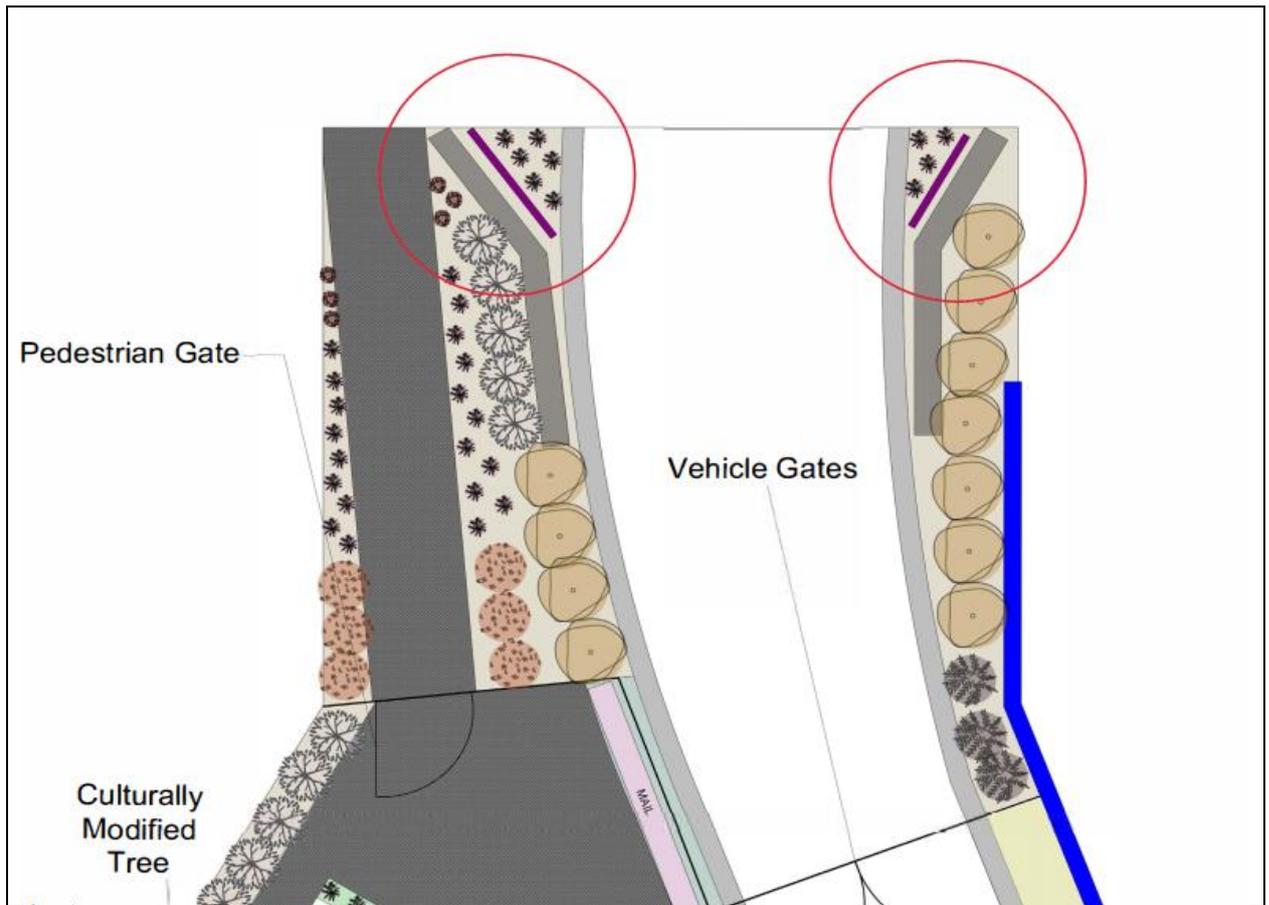


Figure 3: Location - Estate identification signage



Figure 4: Estate Identification Signage (indicative)

It is also considered that the proposed signage is consistent with the assessment criteria as set out in Schedule 5. An assessment of Schedule 5 is made below:

Assessment Criteria	Considerations	Compliance comments
1. Character of the area	<ul style="list-style-type: none"> • Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? • Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	The estate entrance sign is consistent with the outdoor theme and compatible with the character of the area, having a contemporary design to assist with way-finding.
2. Special areas	<ul style="list-style-type: none"> • Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	The sign does not detract from amenity or visual quality of any special areas such as environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas.
3. Views and vistas	<ul style="list-style-type: none"> • Does the proposal obscure or compromise important views? • Does the proposal dominate the skyline and reduce the quality of vistas? • Does the proposal respect the viewing rights of other advertisers? 	<p>Signage does not obscure nor compromise important views.</p> <p>Signage does not dominate the skyline nor reduce the quality of vistas.</p> <p>Signage does not compromise the viewing rights of other advertisers.</p>
4. Streetscape, setting or landscape	<ul style="list-style-type: none"> • Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? • Does the proposal contribute to the visual interest of the streetscape, setting or landscape? • Does the proposal reduce clutter by rationalising and simplifying existing advertising? • Does the proposal screen unsightliness? • Does the proposal protrude above buildings, structures or tree canopies in the area or locality? • Does the proposal require ongoing vegetation management? 	<p>The scale, proportion and form of the signage is appropriate for the streetscape and setting.</p> <p>Signage does not detract from the visual interest of the streetscape. In fact, it is considered that it will improve the setting of the area, and assist with way-finding.</p> <p>Signage simplifies estate identification.</p> <p>Signage does not screen unsightliness.</p> <p>Signage does not protrude above buildings, structures or tree canopies in the locality.</p> <p>Signage does not require ongoing vegetation management.</p>
5. Site and building	<ul style="list-style-type: none"> • Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? • Does the proposal respect important features of the site or building, or both? • Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	<p>Signage is compatible with the scale, proportion of the estate entrance.</p> <p>Signage does not disrespect important features of the site.</p> <p>Signage is sympathetic to the site design.</p>
6.	<ul style="list-style-type: none"> • Have any safety devices, platforms, 	The text and design of the proposed sign is

Associated devices and logos	lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	appropriate in scale, proportion and form.
7. Illumination	<ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? 	Signage is not proposed to be illuminated or animated.
8. Safety	<ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? 	<p>Signage does not reduce the safety for any public road.</p> <p>Signage is unlikely to reduce the safety for pedestrians or bicyclists.</p> <p>Signage does not reduce pedestrian safety by obscuring sightlines from public areas.</p>

Overall, it is considered the signage complies with the plan objectives and the assessment criteria in Schedule 5.

SEPP (Building Sustainability Index: BASIX) 2004

The application requires BASIX documentation as the proposed dwellings are classed as 1a buildings under the Building Code of Australia (BCA). Legislation requires all buildings or parts of buildings of this classification to contain the relevant documentation.

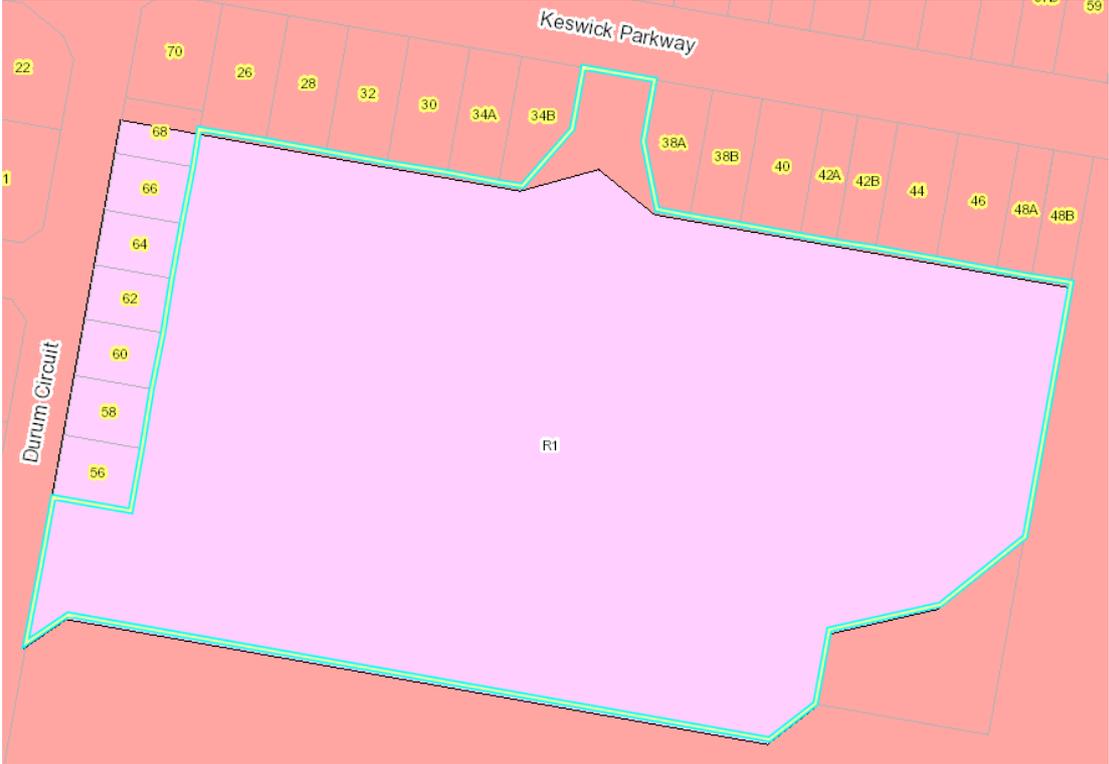
A multi-dwelling BASIX Certificate has been issued for the dwellings, No: 1291141M dated 13 April 2022; and NatHERS Certificates for each individual dwelling dated 12 April 2022. The BASIX Certificate is a valid certificate as it was generated within the last three months prior to the development application being lodged. The BASIX requirements and associated plans have been assessed and approved as meeting the objectives of the SEPP.

Note: While a number of other SEPPs apply to the land, none are specifically applicable to this development.

Dubbo Regional Local Environmental Plan 2022

The following clauses of Dubbo Regional Local Environmental Plan (LEP) 2022 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

		Complies (Yes/No)
Part 1	Preliminary	
Clause 1.2	Aims of the Plan	

<p>The proposed development is not contrary to the relevant aims of the Plan.</p>	<p>Yes</p>
<p>Clause 1.4 Definitions</p>	
<p>The proposed development contains the following components:</p> <p>Multi dwelling housing - 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.</p> <p>Signage - means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—</p> <p>(a) an advertising structure, (b) a building identification sign, (c) a business identification sign,</p> <p>but does not include a traffic sign or traffic control facilities.</p>	<p>Yes</p> <p>Yes</p>
<p>Clause 2.2 Zoning of land to which Plan applies</p>	
<p>The subject site is dual zoned R1 - General Residential and R2 - Low Density Residential.</p> <p>While Multi dwelling housing is prohibited in the R2 zone, this is limited to the access handle of the site adjacent to Keswick Parkway and does not impact on the proposed development as show in Figure 5.</p>  <p>Figure 5: Zoning</p>	<p>Yes</p>
<p>Clause 2.3 Zone objectives and Land Use Table</p>	
<p>The proposed development is permissible with consent and is considered consistent with the following zone objectives:</p> <ul style="list-style-type: none"> • To provide for the housing needs of the community; • To provide for a variety of housing types and densities; and • To ensure development is consistent with the character of the immediate locality. 	<p>Yes</p>

While not contrary to, the remaining zone objective is not applicable in this instance.

Clause 2.6 Subdivision – consent requirements

The application includes a 76 lot community title subdivision. Subdivisions require Council consent to ensure that all lots created meet the minimum lot size requirements as specified in the Lot Size Map (see Clause 4.1 below). Yes

Part 4 Principal development standards

Clause 4.1 Minimum subdivision lot size

There is no minimum lot size for the R1 zoned part of the property containing the proposed development. Yes

The R2 part of the property has a 600m² minimum lot size and includes part of the common property being the access road.

The proposed subdivision plan as shown in **Figure 6** is consistent with the proposed allotment sizes.

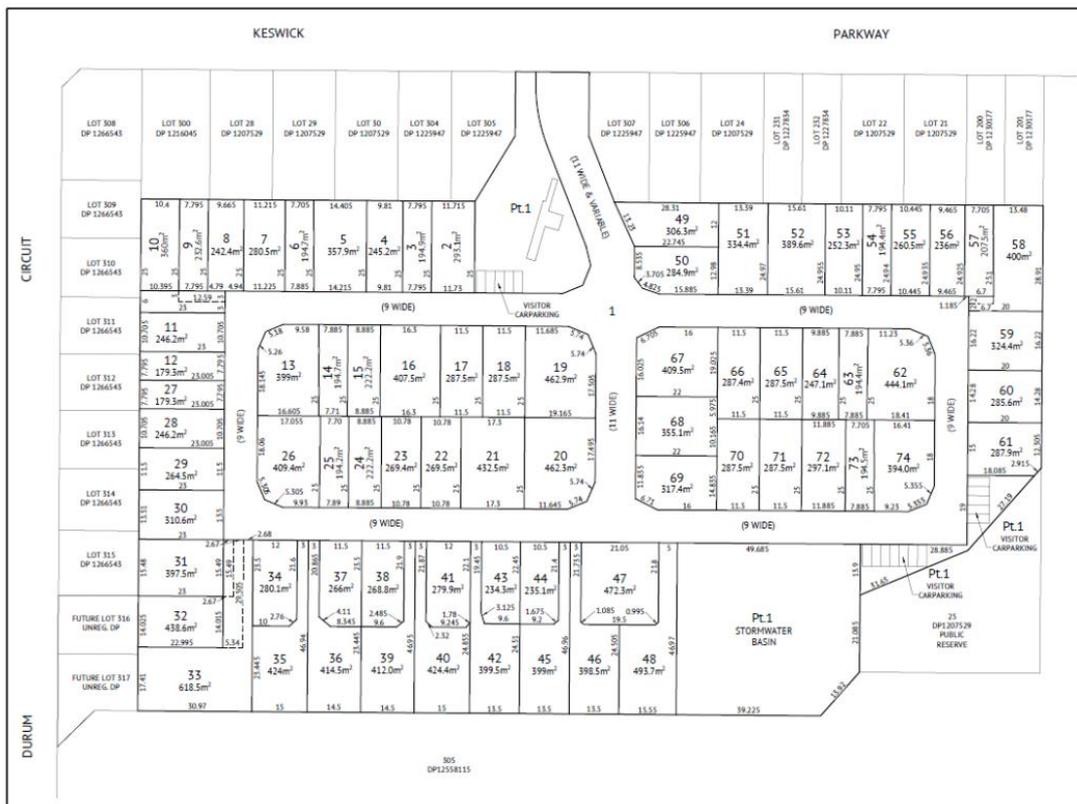


Figure 6: Subdivision plan

Clause 4.1AA Minimum subdivision lot size for community title schemes

The layout provides a wide a variety of lot sizes ranging from 194.2m² to 618.5m². This reflects the variety of housing choice within the proposed development. Yes

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

The proposed development is in the vicinity of heritage item - 143 being a Communications Bunker associated with the RAAF Stores Depot, located in Palmer Street. It is not considered that the proposed development will compromise the heritage integrity of this item. See assessment against Section 3.4 - Heritage Conservation of Dubbo DCP 2013. Yes

An AHIMS Search was performed for the subject site, which revealed that one known items of Yes

<p>Aboriginal cultural heritage significance located on site. The AHIMS search relates to a previously located scarred tree, which has since been removed via an Aboriginal Heritage Impact Permit. With the exception of this single AHIMS result, no further known items or sites are located within the subject land.</p> <p>Standard condition recommended regarding any Aboriginal archaeological material being discovered during construction works.</p>	
Clause 5.14 Siding Spring Observatory – maintaining dark sky	
<p>The proposed development has been assessed as unlikely to adversely affect observing conditions at the Siding Spring Observatory, having regard to subclauses:</p> <ul style="list-style-type: none"> (a) - the amount of light to be emitted; (b) - the cumulative impact of the light emissions with regard to the critical level; (c) - outside light fittings (shielded light fittings); (d) - measures taken to minimise dust associated with the development; and (e) - the Dark Sky Planning Guidelines published by the Secretary under clause 92 of the EP&A Regulation 2000. <p>Additionally, as per subclause (7) the proposed development is not considered likely to result in the emission of light of 1,000,000 lumens or more.</p> <p>Condition accordingly that the dwellings (individually) must not be provided with more than seven (7) outside light fittings, all of which must be shielded. If more than five (5) shielded outside light fittings are provided, those additional fittings must also be automatic light fittings.</p>	Yes
Part 7 Additional local provisions	
Clause 7.2 Earthworks	
<p>The proposed development will require earthworks to be undertaken upon the site. Erosion and sediment control measures are required before any earthworks commence in which a condition to this effect will be placed on the consent.</p>	Yes
Clause 7.5 Groundwater vulnerability	
<p>The site is mapped on the Natural Resource – Groundwater Vulnerability map with moderately high groundwater vulnerability. A condition of consent will require sediment and erosion control measures to be installed prior to the commencement of construction and to remain in place until the works are complete. As such it is considered unlikely the proposed development will result in groundwater contamination. It is also considered unlikely that the proposed development will result in an adverse impact on groundwater dependent ecosystems or have a cumulative impact on groundwater.</p>	Yes
Clause 7.7 Airspace operations	
<p>The subject site is located within the Obstacle Limitation Surface Map at height 380m AHD. The Finished Floor Level for the proposed development at its highest point is 276.95m AHD and with the development having a height of 4.178 metres, which equates to an overall height of 281.13m AHD, 98.87m below the surface map.</p>	Yes

(a)(ii) Draft Environmental Planning instruments

No draft environmental planning instruments apply to the land to which the Development Application relates.

(a)(iii) Development control plans

Dubbo Development Control Plan 2013

An assessment is made of the relevant chapters and sections of this DCP. Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

Chapter 2.1 Residential development and Subdivision

Chapter 2.1.1 Residential Design	Complies (Yes/No)
Element 1 Streetscape character	
<p>As the development will be a 'gated estate' built features will not present to external public areas and instead address the internal road linkages and common facilities. Therefore much of the performance criteria is not relevant.</p> <p>The only components of the development which will be visible to public areas will be the entrance to/from Keswick Parkway, with the area to the western boundary (Durum Circuit) highlighted as future residential allotments.</p> <p>Notwithstanding, with the unique configuration of the site, the development has been designed to be consistent with the desired character of the locality.</p> <p>The frontage of building and their entries are readily apparent from the new road to be constructed.</p> <p>The design has incorporated various features to maximise the visual interest of the development both from the street and internally, including stepped/modulated front elevations of the dwelling/s; articulation through the provision of porches, variations in building materials, colours and roof profiles and also through the provision of considered landscaping.</p> <p>No component of the proposed development are a mirror reverse design.</p> <p>No garage doors or parking structures proposed with carparking proposed adjacent to proposed dwellings.</p> <p>No fencing is to be forward of the front building line of any allotment, with side and rear boundary fencing predominantly 1.8m high of various materials including Colorbond construction.</p> <p>As part of the Multi Dwelling Housing considerations, the site exceeds a minimum area of 700m² and a frontage of 20m.</p>	Yes
Element 2 Building setbacks	
<p>The development is slightly different to standard development designs in that the development presents internally to the site rather than to the external boundaries. Therefore, as dwellings do not present externally, traditional front setbacks are not able to be readily assessed.</p> <p>Nevertheless, the proposed development maintains a minimum setback of 4.5metres.</p> <p>The proposed access gate from Keswick Parkway is to be setback 10 metres, allowing service / emergency vehicles to not obstructing traffic along Keswick Parkway when accessing the estate.</p>	Yes
Element 3 Solar access	
<p>All units demonstrates that suitable solar access can be achieved to the habitable parts of each unit, as well as the Principle Private Open Space areas, including the clothes drying areas.</p>	Yes

<p>The community BBQ area also receive suitable solar access.</p> <p>Sufficient roof area exists for the installation of solar panels if desired in the future.</p> <p>The proposed development will not reduce the level of solar access currently provided to adjoining properties.</p>	
Element 4 Private open space and landscaping	
<p>Landscape Plans have been submitted which details landscaping within private areas and community areas. The landscaping proposed is considered suitable. Appropriate conditions will be included on the consent that the appropriate stage of landscaping be established prior to the issue of the relevant Occupation Certificate.</p> <p>All proposed dwelling achieve one area accessible from living area that is a minimum 5m x 5m area.</p> <p>A variety of new landscape plantings are proposed to enhance the appearance of the developed site. New plantings will consist of a mixture of new trees, shrubs and groundcovers.</p> <p>The proposed landscaping will not impact existing infrastructure or the solar access to adjoining properties.</p>	Yes
Element 5 Infrastructure	
<p>Water and sewerage services are available to the site. Electricity supply is to be provided to each dwelling via underground trenching. Council's Senior Development Engineer has reviewed the proposed servicing strategy and is satisfied the all proposed development can be adequately serviced.</p>	Yes
Element 6 Visual and Acoustic privacy	
<p>The proposed development is not likely to result in visual privacy issues. The proposed development has been designed to ensure visual privacy is maintained between adjoining development and the subject dwellings. Additionally, a 1.8m high Colorbond fence immediately along new boundaries will ensure privacy to the proposed dwellings and open space areas.</p> <p>Windows <1.5m will be glazed.</p> <p>All habitable rooms are proposed to include appropriate screening to prevent direct overlooking.</p> <p>The acoustic privacy between the proposed dual occupancy component of the development is achieved by co-locating the garages and bedrooms of the dwellings not adjacent to the living areas or directly adjoining the garage of the adjoining residence.</p> <p>The common walls of each dwelling will have to achieve a sound rating as required under the Building Code of Australia. Such details will be provided with the Construction Certificate Application.</p>	Yes
Element 7 Vehicular access and car parking	
<p>All the lots provide two off-street car parking spaces with at least one space situated behind the front building set back. Furthermore, there are 19 visitor car spaces all being located internally on site.</p> <p>Vehicles can access all dwellings via an internal two-way ring road. This will provide vehicular access to all dwellings and visitor car parking spaces. Swept paths have been provided which show turning circles for 8.8 metre rigid vehicles (Emergency Services) around the ring road.</p> <p>See comments under Chapter 3.5 Parking for further comments</p>	Yes
Element 8 Waste Management	
<p>The change to the design to now include four designated waste bin collection placement pads.</p>	Yes

<p>Solid waste generated will be domestic in nature. All dwellings have areas to store waste disposal bins behind the building line. It is noted that waste will be collected by private contractor from the front of each dwelling and from one of the four designated waste bin collection placement pads where it is not.</p> <p>To ensure that an adequate level of services and infrastructure are provided, an 'Indemnity Agreement' against damage to the private infrastructure including, but not limited, to road surfaces, kerb and gutter, caused by solid waste collection vehicles shall be submitted to and approved by Council's Manager Resource Recovery and Efficiency prior to the issuing of the relevant Occupation Certificate.</p> <p>The development will not generate any trade waste.</p>	
Element 9 Site facilities	
<p>Although not shown on plans, the Application notes that mail facilities will be located adjacent to the access road from Keswick Parkway. These are considered convenient and practical for both service providers and residents to access. Each dwelling will have its own letter box and adequate storage areas that combined will comply with the 8m³ minimum requirement.</p>	Yes
Element 10 – Non Residential Uses	
<p>The development will include non-residential uses, namely the community facilities such as the communal BBQ area and toilet block in addition to the heritage listed communications bunker. Given these facilities are for use by the residents of the community subdivision and there guest and not for use by general public, it is considered there would be no land use conflict between these uses and residential uses. Further, the Neighbourhood Management Statement required with a Community Title subdivision would control how these facilities are used to minimise land use conflict.</p>	Yes
Element 11 Signage	
<p>The proposed estate identification signage is considered to be appropriate for the development as discussed under Chapter 3 – Advertising and Signage of SEPP (Industry and Employment) 2021.</p>	Yes

Chapter 2.1.3 Subdivision Controls	Complies (Yes/No)
Element 1 Neighbourhood design	
<p>The layout proposes ten (10) battle-axe type allotments (Lots 32, 33, 35, 36, 39, 40, 42, 45, 46, 48). While it is acknowledged that these allotments are of sufficient size to accommodate a dwelling and vehicle access, the layout is inconsistent with this Element.</p> <p>The objective of the DCP are to minimise battle-axe in the subdivision design, in order to maintain the residential amenity and character of the locality.</p> <p>The applicant justifies this variation noting that the proposed development is an integrated Community Title subdivision and multi-dwelling housing gated community style development. This proposed development creates its own unique residential amenity, having private access driveway connectivity, communal amenities including recreational park, open space and master planned landscape design.</p> <p>It is considered that the proposed development achieves the objectives of the DCP by providing an integrated community that allows the neighbourhood the opportunity for social interaction. The integrated multi-dwelling housing designs are aesthetically pleasing and cater for a broad diversity of housing needs with the variety of dwelling types. The proposed design ensures motor vehicles do not dominate the neighbourhood with the integrated allocation of visitor car parking spaces as well as each dwelling achieving minimum off-street parking spaces. The gated community and integrated nature of open space, recreational facilities and master planned landscaping also encourage walking and cycling.</p>	Justified

Element 2 Lot layout	
<p>It is considered that the proposed lots are of an appropriate size and shape for the proposed development in terms of complying with private open space, solar access, parking and orientation requirements.</p> <p>To mitigate perceived cumulative impacts from the proposed number of battle-axe allotments on the functionality of the private communal driveway and local amenity, centralised garbage / recycling bin storage areas are provided for collection near affected allotments.</p>	Justified
Element 3 Public open space and landscaping	
<p>Proposed Lot 1, incorporating the heritage listed communications bunker, provides community facilities for passive and active recreation.</p> <p>A street tree landscaping plan has been submitted with the application. Tree selection incorporating three (3) Pyrus Ceracifera 'Nigra' and two (2) melia azedarach in addition to extensive internal landscaping. Spacing is consistent with the theme delivered throughout the Southlakes Estate.</p>	Yes
Element 4 Infrastructure	
<p>Water and sewerage services are available. Electricity supply is to be provided to each dwelling via underground trenching. Council's Senior Development Engineer has reviewed the proposed servicing strategy and is satisfied the all proposed development can be adequately serviced. Condition accordingly that any new electrical metering/meter box to the property to be provided within the common property (Lot 1) in a location that is accessible to all residents</p>	Yes
Element 5 Street design and road hierarchy	
<p>Adjoining Estate collector roads and pathways connect to the land to provide vehicular and pedestrian access approved under D96-226.</p> <p>However, as noted by Council's Senior Development Engineer, D96-226 granted approval for 64 residential subdivision (16 January 1998) of which 42 lots have been constructed. There were 24 remaining lots to be developed in the approved subdivision.</p> <p>Application D22-217 proposes 73 residential allotments in the residual 24 lots as a Community Title Subdivision equating to an additional 49 residential allotments over the original subdivision development. A 200% increase in residential allotments and traffic generation over the approved 24 lots.</p> <p>A Traffic Impact Assessment from the new residential development proposal has been undertaken and submitted to Council addressing the impact on Keswick Parkway and at the intersections of the proposed Road 1 and Keswick Parkway and Keswick Parkway and Durum Circuit roundabout.</p> <p>Keswick Parkway currently carries 153 vehicles/hour (west) and 75 vehicles/hour (east). The proposed development will increase these to 190 and 112 respectively. This represents a 24.2% increase in overall traffic flow (west) and 49.3% (east) in Keswick Parkway as a result of the proposed development.</p> <p>Whilst the increase in post development peak hour and daily traffic volumes on Keswick Parkway are significant, the volume of traffic using the roadway is relatively low and should be compared to the 'operational capacity' of the road. For example, Keswick Parkway is a 'collector road' and functions as a low-to-moderate capacity road which serves to move traffic from local streets to 'arterial roads'. However, unlike 'arterial roads', 'collector roads' are designed to provide access to properties, with a servicing capacity of 1,200 vehicles/hour.</p> <p>The use of Durum Circuit as an alternative access for the proposed development is not supported due to the width and designed carrying capacity of this road. Durum Circuit is a two way roadway with kerb and gutter each side with a carriageway width of 8 metres, operating as a 'Local Road'. A Local</p>	Justified

Road are subdivisional roads whose main traffic function is to provide access to adjoining property.	
Element 6 Pedestrian and cycle links	
Footpaths that are proposed as part of this application provide internal connectivity for the community facilities and occupant use.	Yes
Footpaths are located along Keswick Parkway with links to Wheelers Lane and surrounding road and footpath networks	
Element 7 Stormwater management	
Submitted plans show water will flow towards stormwater pits or street gutter within the community road way to the stormwater detention basin located in the south - east corner of the site.	Yes
Council's Senior Development Engineer has requested the following conditions to manage flows:	
<ul style="list-style-type: none"> • Stormwater discharge from the site shall be limited to the predevelopment peak flow for all storm events up to and including the 1% AEP. • Stormwater discharge from the development site South Eastern Catchment connecting to Council's stormwater system to be designed and constructed to the satisfaction of Council's Infrastructure Strategy and Design Branch. 	
Element 8 Water quality management	
A standard condition requiring erosion and sediment control measures to be in place while construction works are undertaken will be included on the consent.	Yes

Chapter 3.4 Heritage Conservation

Council's Heritage Advisor notes that the Communications Bunker located on this site has historical and aesthetic significance and it would be good if it can be conserved and made accessible to (occasional interested) members of the public. If kids can play in it safely, that is good.

It is also noted that the following information still needs to be provided:

- information on the proposed use and access, if any;
- a schedule of conservation works;
- an interpretation strategy;
- a maintenance schedule.

There should be no handrail, path, rendering, repointing, or patching of cracks on the bunker. The earth should remain piled against the walls so that it is largely underground, with rough landscaping consisting of long grass, low bushes, just kept tidy.

Condition accordingly that a Maintenance Schedule prepared by a suitably qualified person detailing graffiti removal; the bitumen roof treatment (including research into the holes); and the landscaping (planning and maintenance) to be submitted to and approved by Council's Manager Building and Development Services prior to issue of Construction Certificate.

Chapter 3.5 Parking

Multi-dwelling housing development requires the following vehicle parking behind the front building setback:

- One bedroom unit = one car parking space per unit;
- Two or more bedroom unit = two car parking spaces per unit; and
- Visitor parking = one car parking space for every four units or part thereof with a minimum of one car parking space.

All the lots provide two off-street car parking spaces with at least one space situated behind the front building set back. Furthermore, there are 19 visitor car spaces all being located internally on site.

(a)(iii) planning agreements

There are no planning agreements applicable to the subject land.

(a)(iv) the regulations

No matters prescribed by the Regulations impact determination of the subject development.

5. LIKELY IMPACTS OF THE DEVELOPMENT

(a) Natural and Built Environment

It is considered the proposed development will not have any adverse impacts on the natural environment.

The proposed development is considered to be consistent with the proposed future desired street character having regard to the zoning of the land.

(b) Social/economic

It is considered that there will not be any adverse social or economic impacts as a result of this proposal, with the development providing for a range of housing choice in Keswick.

6. SUITABILITY OF THE SITE

(a) Context, setting and public domain

(i) Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?

The proposed development will not have any adverse effect on the landscape/scenic quality, views/vista, and access to sunlight on adjacent properties or in the locality.

(ii) Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design and/or external appearance of development in the locality?

It is considered the external appearance of the proposed development is deemed appropriate in the context of the locality.

(iii) Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?

It is considered the size and shape of the land is suitable for the proposed development.

(iv) Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?

While the development will be new to the locality, it is not expected that the siting, bulk, scale and external appearance of the development will detract from the overall visual importance of the locality.

(v) Will the development have an adverse effect on the public domain?

The site is considered to be appropriately zoned for the proposed development, which will not have any detrimental impact on the residential public domain.

(b) Environmental considerations

(i) Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?

The proposed development is not likely to adversely impact the environment.

(ii) Is the development likely to cause noise pollution?

Standard conditions relating to hours of construction will be placed on the consent.

(c) Access, transport and traffic

(i) Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?

The surrounding road network is considered to have sufficient capacity to cater for additional traffic movements generated by this development.

The development proposes one entry/exit access generally located mid-block onto Keswick Parkway with a line marked centre turn lane and chevrons to support vehicle movements to

and from the development. Keswick Parkway is 13m between kerbs with existing residential development on both sides.

To manage concerns of a conflict between parking and through traffic movements given that there is residential development on both sides of Keswick Parkway, it is recommended that two 1.2m x 6m long concrete median separation islands east and west of the access with barrier line marking, raised pavement markings for 15m on approach to each island and keep left signs.

Sufficient turning area is available within the proposed development to permit vehicles to enter and leave in a forward direction. With the recommended traffic management conditions, it is considered that the surrounding road system is able to adequately cope with the expected traffic generated by the development.

CONTRIBUTIONS Section 64 & Section 7.11

The following contributions plans are available to the subject lot:

- Water and Sewerage Contribution Policy – 2002
- Amended s.94 Contributions Plan - Roads, Traffic Management and Car Parking - 2016
- Open Space Section 94 Development Contributions Plan for Dubbo Open Space and Recreation Facilities - 2016-2026
- Section 7.11 Development Contributions Plan – Dubbo South-East Stormwater Drainage Headworks Contributions - 2019

No Credit has been applied to the allotment which is considered a residue and no contributions are levied on the common property allotment.

It is determined that the onsite community facilities will not incur contributions due to their ancillary nature to the residential use of the land, as they will be used by residents and their guest and not the outside public.

In the event the application is approved, the following Contributions totalling **\$1,300,164.10** would be payable.

- \$227,588.45 - Water Headworks
- \$227,588.45 - Sewer Headworks
- \$280,591.40 - Open Space Recreation Contribution
- \$315,146.84 - Stormwater Contribution
- \$249,249.00 - Urban Roads Headworks Contribution

Resourcing Implications

- Nil.

Options Considered

Council has the following options:

1. The application be approved subject to conditions outlined in **Appendix 2**.

This is the preferred option.

2. That the application be deferred for further consideration.

All relevant information has been considered in the assessment of this application. This option is therefore not recommended as it will delay the determination of the Development Application.

3. The application be refused for identified reasons.

This option may result in an appeal to the Land and Environment Court.

APPENDICES:

- | | | |
|---|----------------------------------|-------------------------------|
| 1 | Proposed Plans - Keswick Parkway | Provided under separate cover |
| 2 | D22-217 - Draft Conditions | Provided under separate cover |
| 3 | Submissions - Keswick Parkway | Provided under separate cover |



REPORT: D22-416 Office Premises (14 Tenancies), Signage and Subdivision at 28 Blueridge Drive, Dubbo

DIVISION: Development and Environment
REPORT DATE: 9 November 2022
TRIM REFERENCE: ID22/2357

EXECUTIVE SUMMARY

Purpose	Provide planning approval
Issue	<p>The key issues associated with the proposal include:</p> <ul style="list-style-type: none"> • Traffic and access. • Building Setbacks. • Signage.
Reasoning	<ul style="list-style-type: none"> • Consent is sought for Office Premises, Signage and Community Title Subdivision. • No submissions were received during notification of the application. • With an estimated value of \$7,150,000.00, the application is being reported to Council for determination in accordance with Council's 9 May 2022 resolution to limit the CEO delegation, in the case of development, with an estimated value higher than \$5 million. • The proposal is a permitted land use in the B5 zone under the Dubbo Regional Local Environmental Plan 2022. • The proposal is consistent with the objectives of the B5 zone under the Dubbo Regional Local Environmental Plan 2022. • The proposal is consistent with the relevant provisions contained within the relevant State Environmental Planning Policies. • The proposal is generally compliant with the provisions of the Dubbo Development Control Plan 2013, and any variations are considered justified. • The proposal incorporates adequate measures to ensure the development will not result in any adverse impacts on the natural and built environments. • The proposal is consistent with the public interest. • It is recommended that the application be approved, subject to conditions.

Financial Implications	Budget Area	Development contributions apply to the proposed development. Subject to payment of required developer contributions for water, sewer and urban roads, the proposed development will not have a significant financial impact on Council.
Policy Implications	Policy Title	<ul style="list-style-type: none"> • Dubbo Regional Local Environmental Plan 2022 • SEPP (Resilience and Hazards) 2021 • SEPP (Transport and Infrastructure) 2021 • Amended s.94 Contributions Plan - Roads, Traffic Management and Car Parking - 2016 • Dubbo Development Control Plan 2013 • Water and Sewerage Contribution Policy - 2002
	Impact on Policy	The proposal is consistent with these policies

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: 3.2 Employment opportunities are available in all sectors of our economy
 Delivery Program Strategy: 3.2.1 Employment and investment opportunities for all sectors of the community are fostered

Theme: 3 Economy
 CSP Objective: 3.2 Employment opportunities are available in all sectors of our economy
 Delivery Program Strategy: 3.2.1 Employment and investment opportunities for all sectors of the community are fostered

RECOMMENDATION

That Development Application D22-416 for Office Premises (14 Tenancies), Signage and Subdivision at 28 Blueridge Drive, Dubbo, be approved subject to the conditions of consent set out in Appendix 2.

Stephen Wallace
 Director Development and Environment

BM
 Senior Planner

BACKGROUND

Council is in receipt of a Development Application for Office Premises, Signage and Community Title Subdivision at Lot 815 DP 1274228, 28 Blueridge Drive Dubbo.

Figure 1 highlights the proposed Development Site Plan, which comprises three single storey buildings containing fourteen office units, car parking, landscaping, signage and associated site works including a community title subdivision to be constructed over two stages.

Stage 1

The Office Building will be 962m² in size, 4.17m in height and will comprise two tenancies, each with its own amenities and outdoor staff area.

The tenancies are as follows:

- Tenancy 1 – 691m² in size and will also include a double garage for additional private and secure vehicular parking; and
- Tenancy 2 – 271m².

Building 1 will be 1430m² in size, 4.96m in height and will comprise six units. Each unit will have its own amenities, outdoor staff area and will comprise the following GFA:

- Unit 1 – 200m²
- Unit 2 – 245m²
- Unit 3 – 247m²
- Unit 4 – 240m²
- Unit 5 – 248m²
- Unit 6 – 250m²

Sixty two carparking spaces, including one accessible spaces; and two motorcycle parking spaces are proposed.

Stage 2

Building 2 will be 1458m² in size, 4.96m in height and will comprise six units. Each unit will have its own amenities, outdoor staff area and will comprise the following GFA:

- Unit 7 – 286m²
- Unit 8 – 211m²
- Unit 9 – 211m²
- Unit 10 – 250m²
- Unit 11 – 249m²
- Unit 12 – 251m².

Twenty nine carparking spaces, are proposed.

Access to each unit will be via the front doors facing the internal car park. Windows and doors will feature along the front elevation.

The buildings will be constructed of precast concrete wall panel with a pitched roof for the office building and skillion style colorbond roof for Building 1 and Building 2. The proposed colour scheme represents a non-reflective scheme.

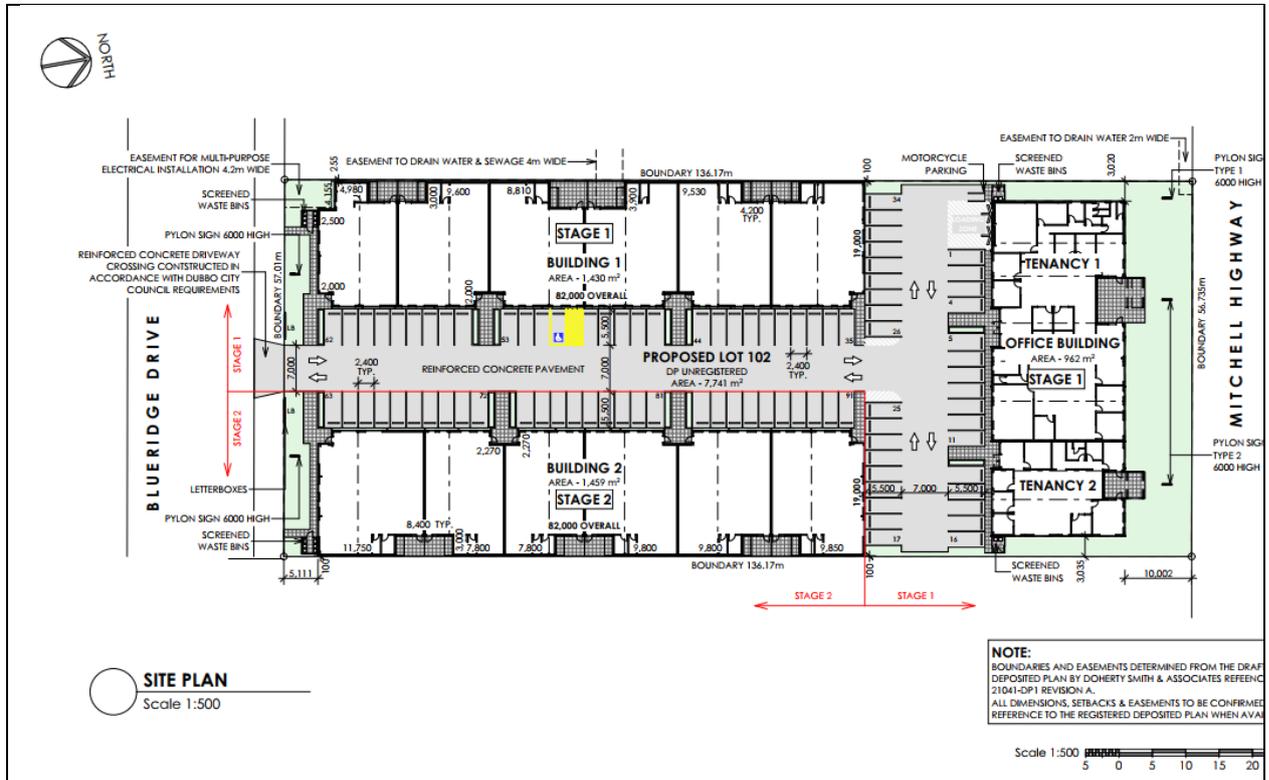


Figure 1: Building Site Plan

The proposal includes the Community Title Subdivision of the proposed units into fourteen community titled lots plus one common allotment as shown in *Figure 2*. A development site plan is provided in **Appendix 1**.

On 3 August 2022, amended plans were submitted addressing issues raised in Council's additional information letter dated 6 September 2022 letter relating to signage, building setback, carparking and service delivery on 10 October 2022, facilitating ongoing assessment.

The proposed development has a Capital Investment Value (CIV) of \$7,150,000. As such, the proposal will be reported to the Dubbo Regional Council meeting in accordance with the Delegation of Authority to the Chief Executive Officer resolved by Council at its 26 May 2022 Council Meeting in the case of development where the estimated value is higher than \$5 million.

Following consideration of the matters for consideration under Section 4.15(1) of the EP&A Act, the proposed development is consistent with the objectives of relevant SEPPs the LEP, DCP and Council policies, and is therefore recommended that, pursuant to Section 4.16(1)(a) of the EP&A Act, D22-416 be approved subject to the conditions of consent contained in **Appendix 2** of this report.

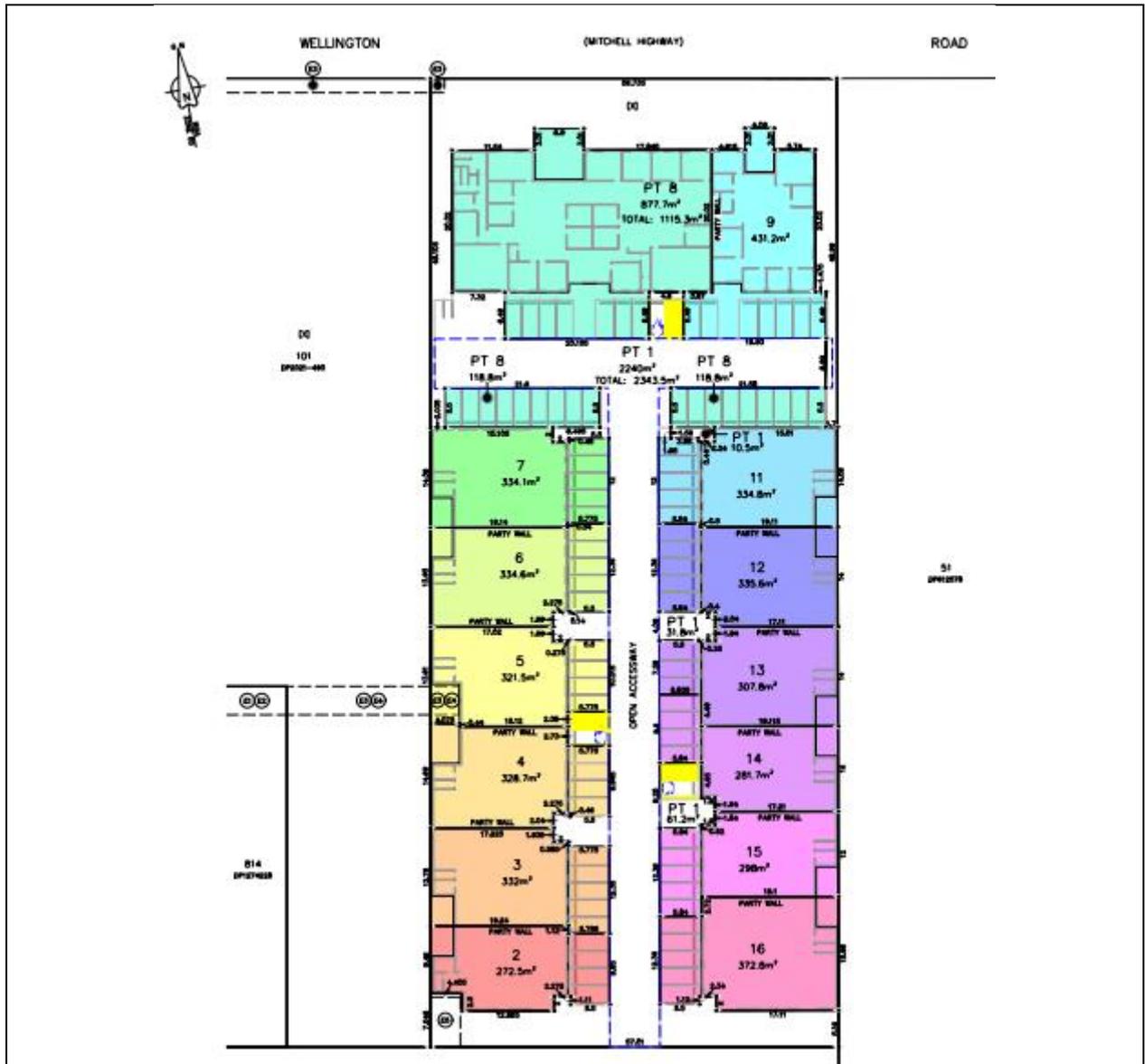


Figure 2: Proposed Subdivision Plan

REPORT

Consultation

- Public Notification

The Development Application was placed on notification for a period in excess of 14 days ending 24 August 2022, during which time adjoining property owners were notified in writing of the proposed development.

Council received no submissions during the notification period.

- External Consultation

- Essential Energy

The application was referred to Essential Energy in accordance with Clause 2.48 for which they responded in correspondence dated 18 August 2022, raising no objection to the proposed development.

Comment

The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

- Internal Consultation
 - Infrastructure Division

Council's Senior Development Engineer (SDE) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended by the SDE will be include on the consent.

- Building Services Branch

Council's Acting Building Development Officer (ABDO) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended by the ABDO will be included on the consent.

- Environmental Compliance

Council's Environment and Health Services Team Leader (EHSTL) did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended by the EHSTL will be include on the consent.

SITE CHARACTERISTICS

Locality

The development allotment has an area of 7,741m², with frontage to both the Mitchell Highway and Blueridge Drive, Dubbo in the Blueridge Business Park. For a locality map of the site see *Figure 3*.

Slope

The site slopes from 308mAHD in the south east to 309.25mAHD in the north west.

Vegetation

The site is highly disturbed and clear of all vegetation.

Access

Access to the site is obtained via Blueridge Drive, a bitumen sealed public road with kerb and guttering. No vehicular access is proposed off the Mitchell Highway.

Drainage

Drainage would occur into Council's reticulated stormwater system in Blueridge Drive.

Services

The site would be connected to all utility services (water, sewer, stormwater and electricity).

Adjoining uses

Adjoining lots within the Blueridge Estate (North and West) comprise of a range of established commercial/industrial uses or vacant land zoned to accommodate such uses. Land to the east and south are zoned for commercial/industrial development, however are undeveloped.



Figure 3: Site location

PLANNING ASSESSMENT Section 4.15(1)

As required by the Environmental Planning & Assessment Act, 1979, Section 4.15(1), the following relevant matters are addressed below:

(a)(i) Environmental Planning instruments

SEPP (Building Sustainability Index: BASIX) 2004

Section J *Energy Efficiency* for Class 5 to 9 buildings came into effect in BCA 2006 in NSW on 1 November 2006. Consequently, these provisions will apply to the proposed new building work.

The proposed building's office spaces, may be regarded as a 'conditioned space' and thus be required to comply with the energy efficiency provisions applicable under Section J.

A 'conditioned space' is defined as:

"Conditioned space means a space within a building where the environment is likely, by the intended use of the space, to be controlled by air-conditioning, but does not include—

- (a) a non-habitable room of a Class 2 building or Class 4 part of a building in which a heater with a capacity of not more than 1.2 kW provides the air-conditioning; or*
- (b) a space in a Class 6, 7, 8 or 9b building where the input power to an air-conditioning system is not more than 15 W/m²."*

SEPP (Industry and Employment) 2021

Chapter 3 – Advertising and Signage

Five pylon signs are proposed on site including three signs on the Mitchell Highway frontage and two signs on the Blueridge Drive frontage. All pylon signs are 1.5 metres wide and six metres in height. The signs include the Unit number and name of each tenancy on site, as shown in *Figure 4*.

Separately, the proposed pylon signs fronting the classified road do not have a display area exceeding 20m². Additionally, all the sign are not higher than 8m above ground. As such, and in accordance with Clause 3.15, a referral to Transport for NSW (TfNSW) was not required.

As the proposed signage cannot be undertaken as exempt development, an assessment against the aims of the SEPP are applicable as follows:

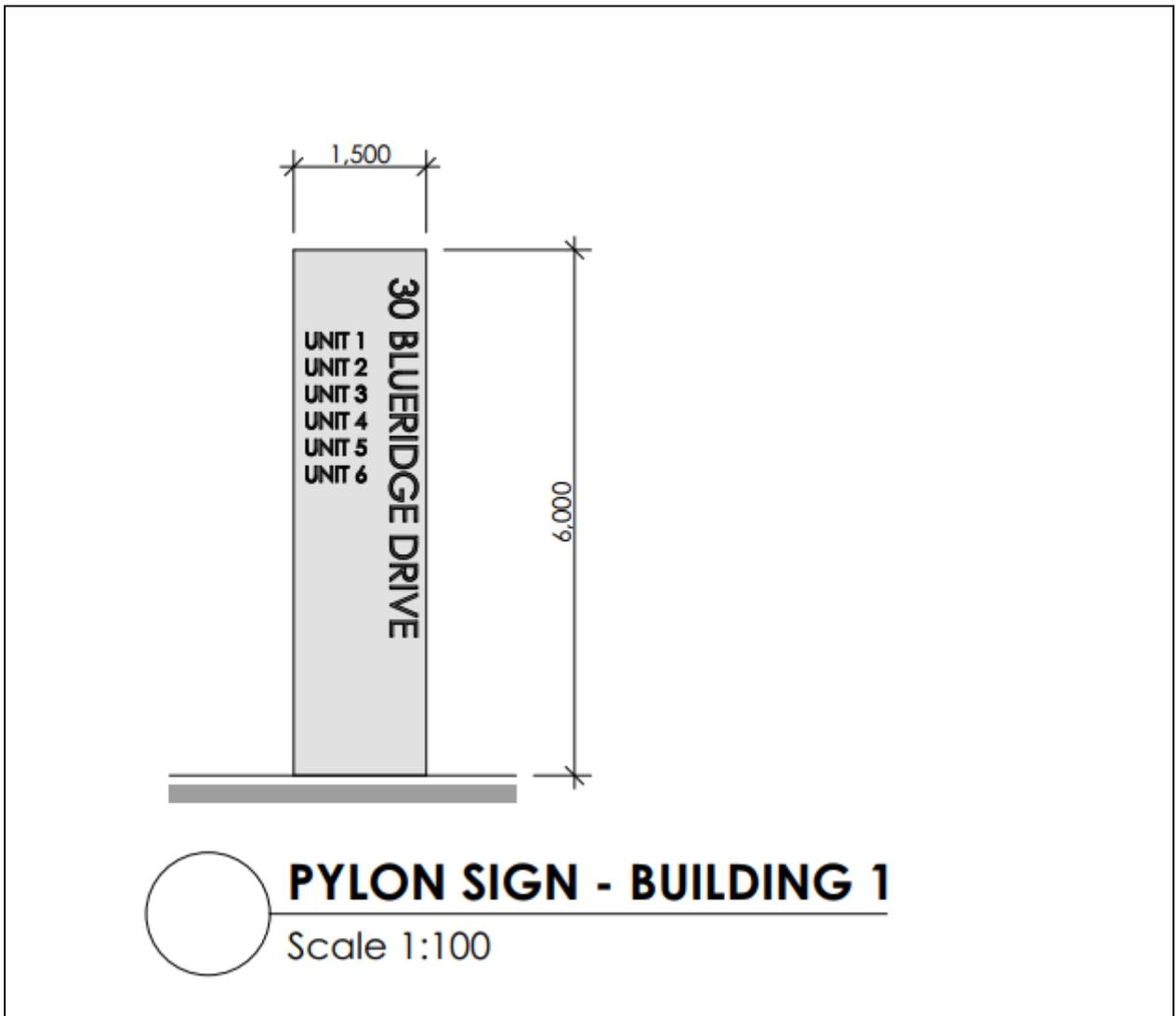


Figure 4: Proposed Pylon Sign – Building 1

Clause 3.1 (1) *This Policy aims:*

- (a) *to ensure that signage (including advertising)—*
- (i) *is compatible with the desired amenity and visual character of an area, and*
 - (ii) *provides effective communication in suitable locations, and*
 - (iii) *is of high quality design and finish.*

It is considered that the proposed new signage is consistent with the aims of the plan as specified above.

It is also considered that the proposed signage is consistent with the assessment criteria as set out in Schedule 5. An assessment of Schedule 5 is made below:

Assessment Criteria	Considerations	Compliance comments
1. Character of the area	<ul style="list-style-type: none"> • Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located? • Is the proposal consistent with a particular theme for outdoor advertising in the area or locality? 	The proposed signage is compatible with the character of the surrounding B5 - zone, which is predominantly utilised for bulky goods retailing, having good visibility, vehicle access and being located along a main road through the city. It is considered that the proposed signage is appropriate within the context of the locality.
2. Special areas	<ul style="list-style-type: none"> • Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas? 	The subject site is not located within any special areas that are sensitive to alterations of visual quality
3. Views and vistas	<ul style="list-style-type: none"> • Does the proposal obscure or compromise important views? • Does the proposal dominate the skyline and reduce the quality of vistas? • Does the proposal respect the viewing rights of other advertisers? 	The signage will not block the viewing rights of other existing signage or compromise important views.
4. Streetscape, setting or landscape	<ul style="list-style-type: none"> • Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? • Does the proposal contribute to the visual interest of the streetscape, setting or landscape? • Does the proposal reduce clutter by rationalising and simplifying existing advertising? • Does the proposal screen unsightliness? • Does the proposal protrude above buildings, structures or tree canopies in the area or locality? • Does the proposal require ongoing vegetation management? 	The scale of signage is consistent with the existing streetscape and is considered appropriate for the locality, providing assistance in identifying the business. Signage is well integrated within the context of the site and does not protrude beyond the site's property boundaries or require on-going vegetation management.
5. Site and building	<ul style="list-style-type: none"> • Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? • Does the proposal respect important features of the site or building, or both? • Does the proposal show innovation and imagination in its relationship to the site or building, or both? 	The building signage is considered compatible with the scale and characteristics of development in the locality
6. Associated devices and logos	<ul style="list-style-type: none"> • Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? 	The signage has been appropriately designed to ensure that any safety measures are an integral part of the design.
7. Illumination	<ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? 	Signage will not be flashing or illuminated.

	<ul style="list-style-type: none"> • Would illumination detract from the amenity of any residence or other form of accommodation? • Can the intensity of the illumination be adjusted, if necessary? • Is the illumination subject to a curfew? 	
8. Safety	<ul style="list-style-type: none"> • Would illumination result in unacceptable glare? • Would illumination affect safety for pedestrians, vehicles or aircraft? • Would illumination detract from the amenity of any residence or other form of accommodation? 	The proposed signage will not reduce the safety of the public road and is appropriately located on-site and will not pose a safety risk to vehicles, pedestrians or cyclists by way of obscuring sight lines.

Overall, it is considered the signage complies with the plan objectives and the assessment criteria in Schedule 5.

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Clause 4.6 requires that the issue of contamination and remediation be considered in the assessment of a DA. A contamination investigation was carried out as part of previous assessments on the land (namely D07-478 and D05-532). These concluded that the area is suitable for commercial/ industrial activities. The report noted a stockyard in the south-eastern corner of the property however this was not tested by the author, despite the potential for a number of contaminating activities to have occurred there.

It is noted that the suspect area identified above does not form part of this application area, being located on the southern boundary of adjoining Lot 2508.

An inspection of the site (currently vacant) did not indicate any activities undertaken on the land that would compromise the findings of this report.

The undertaking of remediation work in accordance with Clause 4.7 of the SEPP would not be required and the site is identified as being suitable for the proposed development.

SEPP (Transport and Infrastructure) 2021

Chapter 2- Infrastructure

The application was referred to Essential Energy in accordance with Clause 2.48 for which they responded in correspondence dated 29 August 2022, noting that an existing substation (and easement) are impacted by the proposed development. The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

Note: While a number of other SEPPs apply to the land, none are specifically applicable to this development.

Dubbo Regional Local Environmental Plan 2022

The following clauses of Dubbo Regional Local Environmental Plan (LEP) 2022 have been assessed as being relevant and matters for consideration in assessment of the Development Application.

	Complies
Part 1 Preliminary	
Clause 1.2 Aims of the Plan	
The proposed development is not contrary to the relevant aims of the Plan.	Yes
Clause 1.4 Definitions	
The proposed development is defined under the Dubbo Regional Local Environmental Plan 2022 as office premises , which is defined as: <i>a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used</i> Signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following: <ul style="list-style-type: none"> a) An advertising structure b) A building identification sign c) A business identification sign but does not include traffic signs or traffic control facilities. The proposed development also includes 'subdivision of land' , which is defined under the <i>Environmental Planning and Assessment Act, 1979</i> as <i>the division of land into two (2) or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition.</i>	Yes
Clause 1.9A Suspension of covenants, agreements and instruments	
The subject site has restrictions imposed on the use of the land in the form of a Covenant as follows: Restriction as referred to fourthly in the 88B Instrument states the following: <i>"No vehicular access is permitted to/from the burdened lots onto Wellington Road (Mitchell State Highway)."</i> The proposed development does not propose any access to/from Wellington Road (Mitchell Highway).	Yes
Clause 2.2 Zoning of land to which Plan applies	
The subject site is zoned B5 - Business Development as shown in Figure 5 .	Yes

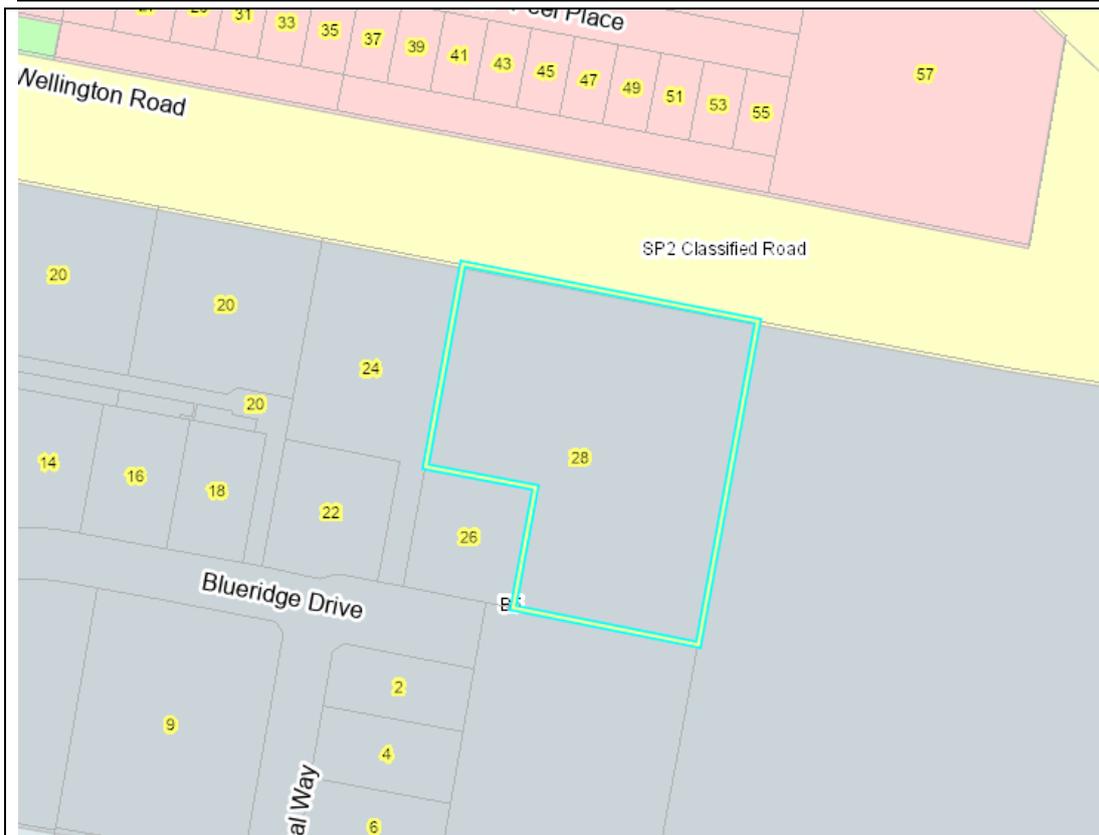


Figure 5: Zoning Layout

Clause 2.3 Zone objectives and Land Use Table	
<p>The proposed development(s) are permissible with consent in the B5 zone and considered consistent with the relevant zone objective:</p> <ul style="list-style-type: none"> To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. <p>While not contrary to, the remaining zone objectives are not applicable in this instance.</p>	Yes
Clause 2.6 Subdivision – consent requirements	
Subdivisions require Council consent to ensure that all lots created meet the minimum lot size requirements as specified in the Lot Size Map.	Yes
Part 4 Principal development standards	
Clause 4.1 Minimum subdivision lot size	
There is no minimum lot size for the land to which this Application applies. Therefore the size of any subdivision is determined by the future uses of the land and the allotments ability to effectively carry out the proposed functions. It is considered that the proposed allotments in the community titled subdivision reflect the future development of the site.	Yes
Part 5 Miscellaneous provisions	
Clause 5.14 Siding Spring Observatory – maintaining dark sky	
The proposed development would include external lighting for safety and security purposes. Condition that any lighting on the site must be installed to emit light in a downward direction and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity or surrounding area by light overspill. The emission of lighting shall not exceed 1,000,000 lumens and must comply with the Australian Standard AS 4282 - 1997 Control of the Obtrusive Effects of Outdoor Lighting.	Yes

Part 7	Additional local provisions	
Clause 7.2	Earthworks	
The proposed development will require earthworks to be undertaken on the site. Erosion and sediment control measures are required before any earthworks commence in which a condition to this effect will be placed on the consent.		Yes
Clause 7.7	Airspace operations	
The site is located within the Obstacle Limitation Surface (OLS) map for Dubbo Regional Airport. The relevant level on the OLS map is 423.5mAH. The natural topography of the proposed lots range from 309.25mAH to 308mAH. At a maximum building height of 6m, the proposed development does not infringe on the OLS.		Yes

(a)(ii) Draft Environmental Planning instruments

No draft environmental planning instruments apply to the land to which the Development Application relates.

(a)(iii) Development control plans

Dubbo Development Control Plan 2013

An assessment is made of the relevant chapters and sections of this DCP. Those chapters or sections not discussed here were considered not specifically applicable to this application or are discussed elsewhere in this report.

Chapter 2.2 Commercial Development and Subdivision

Chapter 2.1.1 Residential Design				Complies
Element 1 Element 1: Set-backs				
	Boundary Setback (m)	Minimum DCP Setback (m)	Compliant?	Yes
Front (north)				
Office Building	10.00	10	Yes	
Pergola	7.24	10	Justified ^{Note 1}	
Side (east)	Nil	BCA	Justified ^{Note 2}	
Side (west)	Nil	BCA	Justified ^{Note 2}	
Rear (south)	5.11	5	Justified ^{Note 3}	
Note 1				
The main building is set back 10 metres. The development seeks a variation to the setback requirement in respect of the pergola structure around the outdoor areas of Tenancy 1 and Tenancy 2. These structures encroach into the nominated front setback by 2.76 metres and will be an open slatted pergola painted a black finish as shown in <i>Figure 6</i> . It is considered that this encroachment is minimal representing 21.3% of the office building frontage, plus it will help to delineate the outdoor areas and landscaped areas.				



Figure 6: Proposed Pergola Structure Tenancy 1

Note 2

Building 1 and Building 2 will be exposed to a fire source feature being the east and west side boundaries, being within three metres. As the walls are less than 1.5m from the boundary, but are proposed to be built with tilt-up concrete panels, they will be required to achieve a Fire Rating Level (FRL) of 90/90/90. In addition, the wall return for building 1 on the street elevation contains an opening within 3m of a Fire Source Feature (FSF) which requires protection under the provisions of Part C 3.2 & C3.4 of the BCA. The consent will be conditioned accordingly.

Note 3

Element 7 of the DCP requires appropriately sized waste and recyclable storage facilities to be located behind the building line.

The development seeks a variation to this setback requirement in respect of the bin enclosure area for Tenancy 1 and Tenancy 2. These structures are proposed forward of the building line and will be suitably enclosed and integrated with the proposed landscaping as shown in *Figure 7*. It is considered that this encroachment will be acceptable as the waste generated will be of a domestic scale and readily accessible by collectors and collection vehicles within close proximity to street frontages.

Typical bin enclosure

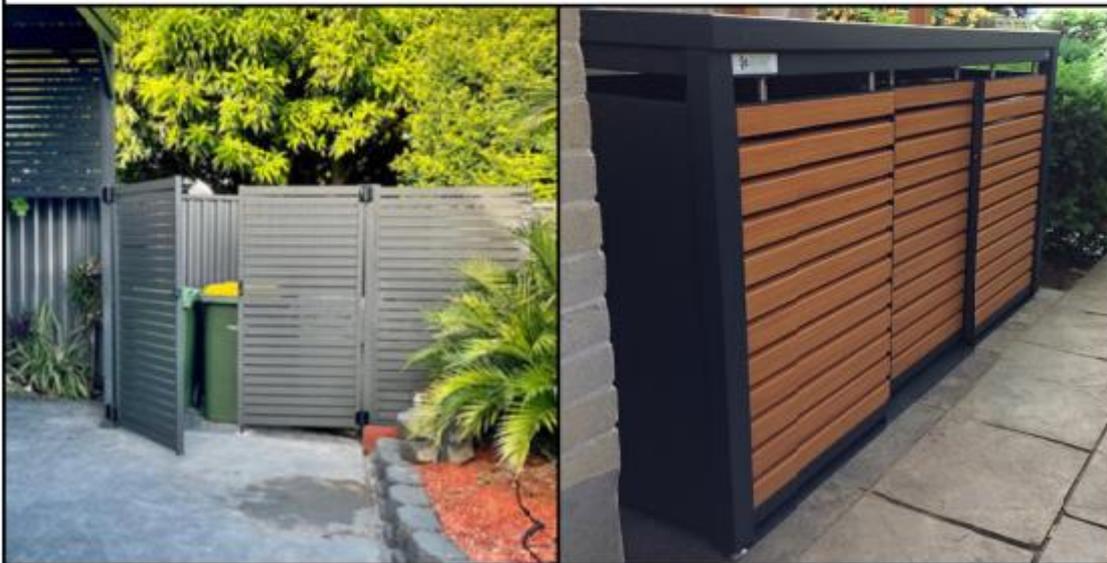


Figure 7: Typical Bin Enclosure

Element 2 Building Design

The design of the development is contemporary as required. It is a single storey, concrete tilt slab construction with pitched colorbond roofing that will be detailed with a four-tone colour scheme and vertical slat fencing for visual interest. The building height varies with a maximum height of is 4.96m which is consistent with the scale appropriate to the location of the land. Further, the design provides numerous windows for surveillance of the secondary frontage boundary.

Yes

Element 3 Landscaping

Landscaping will be incorporated into the development along the northern (Mitchell Highway) and southern (Blueridge Drive) frontages. Plant species proposed include drought tolerant plants and Australian natives, with featured landscaping to 'highlight' entries. Such landscaping is considered sufficient and appropriate given the nature of the development.

Yes

A condition will be attached to the consent requiring such landscaping to be established prior to the issue of the Occupation Certificate.

Element 4 Vehicular Access and Parking

<p>No vehicular access is proposed off the Mitchell Highway. Vehicular access to the property is obtained via a seven (7) metre wide access driveway from Blueridge Drive.</p> <p>All loading and unloading facilities will occur wholly on site.</p> <p>Parking requirements will be discussed further under Chapter 3.5 Parking.</p> <p>All trafficable areas are proposed to be bitumen sealed in accordance with the DCP requirements.</p> <p>To manage access and internal manoeuvrability, no vehicles larger than 8.8m in length will be permitted to access the subject land and development proposal. Condition accordingly.</p>	<p>Yes</p>
<p>Element 5 Fencing and Security</p>	
<p>Black palisade style fencing is proposed to be erected along the northern boundary. This fence will have a height of 1.8 metres and extend the existing fencing which runs along the Mitchell Highway frontage.</p>	<p>Yes</p>
<p>Element 6 Access and Mobility</p>	
<p>The Application will be assessed against the Premises Standards in the Access Code under the Disability Discrimination Act 1992. The plans themselves are not sufficient to conduct a detailed assessment as to the building's compliance with the Access Code and will be required with the Construction Certificate Application. However, a basic assessment can still be made to determine any obvious non-conformities that may be required to be amended prior to development approval.</p> <p>Section 3.1.8 Development Controls</p> <p>Design Element 1 – Access Routes and Entrances</p> <p>Plans show a proposed continuous path of travel from the property boundary to the principal pedestrian entrance of each tenancy via hardstand driveway areas and entrance doorways. The doorways appear to achieve the 850mm clear opening as required.</p> <p>Design Element 2 – Access to Internal Facilities</p> <p>An overview of the proposed floor plans demonstrates that disabled access to all internal components of the development will be able to be achieved. This includes the kitchenette area and sanitary facilities.</p> <p>An accessible toilet is proposed in each tenancy. Although it is not possible to make a detailed assessment of its compliance, the dimensions of each room complies with the Premises Standards which is required to be a minimum 2,300mm x 1,900mm. Specific details of the sanitary facility, door widths, rail heights etc., will be required with the Construction Certificate Application. An appropriate notation will be included on the consent outlining this requirement.</p> <p>Design Element 3 – Car Parking and Setdown Areas</p> <p>Plans show the provision of one (1) disabled car parking space to be provided. The dimensions of this space appears to comply with the Premises Standards (i.e. 2.4 metre wide parking space and 2.4 metre wide 'shared zone'). Plans also show a continuous path of travel via bitumen sealed driveways to the principal entrance door to each building</p>	<p>Yes</p>
<p>Element 7 Waste Management</p>	
<p>The development will generate office waste which will be collected by Council's waste disposal</p>	<p>Yes</p>

<p>services. The development will also be connected to Council’s reticulated sewer services as required. Standard conditions surrounding construction waste are recommended on the consent.</p>	
Element 8 Soil, Water Quality and Noise Management	
<p>The development has the potential to generate soil erosion. A standard condition requiring the implementation of a sediment erosion control plan is recommended on the consent.</p> <p>The development includes a stormwater system to drain the carpark to Council’s reticulated infrastructure as required. Engineering conditions are recommended on the consent to ensure the detailed design is appropriate.</p> <p>The development will not generate noise pollution. Notwithstanding a standard notation surrounding offensive noise is recommended on the consent.</p>	Yes
Element 9 Advertising and Signage	
<p>The Dubbo DCP requires that on multiple occupancy sites in B5 zones, one (1) directory board sign may be constructed within the front landscaped area. It notes that the sign shall not exceed 3m² in area and 2m in height.</p> <p>In addition, one (1) business identification sign (being a flush wall sign) may be placed on the facade of a unit. The sign shall be no greater than 5m² in area and shall not be higher than the facade on which it is mounted.</p> <p>Consent is sought for five (5) pylon signs on-site including three (3) sign along the Mitchell Highway frontage and two (2) signs on the Blueridge Drive frontage. All pylon signs are 1.5 metres wide and six (6) metres in height. The signs will include the unit number and name of each tenancy on site.</p> <p>Figure 8a shows a graphic representation of the proposed signage along Wellington Road (Mitchell Highway) and Figure 8b along Blueridge Drive.</p> 	Yes
<p>Figure 8a: Proposed signage - Wellington Road (Mitchell Highway)</p>	



Figure 8b: Proposed signage – Blueridge Drive

Given the access arrangement, scale of the development, size of the lot and the front setback provided to the Mitchell Highway it is considered flexibility to this control as proposed is appropriate.

In this regard, it is considered that although not consistent with the numerical requirements, the signs are consistent with the height and scale of the adjoining development and will positively contribute to the site and streetscape.

The following condition will be attached to the consent:

“A separate application for any proposed onsite advertising/signage shall be submitted to Council if such signage does not comply with Part 2, Division 2 of State Environmental Planning Policy (Exempt and Complying Development Codes), 2008.”

Element 10 Services

It is considered that the proposed development will be appropriately serviced.

Yes

Chapter 3.5 Parking

Office Premises

Parking is to be provided at the rate of one space per 40m² Net lettable area.

Net lettable area (NLA) means the overall useable area of the building excluding amenities, stairways, lift-wells, public foyers and plant rooms.

The required rate of parking is provided as follows:

Land use	Parking Rate	Area	Required parking
Office	1:40m ²	3,513m ²	87.83
			TOTAL = 88 parking spaces (rounded up)

The proposed development includes 93 parking spaces including one accessible parking space and two motorcycle spaces.

Condition accordingly that the proposed car parking spaces be clearly defined and line marked on site.

(a)(iia) planning agreements

There are no planning agreements applicable to the subject land.

(a)(iv) the regulations

No matters prescribed by the Regulations impact determination of the subject development.

(b) environmental (natural and built), social and economic impacts

There will be no removal of vegetation and as such negligible impact on the natural or built environment. There are only beneficial social and economic impacts resulting from the proposed development, which will provide local employment and investment opportunities.

(c) suitability of the site

Context, setting and public domain

- *Will the development have an adverse effect on the landscape/scenic quality, views/vistas, access to sunlight in the locality or on adjacent properties?*

The proposed development will not have any adverse effect on the landscape/scenic quality, views/vista, and access to sunlight on adjacent properties or in the locality.

- *Is the external appearance of the development appropriate having regard to character, location, siting, bulk, scale, shape, size, height, density, design and/or external appearance of development in the locality?*

It is considered the external appearance of the proposed development is deemed appropriate in the context of the locality.

- *Is the size and shape of the land to which the Development Application relates suitable for the siting of any proposed building or works?*

It is considered the size and shape of the land is suitable for the proposed development.

- *Will the development proposal have an adverse impact on the existing or likely future amenity of the locality?*

It is considered that the siting, bulk, scale and external appearance of the development will not have any detrimental impact on the existing or likely future amenity of the locality.

- *Will the development have an adverse effect on the public domain?*

The site is considered to be appropriately zoned for the proposed development, which will not have any detrimental impact on the public domain.

Environmental considerations

- *Is the development likely to adversely impact/harm the environment in terms of air quality, water resources and water cycle, acidity, salinity soils management or microclimatic conditions?*

It is considered that the development will not have an adverse impact on the local environment. There are no activities proposed which may cause adverse air, soil or water pollution. Appropriate conditions on the consent will ensure possible environmental impacts are minimised.

- *Is the development likely to cause noise pollution?*

Standard conditions relating to hours of construction will be placed on the consent. Upon occupation the development is not likely to generate noise above that of neighbouring properties. No special conditions in relation to noise generation will therefore be included on the consent.

Access, transport and traffic

- *Has the surrounding road system in the locality the capacity to accommodate the traffic generated by the proposed development?*

The surrounding road network is considered to have sufficient capacity to cater for additional traffic movements generated by this development.

CONTRIBUTIONS Section 64 & Section 7.11

The following contributions plans are available to the subject lot:

- Amended s.94 Contributions Plan - Roads, Traffic Management and Car Parking– 2016; and
- Water and Sewerage Contribution Policy – 2002.

In the event the application is approved, the following Contributions totalling **\$371,353.75** would be payable.

- \$170,036.63 – Water Headworks
- \$105,875.39 - Sewer Headworks
- \$95,441.73 - Urban Roads Headworks Contribution

Resourcing Implications

- Nil.

Options Considered

Council has the following options:

1. The application be approved subject to conditions outlined in **Appendix 2**.

This is the preferred option.

2. That the application be deferred for further consideration.

This option will delay the determination of the Development Application.

3. The application be refused for identified reasons.

This option may result in an appeal to the Land and Environment Court.

APPENDICES:

- | | | |
|---|--|-------------------------------|
| 1 | Appendix 1 - Proposed Plans - 28 Blueridge Drive | Provided under separate cover |
| 2 | Appendix 2 - Draft Conditions | Provided under separate cover |



REPORT: Community Services Fund 2022/2023 - Community Benefit Funding in Accordance with Section 356 Local Government Act 1993

DIVISION: Community, Culture and Places
REPORT DATE: 30 October 2022
TRIM REFERENCE: ID22/2265

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Other: Approve grant funding recommendations
Issue	<ul style="list-style-type: none"> Provide Council with the recommendation for funding based on applications received under Round 1 of 2022/2023 Community Services Fund 	
Reasoning	<ul style="list-style-type: none"> There were 11 applications totalling \$85,004.12 for available funds of \$60,000. Process of meeting eligibility and consultation to recommend successful applicants 	
Financial Implications	Budget Area	Community Services
	Funding Source	Budgeted Operational Expense.
	Proposed Cost	\$60,004.12
	Ongoing Costs	\$150,000 per year ongoing, inclusive of \$30,000 allocation for Financial Assistance Program funding
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. That the applications detailed in Table 2, reviewed and considered by Dubbo Regional Council, be noted.
2. That Council allocate \$60,004.12 to the community based organisations the following funds in accordance with Section 356 of The Local Government Act 1993 and notification to be sent to each successful applicant:
 - Dubbo Environment Group Inc - Dubbo Indian Myna Control Program \$5,000.00
 - Rotary Club of Dubbo - Santa Paws \$2,000.00
 - Wellington Community Progress and Action Group –
 - Macquarie River Platypus Survey \$5,000.00
 - Red Cross, Wellington Branch - Equipment for Catering \$499.99
 - Orana Early Childhood Intervention - Sibling Group \$3,840.00
 - CanAssist Dubbo - Cancer Patient Financial Support \$15,000.00
 - Lifeline Central West Inc - 13 11 14 Crisis Support Service \$15,000.00
 - Dubbo District Concert Band - Music Scores for All \$1,983.13
 - Wellington Men's Shed - Sit Down Wood Lathe \$6,181.00
 - Dubbo Filmmakers Inc - Building Dubbo Film Capabilities \$5,500.00
3. 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.

Jane Bassingthwaighte
Director Community, Culture and Places

CW
Manager Community
Services

BACKGROUND

The framework under which Council considers and determines donations relates to the requirements of Section 356 of the Local Government Act 1993 (the Act) whereby Council may contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.

REPORT

The Community Services Fund offers grants opportunities for community groups for identified programs or projects and assessed using an open call for applications. Applications were open for a period of four weeks (14 September 2022 – 11 October 2022) via the Smarty Grants online program.

The 2022/2023 Community Services Fund Round 1 received 11 applications to the value of \$85,004.12, the assessment and recommended the applications is as follows:

Options Considered

Applicant	Project	Funds Requested	Recomm- ended	Comments
Doin It for Rural Aussie Kids	Payin' It Forward Community Funday	\$20,000.00	-	Application does not meet criteria due to being an event.
Dubbo Environment Group Inc	Dubbo Indian Myna Control Program	\$10,000.00	\$5,000.00	Supported - a contribution to the project, not the full amount requested.
Rotary Club of Dubbo	Santa Paws	\$2,000.00	\$2,000.00	
Wellington Community Progress and Action Group	Macquarie river Platypus Survey	\$5,000.00	\$5,000.00	
Red Cross, Wellington Branch	Equipment for Catering	\$499.99	\$499.99	
Orana Early Childhood Intervention	Sibling Group	\$3,840.00	\$3,840.00	
CanAssist Dubbo	Can Assist Cancer Patient Financial Support	\$15,000.00	\$15,000.00	
Lifeline Central West Inc	13 11 14 Crisis Support Service	\$15,000.00	\$15,000.00	Application required further breakdown of requested funding. Lifeline advised proposed funding to be used

				to construct additional crisis call room for Brisbane Street office and training hard costs for additional crisis support workers. *Approved by panel.
Dubbo District Concert Band	Music Scores for All	\$1,983.13	\$1,983.13	
Wellington Men's Shed	Sit Down Wood Lathe	\$6,181.00	\$6,181.00	
Dubbo Filmmakers Inc	Building Dubbo Film Capabilities	\$5,500.00	\$5,500.00	
Totals		\$85,004.12	\$60,004.12	

Table 1. Assessed & recommended applications for 2022/2023 Community Services Fund Round 1

An assessment panel of the Director Community Culture and Places, Manager Community Services, Community Culture and Places Executive Officer, Coordinator Family Day Care and the Parks and Bushcare Officer assessed each application independently on the following key criteria:

1. Deliver social, cultural or environmental benefits to the communities of the Local Government Area
2. The project or program must address an identified community priority
3. Demonstrate the capacity to manage funds and deliver the project within 12 months
4. Demonstrate how the funding shall enable the community based organisation to deliver a service/benefit to the community

The panel met on the 9 November 2022 to further discuss individual assessments and consider eligibility.

Table 1 highlights recommended funding with nine applications to receive the total amount requested and one application to receive partial funding. One application did not meet criteria eligibility, due to it being an event.

All recommended applications have met eligibility and governance requirements, as reviewed and approved by the assessment panel.

Consultation

- Manager Community Services, Director Community Culture and Places, Executive Officer Community Culture and Places, Coordinator Family Day Care and Parks and Bush

Care Officer were involved in review and approval of fund eligibility criteria and guidelines (**Appendix 1**).

- Media releases, Council Column advertisements and public display on Dubbo Regional Council (DRC) website were conducted during September and October 2022.
- Grant information was sent through to regions Interagency networks through Community Services connections.
- All successful and unsuccessful applicant groups and organisations from all Community Services fund programs since 2017 were emailed notification of the grant information and closing date.

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 and Places Administration, Director Community Culture and Places, Manager Community Services, Coordinator Family Day Care, Parks and Bush Care, Communication Services and Financial Partners.
- \$120,000 funding has been allocated under Council’s Community Services Branch’s operational budget.
- The ongoing annual commitment of \$150,000 (\$120,000 Community Services Fund and \$30,000 Financial Assistance Program) has been included in 2022/2023 Forward Budgets.

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	120,000	120,000	120,000	120,000	0	0
c. Operating budget impact (a – b)	-120,000	-120,000	-120,000	-120,000	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-120,000	-120,000	-120,000	-120,000	0	0
Does the proposal require ongoing funding?	Yes					
What is the source of this funding?	Proposed Annual budget 356 Donations of \$150,000. (\$120,000 Community Services Fund and \$30,000 Financial Assistance Program)					

Table 2. Ongoing Financial Implications

-

Next Steps

- All successful recipients of funding shall be advised in writing and the requirements of fund provisions including expenditure and 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.

APPENDICES:

- 1 [↓](#) Eligibility Criteria Guidelines

COMMUNITY SERVICES PROGRAM

Eligibility Criteria and Guidelines



Intent: To support projects or programs that deliver social, cultural or environmental benefits to the communities of the Local Government Area.

Key Criteria

- Deliver social, cultural or environmental benefits to the communities of the Local Government Area
- The project or program must address an identified community priority
- Demonstrate the capacity to manage funds and deliver the project within 12 months
- Demonstrate how the funding shall enable the community based organisation to deliver a service/benefit to the community

Eligibility

- Organisations must be based in the Dubbo Regional LGA
- The project / program must be undertaken in the Dubbo Regional LGA
- Organisations with outstanding project updates or submitted acquittal form from previous Council funding, may not be eligible for consideration
- Organisations with outstanding application for extension or have not expended their fund within 12 months of provision, may not be eligible for consideration
- One application per organisation per round

Ineligible Programs, Projects or Applications

- Project/program not staged in the Dubbo Regional LGA
- Payment of debt
- Payment of insurance premiums
- Political activities
- Items included in another funding application or to top-up funding for previous funding grants or any other funding
- Organisations with gaming machines and/or trade regularly with a liquor licence most days of the week
- Funding for prize money, prizes or trophies
- Events which occur as a matter of course (eg. school fetes)
- Day to day operational funding for the organisation
- Funding to assist expenses in relation to guests or VIPs or stallholders to attend an event
- Wages or payment to staff
- The proposal has safety and / or environmental hazards that are not managed by acts under a Risk Management Plan to mitigate risk
- Does not reflect community standards
- Denigrates, excludes or offends community groups
- Degrades the natural environment
- Funding will not be provided retrospectively

COMMUNITY SERVICES PROGRAM

Eligibility Criteria and Guidelines



Conditions of funding

1. Organisations can not apply for funding via the Community Services Fund if funding has already been provided by another funding stream of Dubbo Regional Council (DRC) for the same activity in the same financial year.
2. No financial assistance will be given to Government Departments or agencies, or for the support of Government-owned facilities.
3. No financial assistance will be given to sporting organisations or events (these organisations have other avenues for financial assistance).
4. The application is to include time frames and list of items identified for purchase from funding.
5. Funds granted can only be used for the purpose as specified in the application, unless written permission for a variation is obtained from DRC.
6. DRC must be advised in writing if there are any significant changes to the activity as described in the application, or to the contact details of the recipient.
7. Funds are to be acquitted within 12 months of the grant being provided. Failure to do so without written request and approval from DRC may result in the donation amount being reduced or cancelled requiring the return of funds to Council.
8. Should the project / program be cancelled, all funding received is to be repaid to DRC.
9. All DRC and other requisite permits, approvals, insurances etc relating to the program or project must be obtained or funding may be withdrawn.
10. Where possible, the organisation will source goods and services for the project / program from within the Dubbo Regional LGA.
11. All recipients of funding are required to return to Liveability Division:
 - a. Benefits as outlined in the Outwards Sponsorship Matrix (below).
 - b. An Acquittal Report within 60 days of the completion of the project / program.
 - i. Form A: Funding provided up to \$5,000.
 - ii. Form B: Funding provided over \$5,000 (funding \$10,000 or more requires an auditors statement)
12. Failure to provide an Acquittal Report will preclude future funding opportunities.
13. DRC reserves the right, as part of the assessment process, to request further information or documentation.
14. DRC reserves the right to conduct a financial audit of the donation either during the financial year or on completion of the financial year.
15. Recipients of funding will be required to have a representative attend a civic ceremony at which novelty cheques will be presented for media and marketing purposes.
16. DRC and its officers shall not be responsible for any liabilities incurred or entered into by the recipient organisation as a result of, or arising out of that organisations responsibilities under the Funding Agreement.
17. The recipient organisation shall indemnify the Council and its officers against any claim, demand, liability suit costs, expenses, action arising out of or in any way connected with the activities of the organisations or agents in consequence of the Funding Agreement except where the claim, demand, liability, costs or action are caused by DRC and its officers.
18. Unless agreed in writing at the time of funding approval, DRC has no obligations regarding ongoing maintenance or renewal of assets created by the project.

COMMUNITY SERVICES PROGRAM

Eligibility Criteria and Guidelines



Outgoing Funding Benefits Matrix

Return benefits to Dubbo Regional Council (DRC)

Value of sponsorship	Up to \$5,000	\$5,001 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	More than \$20,001
DRC brand recognition on appropriate printed material	●	●	●	●	●
Provide feedback to DRC via survey seeking outcomes	●	●	●	●	●
Images of the project/program, to support destination marketing activity (on request from DRC)	●	●	●	●	●
Acquittal Report provided no later than 30 days from the completion of the project / program	●	●	●	●	●
Acquittal Form A	●	●	●	●	●
Acquittal Form B		●	●	●	●
Acknowledge DRC support via digital platforms where applicable (website / social media)		●	●	●	●
PA announcement or signage at the activity / program			●	●	●

For more information

Dubbo Regional Council
 Liveability Division
 6801 4000
council@dubbo.nsw.gov.au



DUBBO REGIONAL
COUNCIL

REPORT: Financial Assistance 2022/2023 Round One

DIVISION: Community, Culture and Places
REPORT DATE: 30 October 2022
TRIM REFERENCE: ID22/2264

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Other: Approve grant funding recommendations
Issue	<ul style="list-style-type: none"> Provide Council with the recommendation for funding based on applications received under Round 1 of 2022/2023 Financial Assistance Program. Approval of 5 successful grant applications, totalling \$14,742.00 	
Reasoning	<ul style="list-style-type: none"> There were 6 applications totalling \$16,742.00 for available funds of \$15,000. Process of meeting eligibility and consultation to recommend successful applicants 	
Financial Implications	Budget Area	Community Services
	Funding Source	Budgeted Operational Expense
	Proposed Cost	\$15,000
	Ongoing Costs	\$30,000 ongoing annual allocation within budgeted \$150,000 per year Community Benefit Funding
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. That the applications detailed in Table 2, reviewed and considered by Dubbo Regional Council, be noted.
2. That the below grant recommendations be approved, in line with the eligible criteria and notification to be sent to each successful applicant:
 - Stuart Town Action Group Inc - Restoration to front of Building \$2,000.00
 - Wellington Community Progress and Action Group
Clean Up Australia Day – Contingent on approval and access \$4,000.00
 - Orana Physical Culture Incorporated - Performance Wear Purchase \$1,600.00
 - Cerebral Palsy Alliance - Children with Disability in Dubbo \$2,182.00
 - Binjang Community Radio Inc - Community Radio Broadcasting \$4,960.00
3. 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.

Jane Bassingthwaight
Director Community, Culture and Places

CW
Manager Community
Services

BACKGROUND

Council's Financial Assistance Program (FAP) operates in accordance with Section 356 of the Local Government Act 1993. Council's policy is to seek applications for Financial Assistance on two occasions each year, once in September and the second in March, both for \$15,000.

A budget of \$30,000 per annum has been allocated annually in the Community Services Budget in accordance with Section 356 of the Local Government Act 1993 (the Act). Available for the community focused Financial Assistance Grants, as outlined in the Financial Assistance Program, eligibility Criteria and Guidelines (**Appendix 1**), allocated in two rounds of \$15,000.

REPORT

There were six applications received for Round One of the Financial Assistance Program, with a requested total of \$16,742, were as follows:

Applicant	Project	Funds Requested	Funds Recommended	Comments
Stuart Town Action Group Inc	Restoration to front of Building	\$2,000.00	\$2,000.00	
Wellington Community Progress and Action Group	Clean Up Australia Day	\$4,000.00	\$4,000.00	Contingent on approval and access.
Orana Physical Culture Incorporated	Performance Wear Purchase	\$1,600.00	\$1,600.00	
Cerebral Palsy Alliance	Children with Disability in Dubbo	\$2,182.00	\$2,182.00	
Rotary Club of Dubbo	Santa Paws	\$2,000.00	-	Applied through Community Services Fund
Binjang Community Radio Inc	Community Radio Broadcasting	\$4,960.00	\$4,960.00	
Totals		\$16,742.00	\$14,742.00	

Table 1. Assessment and recommendations of applications

An assessment panel Director Community Culture & Places, Manager Community Services, Coordinator Family Day Care and the Parks and Bushcare Officer assessed each application independently on the following key criteria:

1. Activities and services identified for financial support, must be undertaken in the Dubbo Regional LGA
2. Demonstrate how financial assistance will be used to create, support or build community well-being and amenity
3. Financial Assistance must support the delivery of service or activity outcomes

4. Demonstrate collaboration between members and/or volunteers to create, enhance or build community well-being and amenity
5. Demonstrate the capacity to manage funds and deliver the project within 12 months

Table 1 highlights recommended funding with 5 applications to receive the total amount requested, one of which is contingent on approvals and access required from Council for the day of the project. One unsuccessful applicant, who also applied successfully through Community Services Fund.

All recommended applications have met eligibility and governance requirements, as reviewed and approved by the assessment panel.

Consultation

- Manager Community Services, Executive Officer Community Culture & Places, Coordinator Family Day Care, Parks & Bush Care Officer and Director Community Culture & Places were involved in review and approval of fund eligibility criteria and guidelines Appendix 2.
- Media releases, Council Column advertisements and public display on Dubbo Regional Council (DRC) website were conducted during September and October 2022.
- Grant information was sent through to regions Interagency networks through Community Services connections.
- All successful and unsuccessful applicant groups and organisations from all Community Services fund programs since 2017 were emailed notification of the grant information and closing date.

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 and Places Administration, Director Community Culture and Places, Manager Community Services, Communication Services, Financial Partners.
- \$30,000 funding has been allocated under Council’s Community Services Branch’s operational budget.
- The ongoing annual commitment of \$30,000 (\$120,000 CSF/\$30,000 FAP) has been included in 2022/2023 Draft Budget.

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	30,000	0	0	0	0	30,000
c. Operating budget impact (a – b)	-30,000	0	0	0	0	-30,000
d. Capital Expenditure	0	0	0	0	0	0

e. Total net impact (c – d)	-30,000	0	0	0	0	-30,000
Does the proposal require ongoing funding?	Yes					
What is the source of this funding?	Proposed Annual budget 356 Donations, part of \$150,000					

Table 2. Ongoing Financial Implications

Next Steps

- All successful recipients of funding shall be advised in writing and the requirements of fund provisions including expenditure and 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.

FINANCIAL ASSISTANCE PROGRAM

Eligibility Criteria and Guidelines



Intent: To support services, activities or contribute to resources that help create, enhance or build community well-being and amenity of the Local Government Area.

Key Criteria

- Activities and services identified for financial support, must be undertaken in the Dubbo Regional LGA
- Demonstrate how financial assistance will be used to create, support or build community well-being and amenity
- Financial Assistance must support the delivery of service or activity outcomes
- Demonstrate collaboration between with members and/or volunteers to contribute to create, enhance or build community well-being and amenity
- Demonstrate the capacity to manage funds and deliver the project within 12 months

Eligibility

- Only not-for-profit organisations based in the Dubbo Regional LGA are eligible
- Individuals or privately owned businesses/ companies are not eligible
- Organisations with outstanding project updates or submitted acquittal from previously received Council funding, are not be eligible
- Organisations with outstanding application for extension or have not expended their fund within 12 months of provision, are not eligible
- One application per organisation per round

Ineligible Activities

- Activities or services not conducted in the Dubbo Regional LGA
- Payment of debt
- Payment of insurance premiums
- Political activities
- Items included in another funding application or to top-up funding for previous funding grants or any other funding
- Organisations with gaming machines and/or trade regularly with a liquor licence most days of the week
- Funding for prize money, prizes or trophies
- Events which occur as a matter of course (eg. school fetes)
- Day to day operational funding for the organisation
- Funding to assist expenses in relation to guests or VIPs or stallholders to attend an event
- Wages or payment to staff
- Social activities for members of the organisation exclusively
- The proposal has safety and / or environmental hazards that are not managed by acts under a Risk Management Plan to mitigate risk
- Does not reflect community standards
- Denigrates, excludes or offends community groups
- Degrades the natural environment
- Funding will not be provided retrospectively

FINANCIAL ASSISTANCE PROGRAM

Eligibility Criteria and Guidelines



Conditions of funding

1. Organisations can not apply for funding via Financial Assistance Program if funding has already been provided by another funding stream of Dubbo Regional Council (DRC) for the same activity in the same financial year.
2. No financial assistance will be given to Government Departments or agencies, or for the support of Government-owned facilities.
3. No financial assistance will be given to sporting organisations or events (these organisations have other avenues for financial assistance).
4. The application is to include time frames and list of items identified for purchase from funding.
5. Funds granted can only be used for the purpose as specified in the application, unless written permission for a variation is obtained from DRC.
6. DRC must be advised in writing if there are any significant changes to the activity as described in the application, or to the contact details of the recipient.
7. Funds must be acquitted within 12 months of funds provided. Failure to do so without written request and DRC approval may result in the donation amount being reduced or cancelled requiring the return of funds to Council.
8. Should the project / program be cancelled, all funding received is to be repaid to DRC.
9. All DRC and other requisite permits, approvals, insurances etc relating to the program or project must be obtained or funding may be withdrawn.
10. Where possible, the organisation will source goods and services for the project / program from within the Dubbo Regional LGA.
11. All recipients of funding are required to return to Liveability Division:
 - a. Benefits as outlined in the Outwards Sponsorship Matrix (below).
 - b. An Acquittal Report within 30 days of the completion of the project / program.
 - i. Form A: Funding provided up to \$5,000.
 - ii. Form B: Funding provided over \$5,000 (funding over \$10,000 may require auditors statement)
12. Failure to provide an Acquittal Report will preclude future funding opportunities.
13. DRC reserves the right, as part of the assessment process, to request further information or documentation.
14. DRC reserves the right to conduct a financial audit of the donation either during the financial year or on completion of the financial year.
15. Recipients of funding will be required to have a representative attend a civic ceremony at which novelty cheques will be presented for media and marketing purposes.
16. DRC and its officers shall not be responsible for any liabilities incurred or entered into by the recipient organisation as a result of, or arising out of that organisations responsibilities under the Funding Agreement.
17. The recipient organisation shall indemnify the Council and its officers against any claim, demand, liability suit costs, expenses, action arising out of or in any way connected with the activities of the organisations or agents in consequence of the Funding Agreement except where the claim, demand, liability, costs or action are caused by DRC and its officers.
18. Unless agreed in writing at the time of funding approval, DRC has no obligations regarding ongoing maintenance or renewal of assets created by the project.

FINANCIAL ASSISTANCE PROGRAM

Eligibility Criteria and Guidelines



Outgoing Funding Benefits Matrix

Return benefits to Dubbo Regional Council (DRC)

Value of sponsorship	Up to \$5,000	\$5,001 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	More than \$20,001
DRC brand recognition on appropriate printed material	●	●	●	●	●
Provide feedback to DRC via survey seeking outcomes	●	●	●	●	●
Images of the project/program, to support destination marketing activity (on request from DRC)	●	●	●	●	●
Acquittal Report provided no later than 30 days from the completion of the project / program	●	●	●	●	●
Acquittal Form A	●	●	●	●	●
Acquittal Form B		●	●	●	●
Acknowledge DRC support via digital platforms where applicable (website / social media)		●	●	●	●
PA announcement or signage at the activity / program			●	●	●

For more information

Dubbo Regional Council
 Liveability Division
 6801 4000
council@dubbo.nsw.gov.au



REPORT: Proposed Road Closure - Part Merrilea Road (West) - Moffatt Estate

DIVISION: Organisational Performance
REPORT DATE: 5 September 2022
TRIM REFERENCE: ID22/1886

EXECUTIVE SUMMARY

Purpose	Seek endorsement	Fulfil legislated requirement/Compliance
Issue	<ul style="list-style-type: none"> Proposed Closure of Part Merrilea Road (west) – Moffatt Estate. 	
Reasoning	<ul style="list-style-type: none"> Roads Closure in accordance with Roads Act 1993, Part 4 Closure of Public Roads. Road reserve is unformed and not viable as a public road reserve due to significant flooding. Road Reserve is fully impacted by the flooding of Troy Gully Closure facilitates flood planning and channelization of Troy Gully. Channelization of Troy Gully will facilitate further development of Moffatt Estate and protection of Dubbo Cycling Facility. 	
Financial Implications	Budget Area	Property and Land Development
	Funding Source	PALD Restricted Asset Fund
	Proposed Cost	\$15,000 plus GST
	Ongoing Costs	NIL
Policy Implications	Policy Title	NIL
	Impact on Policy	NIL
Consultation	DPE - Crown Lands	No Objection
	DRC – Internal Stakeholders	No Objection

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:	2.2.3 Urban drainage systems meet the needs of the community
Theme:	6 Environmental Sustainability
CSP Objective:	6.4 We plan for and mitigate the impacts of natural events and disasters
Delivery Program Strategy:	6.4.2 Development does not place the community at risk from flood impacts

RECOMMENDATION

- 1. That Council notify the public of the proposed road closure of that part of Merrilea Road as defined in this report, in accordance with Part 4 of the *Roads Act 1993*.**
- 2. That the results of the public notification process are reported to Council for a decision regarding the proposed road closure.**

Dean Frost
Director Organisational Performance

AN
Property Development
Officer

BACKGROUND

Merrilea Road runs between Cobborra Road (Golden Highway), Yarrandale Road, and the Dubbo to Coonamble Railway line in North Dubbo.

The western part of Merrilea Road is a stock-fenced, mostly unformed road reserve, between Yarrandale Road and the Railway Line which divides (severs) Council's Moffatt Estate (currently Lot 49 DP 1274368) (Moffatt Estate) and Council's Cycling Facility (currently Lot 100 DP 1265717, but formerly Lot 15 DP 1031922) (Cycling Facility) on both sides of Troy Gully.

The subject part of Merrilea Road which is proposed to be closed is shown in *Figure 1* and *Figure 2* below (Road Closure Area). The Road Closure Area is located over Troy Gully and is subject to major and minor flooding events.

When flooding occurs, the Road Closure Area is quickly inundated and becomes part of a large local flood plain that backs up against the Railway Line and extensively floods Moffatt Estate, the Coggan Wool property (Lot 1 DP 819754), the Cycling Facility and Charles Sturt Universities' property (CSU) (Lot 902 DP 1033617).

The impact of the flooding of Troy Gully over the Road Closure Area and adjoining lands is shown in *Figure 3* below.

Due to this flooding the Road Closure Area has not become a viable road and Council has not developed any plans to upgrade it. Instead, it is only used by Council for mowing, maintenance and irregular access to Council-owned adjoining lands and by our licensee the Dubbo Senior Campus (DSC) as a laneway for them to move cattle to Moffatt Estate and conduct outdoor classes in vegetated areas.

Council's strategic planning has have always intended that parts of the Road Closure Area are be reconstructed as an open stormwater channel to contain Troy Gully and promote the ongoing development of Moffatt Estate and North Dubbo in the vicinity. The layout of the required stormwater channel system is indicated in *Figure 4* below.

Previous Resolutions of Council

1988	88/190 Report – Work, Planning Health & Building Committee: Drainage Reserves in Troy Creek, adopted 28 November 1988. Report from City Engineer, informed Council of the need to dedicate a drainage reserve for the channelization of troy gully and of the Willing & Partners Pty Ltd (Cardno Pty Ltd) bifurcated design for the channel within the proposed drainage reserve. The report was made with a view to the further development of Council's Moffatt Estate land and North Dubbo.
1992	SA1992/24 Subdivision of lots 100 & 101 DP 808867 and Lots 5 & 6 DP 255166 Purvis land/Yarrandale into six (6) Lots: which dedicated the subject land (Lot 15 DP 1031922 – the previous Cycling Facility

	<p>lot) as a drainage reserve. The subdivision registered the drainage reserve recommended under 88/190 Report.</p>
27 August 2018	<p>CCL18/164 Report: Release of No Building Restrictions from Lot 15 DP 1031922 Merrilea Road:</p> <ol style="list-style-type: none">1. <i>That Council resolve to release the restriction thirdly referred to in Deposited Plan 1031922 which specifies that 'no building of any description shall be erected on the lot burdened'.</i>2. <i>That Council resolve to release the restriction fourthly referred to in Deposited Plan 849193 which specifies that 'no building of any description shall be erected within the land marked "M".</i>3. <i>That the Chief Executive Officer be authorised to complete any documentation under delegated "Power of Attorney."</i> <p>Report from Property Development Officer was to support the development of the Cycling Facility (then Lot 15 DP 1031922) which was approved under Development Consent D2018/316.</p> <p>With the Cycling Facility now in place, the design for the Troy Channel will need to travel further along the Merrilea Road reserve, around the Cycling Facility before it bifurcates deeper against the Railway Line than originally envisioned in 1988.</p>



FIGURE 1: Aerial Image showing subject Part of Merrilea Road proposed to be closed, outlined in red. The subject road reserve is located over Troy Creek and is highly flood prone land which forms a flood plain that significantly impacts adjoining lands.

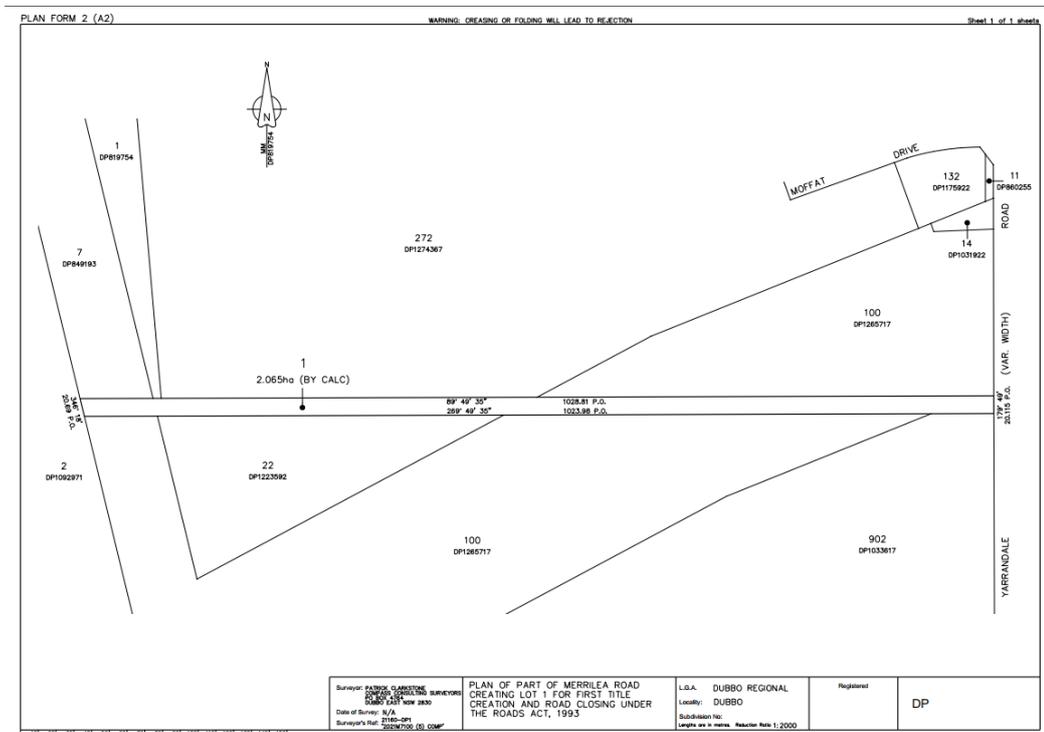


FIGURE 2: Draft Survey Plan, showing proposed Road Closure Lot of 2.065 hectares.

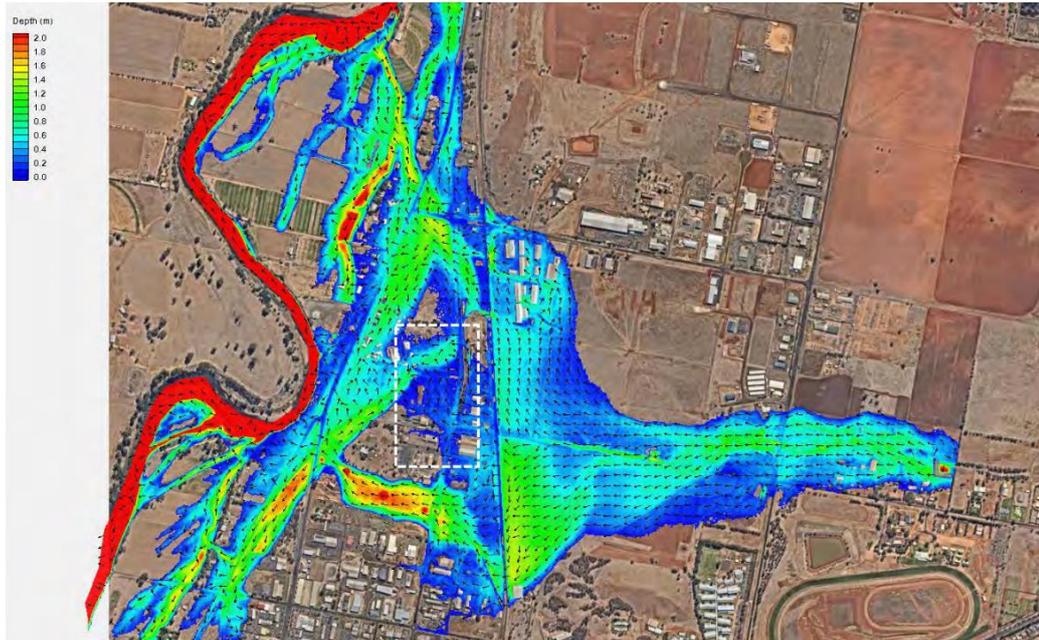


Figure 9 100 yr ARI Flood Depths - Existing Conditions

FIGURE 3: Existing flooding modelling of Troy Creek over the Road Closure Area – extract from Cardno Troy Gully Flood Advice 2018. Apparent that the Road Closure Area is inundated to depths of nil to 1.2m deep and is part of a large local flood plan significantly impacting adjoining land which will complicate further development without Troy Gully being reconstructed into a stormwater channel system.



FIGURE 4: Indicative layout of proposed stormwater channel system for Troy Gully.

REPORT

Consultation

Part 4, Division 3 of the *Roads Act 1993* sets out the process for closing Council public roads, including internal and external consultation.

Prior to Council resolving to initiate a public road closure, the following items are required to be satisfied:

Subject	Consultation	Comment
Road Status	DPIE Crown Lands	<p>Crown Lands transferred the subject road into Council's ownership by Order in the NSW Government Gazette dated 11 December 2020.</p> <p>Crown Lands have provided a letter dated 21 September 2022 that they do not object to the proposed closure, or the road vesting in Council upon closure.</p>
Internal Notification	Environment and Planning	<p>No objection.</p> <p>Development application for Subdivision, and Subdivision Certificate Application required.</p>
	Community Culture and Spaces	<p>In support.</p> <p>Closure will facilitate Troy Gully stormwater channel works and protect the Cycling Facility from flooding.</p>
	Infrastructure	<p>In support.</p> <p>Unused road that is impacted by flooding. Closure will facilitate Troy Gully stormwater channel works.</p> <p>Sewer line located inside Road Closure Area requiring easement.</p>
	Organisational Performance	<p>In support.</p> <p>Unused road reserve severs Moffatt Estate residue</p>

		<p>Lot 49 DP 1274368, dividing Moffatt Estate on both sides of Troy Gully. Requires rationalisation.</p> <p>Closure of Road Closure Area will facilitate Troy Gully stormwater channel works and will protect and enable more orderly and efficient planning and development of Moffatt Estate.</p> <p>The Road Closure Area is not required for a southern access to Moffatt Estate. Moffatt Drive is to be extended from Yarrandale Road for these purposes.</p>
	Strategy, Partnerships and Engagement	No objection.
S38A Roads Act 1993	When may Council Close a Council Public Road?	<p>38A When council may close council public road</p> <p><i>A council may propose the closure of a council public road for which it is the roads authority if—</i></p> <p><i>(a) the road is not reasonably required as a road for public use (whether for present or future needs)</i></p> <p>Comment: The Road Closure Area is not reasonably required as public road. The Road Closure Area is located on the alignment of Troy Gully and is highly flood prone land. It is not viable as a public road.</p> <p><i>(b) the road is not required to provide continuity for an existing road network</i></p> <p>Comment: The Road Closure Area is not required to provide continuity for the existing road network. The road reserve terminates against the Dubbo Coonamble Railway Reserve in an area which is fully flood prone and highly difficult to access from surrounding land. It does not provide a connection to Fitzroy Street.</p> <p><i>(c) if the road provides a means of vehicular access to particular land, another public road provides lawful and reasonably practicable vehicular access to that land.</i></p> <p>Comment: Moffatt Estate, Cycling Facility, and CSU</p>

		lots all have major boundaries and flood free accesses from River Street, Yarrandale Road, and Purvis Lane. The Road Closure Area is not required or suitable for these lands to be developed further.
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Having notified the proposed road closure internally and being satisfied that it is a “Council Public Road” which Council may close, the proposed closure may now be notified to the public for a period of 28 days.

Resourcing Implications

- This road closure project will require the following actions to be undertaken by Council staff to complete the project:
 - Publicly notify the proposed road closure to the public and public authorities for a period of at least 28 days.
 - Council report to inform Council of the results of the public notification process and resolve to execute the road closure and vest the land in Council as “operational land” under the *Local Government Act 1993*.
 - Prepare a development application to Council’s Planning and Environment Division for approval to subdivide (create) the Road Closure Area lot (Road Lot), and secure a Subdivision Certificate application, as required by NSW Land Registry Services (NSWLRS) to register the Road Lot.
 - Prepare a Subdivision Certificate Application to Council’s Planning and Environment Division for approval to register the Road Lot with NSWLRS.
 - Publish notice in NSW Government Gazette to finally remove the ‘public road’ notation from the new Certificate of Title and finally vest the land in Council as unencumbered “operational land” under the *Local Government Act 1993*.

- It will require Property and Land Development staff to attend to the project over a 6-12 month period as part of their ordinary workload, including the preparation of the Development Application and Subdivision Certificate Application to approve and register the Road Lot.

- Primarily this project can be undertaken internally by PALD staff. However, it will require a surveyor and accrue costs as follows:
 - Consultant surveying: approximately \$12,000 plus GST, for an appropriate plan of subdivision to close the Road Closure Area, be approved under a development consent, and registered at NSWLRS.
 - Development Application Fees: approximately \$2,000.00 plus GST.
 - Subdivision certificate Application fees: approximately \$1,000 plus GST.

Total Financial	Current	Current	Current	Current	Current	Ongoing
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Implications	year (\$)	year + 1 (\$)	year + 2 (\$)	year + 3 (\$)	year + 4 (\$)	(\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	0	0	0	0	0	0
c. Operating budget impact (a – b)	10000	5000	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	0	0	0	0	0
Does the proposal require ongoing funding?	No.					
What is the source of this funding?	Property and Land Development					

Table 1. Ongoing Financial Implications

Options Considered

- **Option 1: No Action – Leave Road Closure Area ‘as is’**
- Pro’s / Opportunities:
 - Nil costs.
 - Nil staff resources.
- Cons / Weaknesses / Risks:
 - Road reservation legally obstructs reconstruction of Troy Gully as a stormwater channel.
 - Road reserve continues to provide legal access to a flood prone area which is difficult to access, and requires reconstruction of Troy Gully as a stormwater channel.
- **Option 2: Close Road Closure Area into one (1) lot**
- Pro’s / Opportunities:
 - Removes unviable legal access to flood prone land that is not required.
 - Removes legal obstruction to reconstruction of Troy Gully as a stormwater channel.
 - Closing the Road Closure Area into one lot will simplify the road closure process.
- Cons / Weaknesses / Risks:
 - Staff time and resources will be required over a period of 6-12 months to deliver the project.
 - Will attract developer contributions as it has the potential to activate previously unavailable land for development. The developer contributions would be in the order of \$43,000.00 plus GST.

Option 3: Close and consolidate the Road Closure Area into Council's adjoining lots

- Pro's / Opportunities:
 - Removes the need for developer contributions to be applied to the road closure.
 - On balance, more cost effective for subdivision and consolidation with Council's lots to be undertaken, than undertaking one (1) lot subdivision and accruing additional developer contributions of \$43,000.00 plus GST.
 - Closure and consolidation with adjoining Council lots will ensure that Council's lands are no longer severed by a road reserve and can be dealt with more effectively in future subdivision development applications for Moffatt Estate.
- Cons / Weaknesses / Risks:
 - Staff time and resources will be required over a period of 6-12 months to deliver the project.
 - Additional surveying costs of approximately \$12,000.00 to provide appropriate plan of subdivision and consolidation for the road closure, subject to development application assessment.

Preferred Option – OPTION 3

Option 3 is the preferred option because it will be the most cost effective and enable Council's subdivision and development of adjoining land to proceed in a more orderly manner.

Moreover, it will ensure that an unused and unviable road reserve is closed for the future channelization of Troy Gully and the protection and development of Council's adjoining lands.

The consequence of not making this choice in favour of closing the Road Closure Area is that it will obstruct the reconstruction of Troy Gully as a stormwater channel and allow existing flooding patterns to continue to impact existing and future developments on adjoining lands.

As North Dubbo and these developments continue to grow, the need for Troy Gully to be channelized will intensify.

Planned Communications

- The proposed road closure will be notified to the public, public authorities and Crown Lands in accordance with s38B of the *Roads Act 1993*.
- The proposed road closure shall be notified in a local newspaper, and notification letters shall be provided to all surrounding owners and public authorities for comment.
- The notification period shall run for a period of 28 days.
- Following the notification period a further report will be made to Council to report the results of the public notification process and seek a resolution to proceed with the execution of the road closure and its classification as operational land.

Timeframe

Key Date	Explanation
October 2022	Project Start Date – Public Notification of Proposed Road Closure
December 2023	Report to Council – Results of Public Notification

Next Steps

- If Council resolves to support the notification of the proposed road closure of the Road Closure Area, the road closure shall be notified to the public for a period of 28 days, and a further report will be made to Council to report the results of the notification, with a view to moving forward and executing the proposed road closure.



REPORT: Review of the rate peg methodology - Dubbo Regional Council's submission

DIVISION: Organisational Performance
REPORT DATE: 14 November 2022
TRIM REFERENCE: ID22/2380

EXECUTIVE SUMMARY

Purpose	Strategic Project Update	Provide review or update
Issue	IPART is reviewing the methodology they use to set the local government rate peg and sought feedback, with submissions due on 4 November 2022	
Reasoning	IPART have published an Issues Paper which sets out some of the important factors that affect how the rate peg is set, and some of the questions they have for stakeholders. They want to hear from stakeholders, including both councils and ratepayers, about what is and isn't working with the rate peg, and how it could be improved.	
Financial Implications	Budget Area	Rates and General Revenue
	Funding Source	There are no financial implications arising from this report
	Proposed Cost	N/A
	Ongoing Costs	N/A
Policy Implications	Policy Title	There are no policy implications arising from this report
	Impact on Policy	There are no policy implications arising from this report

STRATEGIC DIRECTION

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

Theme: 4 Leadership

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

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

RECOMMENDATION

That Council note the submission provided to IPART on “Review of the rate peg methodology”.

Dean Frost
Director Organisational Performance

MH
Chief Financial Officer

BACKGROUND

IPART is reviewing the methodology they use to set the local government rate peg.

They have published an Issues Paper which sets out some of the important factors that affect how the rate peg is set, and some of the questions they have for stakeholders. Feedback was sought, with submissions due on 4 November 2022.

IPART will be consulting extensively as part of this review and is interested in all stakeholder views. They want to hear from stakeholders, including both councils and ratepayers, about what is and isn't working with the rate peg, and how it could be improved.

Workshops on the rate peg methodology will be held in November with a Draft Report to be released in February. A public hearing will be held in 2023 after the Draft Report is released.

IPART has been setting the rate peg for councils across NSW since 2010. The rate peg protects ratepayers from excessive increases in council rates by limiting the total amount by which councils can increase their income from rates each year. The current rate peg methodology includes considering annual changes in the average costs faced by NSW councils and each council's population growth.

IPART has set the 2023-24 base rate peg for NSW councils at 3.7%. There is also an allowance for the level of population growth, meaning some councils will have rate pegs of up to 6.8%.

This review will not affect the rate peg to apply in 2023-24. Any changes to IPART's rate peg approach arising from the review will not apply until at least 2024-25.

Attached as **appendix 1** is Council's submission. Our feedback is based on the below key points:

- The Local Government Cost Index (LGCI) data is 'rearward-facing'. We believe a forward looking methodology should be utilised, data should be captured annually and cost indexes derived NSW local government. Rather than different tiers of government
- Different cost indexes should be implemented for metropolitan, regional, rural and remote councils in NSW as Councils within NSW vary significantly terms of the characteristics of the areas and the populations they serve
- The efficient delivery of services and measures undertaken for productivity improvements should not have a negative impact on the rate peg methodology. Council's should be rewarded for such measures.
- The rate peg puts pressure on Councils to either reduce existing service levels, the provision of front-line services, or maintenance and upgrades of infrastructure to ensure financial sustainability when adopting the Operational Plan
- The rate peg makes it difficult for councils to accurately plan and budget, especially when the rate peg differs to the 2.5% as advised by IPART for long term financial planning.

- All costs impacting councils must be considered as part of the determination of the rate peg.

REPORT

Consultation

- Relevant internal staff provided input and feedback into Council's submission

Resourcing Implications

- There are no resourcing implications arising from this report

Timeframe

Key Date	Explanation
September 2022	Issues paper released
November 2022	Submissions due Public workshops
February 2023	Draft report
March 2023	Public hearing
May 2023	Final report

APPENDICES:

- [1](#) Submission to IPART - Review of Rate Peg Methodology

FILE14/109
ED22/19478
MW:lg

3 November 2022



To Whom it May Concern

DUBBO REGIONAL COUNCIL SUBMISSION – IPART REVIEW OF RATE PEG METHODOLOGY - SEPTEMBER 2022

Dubbo Regional Council welcomes the opportunity to provide comments to the Independent Pricing and Regulatory Tribunal of NSW (IPART) on the review of the rate peg methodology.

Our feedback is based on the below key points:

- The Local Government Cost Index (LGCI) data is 'rearward-facing'. We believe a forward looking methodology should be utilised, data should be captured annually and cost indexes derived NSW local government. Rather than different tiers of government
- Different cost indexes should be implemented for metropolitan, regional, rural and remote councils in NSW as Councils within NSW vary significantly terms of the characteristics of the areas and the populations they serve
- The efficient delivery of services and measures undertaken for productivity improvements should not have a negative impact on the rate peg methodology. Council's should be rewarded for such measures.
- The rate peg puts pressure on Councils to either reduce existing service levels, the provision of front-line services, or maintenance and upgrades of infrastructure to ensure financial sustainability when adopting the Operational Plan
- The rate peg makes it difficult for councils to accurately plan and budget, especially when the rate peg differs to the 2.5% as advised by IPART for long term financial planning.
- All costs impacting councils must be considered as part of the determination of the rate peg.

It is noted that half of NSW councils have sought a special rate variation in the past five years, while as a merged Council, our general rates income were frozen by Government and not able to increase beyond the rate peg until 2021/2022. Council's expenditure budget has grown from a combined \$158 million at the time of merger to around \$222m in 2022/2023, including \$75 million of capital works funded through a combination of capital grants, developer contributions, loans and reserve funds.

 All communications to: **CHIEF EXECUTIVE OFFICER**
ABN 53 539 070 928
PO Box 81 Dubbo NSW 2830
T (02) 6801 4000 **F** (02) 6801 4259 **E** council@dubbo.nsw.gov.au
Civic Administration Building Church St Dubbo NSW 2830
W dubbo.nsw.gov.au

NSW councils are subject to a rate peg that is determined by the Independent Pricing and Regulatory Tribunal. Even with a 2.3% rate peg in 2022/2023, the external cost increases have outstripped our general revenues.

Financial sustainability needs to be at the forefront of all council's and it should be noted that the NSW Audit Office reports yearly on specific performance benchmarks.

Q1. To what extent does the Local Government Cost Index reflect changes in Council's costs and inflation? Is there a better approach?

The Local Government Cost Index (LGCI) is not an entirely appropriate and reliable index of municipal costs in New South Wales local government. The LGCI does not accurately depict the typical 'basket of goods' purchased by NSW local councils.

The LGCI data is 'rearward-facing' methodology which is particularly problematic during periods like councils are currently experiencing with rising inflation. Higher inflation means that councils are facing increased costs in delivering services to the community. The inflation rate is currently sitting at 7.3 per cent and is expected to rise over the coming months. As stated in the IPART Issues Paper there is a 2-year lag between the time period that price changes are measured over and when these price changes are reflected in the rate peg. This lag is leading to material differences between the rate peg councils receive and the real cost movements and escalating prices faced by council in the year to which it applies.

In addition, other factors can impact on the capture of costs measured by the Australian Bureau of Statistics (ABS), for example the rate cap for 2023/2024 is based on the change in the average costs incurred by a typical council between 2020/2021 and 2021/2022 when most councils were making Covid-19 related cutbacks.

The LGCI represents a composite of cost indexes derived from different tiers of government rather than a cost index of NSW local government.

As stated in the IPART Issues Paper the 128 NSW Councils across NSW differ widely in terms of the characteristics of areas and the populations they serve. The LGCI needs regional weightings reflective of regional cost disparities across NSW. Costs for metropolitan, regional, rural and remote councils vary and this should be reflected appropriately by setting different cost indexes for categories of councils.

Q2. What is the best way to measure changes in councils' costs and inflation, and how can this be done in a timely manner?

Different cost indexes should be implemented for metropolitan, regional, rural and remote councils in NSW. Data should be captured annually.

Q3. What alternate data sources could be used to measure the changes in council costs?

In addition the current 'basket of goods' the following data should be measured:

- Actual wage data for local government employees
- Actual changes to superannuation guarantee
- Actual auditing costs
- Actual Council (including audit) committee costs
- Number of rate assessments measured from rating data returns
- Actual remuneration rulings for councillors
- Actual costs for holding councillor elections
- Compliance costs

Q4. Last year we included a population factor in our rate peg methodology. Do you have any feedback on how it is operating? What improvements could be made?

Council acknowledge there are several costs to community caused by population growth currently not funded through rates and developer contributions. Some of these costs may not be services that Local Government are directly responsible for like demands on educational facilities and health systems, however population growth does create increase costs on services that are provided by Councils.

The growth component will be different for each Council depending on the demographic of their respective LGA and the demand for infrastructure and services provided to the community by the local council.

Council supports the introduction of population factor to the rate peg methodology to compensate councils for population growth allowing Councils rates income to grow in line with the annual change in the residential population in their area. However, Council believes the methodology needs further review with regard to the current process of calculating the population factor by determining the maximum change in the residential population in the council areas less the supplementary valuation percentage.

Council acknowledge that Councils receive an increase in rate income from supplementary valuations, however these supplementary valuations are generally a result from the subdivision of land creating new dwellings in housing estates which include new infrastructure and recreational areas which must be serviced and maintained by Council. In regional Councils supplementary valuation increases also reflect the business and farmland rating categories and the rate peg applies to council's total general income derived from all rate categories.

In addition to measuring growth in land valuations from supplementary valuations, Council's annual rating returns should be reviewed to determine the quantity of additional properties by category (residential, farmland, business) over the last 12 months that Council will be servicing.

Costs for servicing additional properties are different to costs associated with servicing a growing population. Supplementary valuations from new subdivisions should not cancel out calculation of the council-specific population factor which would include new residents to other areas of the LGA that will require Council's services. The rating return is audited by the Audit Office and is a transparent method of capturing the growth aspect from a rating perspective generated from new subdivisions.

IPART Issues Paper Figure A.1 2023-24 rate peg, population adjustments and supplementary valuations by council demonstrates that a lot of LGAs, including Dubbo Regional Council, with strong supplementary growth did not receive a population factor adjustment due to the increasing supplementary land valuations. These Councils all have additional rateable assessments to provide services to which may include new housing estates which are separate costs from those involved in providing services to an increasing population.

Another issue faced by Council is the population factor in the rate peg methodology being based on the most recent ABS population data. The ABS population data is lagged by three years. As evident in the regions recent COVID 19 response, Dubbo services a large 'underground' population from Western NSW who reside in Dubbo and utilise services provided within the Dubbo community, however they are not officially captured in ABS population data as being a permanent residents of Dubbo.

In addition, Dubbo's low rental vacancy is contributed to by interim workers who do not permanently reside in Dubbo.

Q5. How can the rate peg methodology best reflect improvements in productivity and the efficient delivery of services by councils?

The efficient delivery of services and measures undertaken for productivity improvements should not have a negative impact on the rate peg methodology. Council's should be rewarded for such measures. Dubbo Regional Council has a program of service reviews that is publicly available. This is aimed at creating efficiencies and potentially reducing services to an affordable level. Given the cost increases in the sector, productivity improvements allow Council to continue current service delivery in part. Ultimately the elected body as representatives of the community should decide what are the community outcomes realised by productivity gains.

Q6. What other external factors should the rate peg methodology make adjustments for? How should this be done?

The current methods for determining the rate peg are based on 'rear-facing' elements which is problematic during periods of increasing inflation such as the current environment impacting upon councils. External factors that provide more 'forward facing' elements with respect to inflationary pressures require development.

IPART have previously adjusted the rate peg for factors they consider would impact on councils costs that are not captured or reflected in a timely manner through the existing rate peg methodology. This is an important ability that needs to remain to allow IPART to adjust the rate peg or unforeseen circumstances such as the recent Covid-19 pandemic.

Council considers that just as the new population factor results in differing rate peg percentages being set for different Councils, external factors should be considered in setting different rate peg % for councils experiencing different economic or environmental conditions. For example Councils forcibly amalgamated in 2016 have experienced significant increased costs and infrastructure needs that Council's should be allowed to address through a higher rate peg %. Councils experiencing severe climatic conditions and associated costs from drought, bushfires and flood could be considered each financial year when determining the appropriate rate peg.

Q7. Has the rate peg protected ratepayers from unnecessary rate increases?

Council does not believe that rate pegging protects ratepayers from 'unnecessary' rate increases.

The rate peg puts pressure on Councils to either reduce existing service levels, the provision of front-line services, or maintenance and upgrades of infrastructure to ensure financial sustainability when adopting the Operational Plan. The longer-term impact is that Council's eventually need to apply for a Special Rate Variation to ensure their asset related service levels are not reduced.

Each financial year IPART receive Special Rate Variation applications from Councils who have determined they require an increase to their general rate income above the rate peg. Whilst Council must actively engage with residents about increases above the rate peg as part of their IPART application, Council's Integrated Planning and Reporting requirements and Council's democratic nature including four year election cycles would ensure Councils were seeking community endorsement of rate increases above CPI.

Q8. Has the rate peg provided councils with sufficient income to deliver services to their communities?

As detailed by IPART Issues Paper volatility in the rate peg makes it difficult for councils to plan and budget. As advised by IPART, Councils traditionally use an assumed rate peg of 2.5% in long term financial planning. The 2022/2023 rate peg of 0.7% was unanticipated by any council and resulted in IPART approving Additional Special Rate Variations for 86 Councils who received less than the council's assumed rate peg incorporated into their Integrated Planning and Reporting.

The rate peg for the last 5 years has fluctuated making it difficult for Council's to accurately undertake long term financial planning.

2018/2019	2.3%
2019/2020	2.7%

2020/2021	2.6%
2021/2022	2%
2022/2023	0.7%*

*subsequently amended to allow Councils to apply for an Additional Special Variation in line with their councils long term financial planning.

Q9. How has the rate peg impacted the financial performance and sustainability of councils?

Dubbo Regional Council being a newly merged Council was subject to the 4-year rate path freeze. All amalgamated councils were restricted from applying for a SRV or making changes to their rating structure during this 4 year period.

Political controversy and timings of elections impact on councils applying for Special Rate Variations and ensuring they have sufficient income to deliver services to their communities.

Q10. In what ways could the rate peg methodology better reflect how councils differ from each other?

As highlighted within the IPART Issues Paper Councils within NSW vary significantly terms of the characteristics of the areas and the populations they serve. Council agrees that the councils should be better categorised to reflect their differing characteristics and circumstances and the cost differences between councils in providing goods and services to their communities.

Council supports the investigation into the degree of variability in cost profiles across different councils and council types in NSW with consideration into ways in which the rate peg methodology could better reflect council differences.

Q11. What are the benefits of introducing different cost indexes for different council types?

Introducing different cost indexes for different council types would better represent different characteristics and needs of different communities across the state of NSW.

This would better reflect needs of local communities and costs faced by differing Council profiles. This would be clearer for residents to understand costs specific to their council that have been measured in a LGCI applicable to their category of council.

Q12. Is volatility in the rate peg a problem? How could it be stabilised?

Council has traditionally undertaken long term financial planning by modelling for 2.5% rate peg increase as per IPARTS 'assumed rate peg' notifications. As the rate peg had been below 2.5% for 2021/2022 Council decreased modelling for 2022/2023 financial year to 2.3%. The rate peg announcement of 0.7% significantly impacted Council's financial planning and draft Operational Plan. IPART then announced Councils could apply for a Special Variation in line with Council

financial planning up to 2.5%. As Council had elected to undertaken planning on more conservative 2.3%, Council could only apply to increase rates by 2.3%.

Councils have recently been notified by IPART that Councils applying for a special variation in 2023-24 should use the 2023-24 rate peg set for their council by IPART in their applications and use an assumed rate peg of 2.5% for 2024-25 and in future years.

The current inflation levels and 'rear facing' cost measurements make it difficult for Council to prepare long term financial plans with any accuracy.

Q13. Would councils prefer more certainty about the future rate peg, or better alignment with changes in costs?

As per other comments within this submission the current methodology for setting the rate peg are 'rear facing'. Council believes the methodology requires amendment to ensure that the rate peg better reflects current inflation and costs currently being experienced by Councils.

Q14. Are there benefits in setting a longer term rate peg, say over multiple years?

Council does not consider that the rate peg should be set for multiple financial years in advance as this would not reflect changes to the economy that impact on Councils costs. Examples include the current inflation levels and external factors that were not anticipated the recent Covid-19 pandemic. Council thinks consideration of IPART setting a minimum rate peg % for future financial years in line with the Integrated Planning and Reporting cycle (e.g. 2.5%) that councils can more accurately rely upon when undertaking long term financial planning would be beneficial. This would prevent situations occurring like 2021/2022 where 86 councils applied to IPART for an Additional Special Rate variation as the rate peg was unexpected and did not align with council's true costs or long term financial planning.

Q15. Should the rate peg be released later in the year if this reduced the lag?

While releasing the rate peg later in the year could reduce the lag, the early release of the rate peg allows Councils to prepare their annual Operation Plan based on actual rate income and better inform the community. In accordance with the Integrated Planning and Reporting framework Council needs to adopt a Draft Operational plan incorporating the Revenue Policy, advertise for 28 days (typically May) and consider submissions prior to adoption in June. To allow Council staff an appropriate period of time to determine the rate structure to ensure compliance with the rate peg and prepare accurate budgets for the next financial year, the rate peg for the next financial year needs to be announced no later than December each financial year.

Q16. How should we account for the change in efficient labour costs?

Similar to question 5, the efficient delivery of services and measures undertaken for productivity improvements should not have a negative impact on the rate peg methodology. Council's should be rewarded for such measures.

Council staff are employed under the NSW Local Government (State) Award, which is reflective of the actual changes in labour costs councils face.

Q17. Should external costs be reflected in the rate peg methodology and if so, how?

All costs impacting councils must be considered as part of the determination of the rate peg. This should include adjustments for current economic conditions such as the current inflationary pressures that are not reflected in the current 'rear facing' calculation methodologies.

Cost shifting to local government from both federal and state governments is an issue of significant concern to NSW councils. Examples of cost shifting include local government election costs, contributions to the NSW Rural Fire Service, NSW State Emergency Service, Fire and Rescue NSW, lack of adequate funding for public libraries, the cost of regulation of companion animals and administration of environmental regulations. Should federal and state governments continue to transfer responsibility and associated costs for service provision to local government, this will have a negative impact on council's current financial position.

Q18. Are council-specific adjustments for external costs needed, and if so, how could this be achieved?

Making appropriate adjustments to the 'basket of goods and services' measured in the LGCI to ensure costs faced by councils are accurately measured would reduce the need for 'external costs' adjustments. Cost shifting to local government, pensioner rebate costs and increased compliance costs need to be measured and appropriately reflected in rate peg methodology.

IPART should retain current ability to apply council-specific adjustments where necessary such as those detailed in figure IPART Issues Paper A.2 IPART adjustments to rate peg percentage, 2011-12 to 2023-24. This is essential to ensure unforeseen costs faced by councils and costs outside the set 'measured costs' are accurately reflected by IPART in determining the rate peg.

Q19. What types of costs which are outside councils' control should be included in the rate peg methodology?

Similar to question 17, examples of cost shifting include local government election costs, contributions to the NSW Rural Fire Service, NSW State Emergency Service, Fire and Rescue NSW, lack of adequate funding for public libraries, the cost of regulation of companion animals and administration of environmental regulations. Cost shifting to local government from both federal and state governments is an issue of significant concern to NSW councils.

Q20. How can we simplify the rate peg calculation and ensure it reflects, as far as possible, inflation and changes in costs of providing services?

Council doesn't believe that the rate peg calculation should be simplified, we believe that the rate peg should be forward-facing and reflective of the current economic conditions, rather than rearward-facing.

Yours faithfully



Murray Wood
Chief Executive Officer



REPORT: Report on the Status of Notice of Motion 2022

DIVISION: Organisational Performance
REPORT DATE: 16 November 2022
TRIM REFERENCE: ID22/2398

EXECUTIVE SUMMARY

Purpose	Increase transparency	Provide update
Issue	<ul style="list-style-type: none"> This report lists all of the Notices of Motion carried so far in 2022, and provides the current status for each one. 	
Reasoning	<ul style="list-style-type: none"> There have been many Notices of Motion carried by the elected body so far in 2022, and this report will keep track of the actions being undertaken, and note once the action/s required under a Notice of Motion has been completed. Once a Notice of Motion has been reported as completed, it will no longer appear on the report. This report is proposed to be a standing quarterly report. 	
Financial Implications	Budget Area	Nil
	Funding Source	N/A
	Proposed Cost	Nil
	Ongoing Costs	There are no costs to provide this report as an administration function, except for staff time.
Policy Implications	Policy Title	N/A
	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:	4 Leadership
CSP Objective:	4.1 Council provides transparent, fair and accountable leadership and governance
Delivery Program Strategy:	4.1.1 Council encourages and facilitates two-way communication with and between stakeholders and the community
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 Council notes the report prepared by the Manager Corporate Governance.

Dean Frost
Director Organisational Performance

AR
Manager Corporate
Governance

BACKGROUND

So far this year, 30 Notices of Motion have been carried by the elected body. This report will be provided on a quarterly basis and it will list the current status of each of the Notices of Motion. It will also report when a Notice of Motion has been completed, and completed items will be removed for the following report.

It is hoped that this report will increase transparency and provide a useful in monitoring business arising from Notices of Motions the elected body and members of the community.

REPORT

Council's Code of Meeting Practice provides all Councillors with the opportunity to place Notices of Motion (Motions) on the Agenda at monthly Ordinary Meetings of Council. These Motions are then put to the group of Councillors for debate; motions that are carried (i.e. when Councillors vote For the Motion) will be reported on quarterly.

As this is the first report, all Motions that have been carried to date, will be included. Going forward, once any actions arising from a Motion have been completed, and reported as completed, they will no longer be reported.

The Motions for 2022 are attached as **Appendix 1**.

Consultation

- Senior staff have been consulted as to the progress of each Motion.
This reports serves provides the elected body with formal updates to their Motions.

Resourcing Implications

- Many staff are required to carry out the tasks arising from successful Motions.
- Under the Code of Meeting Practice, the elected body must address financial implications and funding sources in their respective Motions.

APPENDICES:

- [1](#) Draft attachment to report - 2022 Notice of Motion

Update report on Notices of Motions 2022			
Legend:			
Completed			
In Progress			
Outstanding			
CCL22/7 - Regand Park Master Plan 2012 Status Chief Executive Officer	Ordinary Council Meeting 27/01/2022	Councillor Black	ID22/71 - CEO
<p>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.</p> <p>2. That that the CEO provide a report updating council on the progress of master planning for Macquarie River corridor.</p> <p>3. That council notes the importance of public awareness and consultation in relation to proposed uses of public land.</p>			
<p>Completed:</p> <ul style="list-style-type: none"> • Report presented to Ordinary Council meeting February 2022 where the following was adopted: <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. • Resolution 2 above is in progress. 			
CCL22/8 - Alliances with Other Councils Chief Executive Officer	Ordinary Council Meeting 27/01/2022	Councillor Burns	ID22/71 - CEO
<p>That the CEO provide a report to Council on the potential collaboration with regional or other councils, including any opportunities to enter formal relationships.</p>			
<p>Completed:</p> <ul style="list-style-type: none"> • DRC has joined the Alliance of Western Region Councils which meets regularly. • Ongoing requirements include attending meetings, contributing to agendas and cyclically hosting the General Managers Advisory Committee which is a sub-committee of the Alliance. This includes creation of agendas, business papers and minutes. 			

CCL22/12 - Review of Committee Structure Chief Executive Officer	Ordinary Council Meeting 27/01/2022	Councillor Ivey	ID22/71 - CEO
<ol style="list-style-type: none"> That the CEO arrange a workshop with Councillors to review the potential establishment of community based consultative committees for the remaining term of this council. Such potential committees to include the establishment of a Wellington and district based consultative body. That once the workshop is held, a report be presented to the next available council meeting proposing the adoption of agreed terms of reference for, and the subsequent implementation of these committees for this term of Council. 			
<p>Completed:</p> <ul style="list-style-type: none"> Implementation of Community Committees completed in July 2022, including a Wellington Town Committee which met in September 2022 (next meeting December 2022). Ongoing requirements include arranging meetings and preparation of agendas, business papers and minutes. 			
CCL22/36 - 2022 Federal Election Funding Opportunities for Candidates Chief Executive Officer	Ordinary Council Meeting 24/02/2022	Councillor Black	ID22/289
<p>That the Chief Executive Officer prepare an report for the March Ordinary meeting of Council for distribution to all candidates for the seats of Parkes and Calare in the 2022 federal election, detailing projects and other funding needs and opportunities across the LGA (ie a Dubbo bypass/ring road, Wheelers Lane road rehabilitation works – Myall St to railway line section, Wellington road network in general, Wellington showground upgrades, and Bodangora aerodrome upgrades).</p>			
<p>Completed:</p> <ul style="list-style-type: none"> Report presented to the March 2022 Ordinary meeting of Council where it was resolved “that the information contained within the report be distributed to all candidates for the seats of Parkes and Calare in the upcoming 2022 federal election”. Accordingly, letters were sent in May 2022. 			
CCL22/31 - Management Options of Council's Aquatic Leisure Centres Director Operational Performance	Ordinary Council Meeting 24/02/2022	Councillor Chowdhury	ID22/289
<ol style="list-style-type: none"> That the Chief Executive Officer provide to the June 2022 Council meeting a report addressing ongoing management options of Council’s Aquatic Leisure Centres. 			

<p>2. That the report examine a range of factors including but not limited to:</p> <ul style="list-style-type: none"> • The advantages and disadvantages of in-house management and external (contract) management; • Financial analysis of each option (including projected one off and ongoing finance implications); • Analysis of historical (5 years) financial and attendance performance; • Analysis of any available benchmarking.
<p>Completed: Report to Council meeting 23 June 2022 (CCL22/149)</p>

<p>CCL22/32 - Renaming Dubbo City Regional Airport</p> <p>Director Operational Performance</p>	<p>Ordinary Council Meeting 24/02/2022</p>	<p>Councillor Ivey</p>	<p>ID22/289 - DOP</p>
<p>1. That the official name of the Council's airport be changed from "Dubbo City Regional Airport" to "Dubbo Regional Airport".</p> <p>2. That it be noted that this is estimated by staff to cost approximately \$50,000 to change external and internal signage as well as uniforms and other branded assets.</p> <p>3. That the cost of the name change be funded at the March quarterly budget review from the Airport function.</p>			
<p>In Progress:</p> <ul style="list-style-type: none"> • All documents, stationary, and airport forms have been rebranded • The Website and social media accounts (Facebook, Twitter and Instagram) have been updated • 50% of staff uniforms now have the new Dubbo Regional Airport branding • All laminated internal terminal signage has been updated • SignVision has been awarded the contract for major signage works – planned completion is December 2022 			

<p>CCL22/34 - Service Review Program for Council's Businesses and Operations</p> <p>Director Operational Performance</p>	<p>Ordinary Council Meeting 24/02/2022</p>	<p>Councillor Mahon</p>	<p>ID22/289</p>
<p>1. That the Chief Executive Officer provide a report to the March 2022 Council meeting that provides the priority list of Council functions and business units that shall be the subject of a service review program over a 24 month period.</p> <p>2. That the service review program be provided to the Audit and Risk Management Committee for review and subsequent endorsement.</p>			

Completed: Report to Council meeting 24 March 2022 (CCL22/64)			
CCL22/35 - Dubbo Regional Livestock Markets Director Operational Performance	Ordinary Council Meeting 24/02/2022	Councillor Gough	ID22/289
<p>1. That the Chief Executive Officer provide to the April 2022 Council meeting a confidential report regarding the business structure as it relates to licenses, leases, agreements and arrangements of the Dubbo Regional Livestock Markets.</p> <p>2. That the report include, but not be limited to:</p> <ul style="list-style-type: none"> • Summary of the business structure, financial performance and economic contribution; • The current structure of licenses, leases and related operating agreements; • Independent legal advice regarding regulatory and legal compliance of the current business structure and related agreements/arrangements; • Independent legal advice regarding potential opportunity to strengthen regulatory and legal compliance of related agreements/arrangements, and address any identified corporate risks to Council. 			
Completed: Confidential Report 28 April 2022: Dubbo Regional Livestock Markets - Business Structure Review (CCL22/104)			
CCL22/87 - Release of Residential Land Director Operational Performance	Ordinary Council Meeting 28/04/2022	Councillor Chowdhury	ID22/729
That the CEO be requested to prepare a report for the June 2022 Council meeting, outlining current activity at Keswick Estate and implications of accelerating the current programmed release of land for residential Housing.			
Completed: Confidential Report to Council 23 June 2022 (CCL22/162)			
CCL22/88 - Council Meetings to be Held in Wellington for the Remainder of the Council Term Director Operational Performance	Ordinary Council Meeting 28/04/2022	Councillor Ivey	ID22/729

<p>1. That Council resolve to hold Ordinary Council meetings in Wellington on the following dates, commencing at 5.30 pm:</p> <ul style="list-style-type: none"> • 26 May 2022 • 22 September 2022 • 25 January 2023 (changed to 9 February) • 25 May 2023 • 24 August 2023 <p>2. That the dates for subsequent meetings to be held in Wellington be determined in October 2023.</p>
<p>In Progress: Chamber re-established May 2022 and September 2022 meetings held in Wellington as resolved.</p>

<p>CCL22/122 - Dashboard Reporting</p> <p>Director Operational Performance</p>	<p>Ordinary Council Meeting 26/05/2022</p>	<p>Councillor Mahon</p>	<p>ID22/996</p>
<p>That the Chief Executive Officer establish an effective mechanism of regular benchmarking reporting to Council on key facilities, major capital projects and strategic programs. The mechanism should be easy to interpret and utilise data that is already being collected for operational purposes.</p> <p>Such dashboard reporting could include as relevant:</p> <ul style="list-style-type: none"> • comparative period reporting of facility/service usage and engagement, • operational performance against budget, • benchmarking to other Councils, • high-level reasoning around positive or negative change in facility/service performance. 			
<p>In Progress: Finance dash board has been developed and was presented to Finance Committee meeting 15 November 2022.</p>			

<p>CCL22/237 - River Repair Bus</p>	<p>Ordinary Council Meeting 21/09/2022</p>	<p>Councillor Black</p>	<p>ID22/1975</p>
<p>1. That the Chief Executive Officer provide a report detailing how the work previously carried out by the 'River Repair Bus' organisation under council's previous funding arrangements is now being done, and the current costs to council for that work.</p>			

2. That options for re-funding the activity be outlined in the report.			
In progress Due to the recent flooding events and the River Repair Bus currently not undertaking work, this matter is still progressing.			
CCL22/9 - Development of a Multicultural Park at the Elizabeth Park Director Community Culture and Places	Ordinary Council Meeting 27/01/2022	Councillor Chowdhury	ID22/71
<ol style="list-style-type: none"> 1. That the CEO provide a report to Council identifying the feasibility of incorporating a multicultural park element into the Dubbo Elizabeth Park, or an alternative site, to recognise and celebrate the multicultural diversity of the Dubbo region. 2. That as part of the report the Elizabeth Park Master Plan 2011 be considered for review and updating to reflect the works completed and what is proposed 3. That the mother language monument promotes the preservation and protection of all languages. 			
In Progress: Moir Landscape Architects have been engaged to review the Elizabeth Park Master Plan and prepare concept designs for the multicultural park.			
CCL22/11 - Increased Policing for Wellington Director Community Culture and Places	Ordinary Council Meeting 27/01/2022	Councillor Gough	ID22/71
<ol style="list-style-type: none"> 1. That the CEO provide a report to Council on the potential opportunities to lobby the NSW State Government to increase the policing presence at Wellington to provide improved outcomes for the Wellington community, that may include 24 hour police presence. 2. That the report addresses the current policing arrangements for Wellington and identifying the concerns raised by the Wellington community of the existing arrangements and supported by relevant policing statistical evidence, including response time and criminal activity. 3. That Council lobby the state government for greater allocation of policing resources to the wellington community to address community concerns. 			
Completed: Earlier this year information was gained from Orana Mid-Western Command and local Police to report on the crime situation and need for a 24 hour police station in Wellington. Report to Council on the 24 March 2022 with a follow up meeting (21 April 2022) of council executives			

and Councillors who met with the Superintendent of the Orana Mid-Western Police District, a further submission had already been made to NSW State government for an increase in policing hours for Wellington.

CCL22/14 - Playground Strategy for Dubbo Director Community Culture and Places	Ordinary Council Meeting 27/01/2022	Councillor Wells	ID22/71
<ol style="list-style-type: none"> 1. That the CEO provide a report to Council identifying the current playground strategy for Dubbo Regional Council. 2. That as inclusions in the report the current number, type (e.g. playgrounds and fitness equipment) distribution, age and level (Regional, District or Local) of these facilities be identified as well as any future playgrounds that are proposed. 3. That any funding strategies or initiatives that can be implemented to ensure a more equitable and accessible spread of playgrounds across the local government area be addressed in the body of the report. 			
Completed: Report to Council meeting 24 February 2022.			

CCL22/180 - Disability Access and Inclusion Advisory Committee Director Community Culture and Places	Ordinary Council Meeting 28/07/2022	Councillor Wells	ID22/1478
That the Director Community Culture and Places provide to the August 2022 Council meeting a report on the proposed Disability Access and Inclusion Advisory Committee with Councillor representatives, and a draft Terms of Reference to be determined.			
In Progress: Report provided to Council meeting 26 August 2022 Council meeting. EOI for the Disability Access and Inclusion Advisory Committee need to be called – scheduled to go out week commencing 29 November 2022, this delay is due to staff shortages.			

CCL22/207 - Skilled Employee Shortage Director Community Culture and Places	Ordinary Council Meeting 25/08/2022	Councillor Chowdhury	ID22/1751
That, in light of the skilled employee shortage in our community, the Chief Executive Officer undertake a gap analysis on migrant support services available in the Dubbo Regional LGA and provide a subsequent report to the November 2022 Ordinary Meeting of Council. The report shall include a comparison with other comparable regional cities and how migrant support services are delivered and what support is available.			

In Progress:			
<ul style="list-style-type: none"> Report was made to Multicultural Advisory Committee on the 10 October 2022 stating local gap analysis Further Multicultural Advisory Committee meeting planned for the 28 November 2022 			
CCL22/236 - Update of Dubbo's City Wide Passive Open Space and Sporting Field Possible Locations	Ordinary Council Meeting 21/09/2022	Councillor Black	ID22/1975
Director Community Culture and Places			
<ol style="list-style-type: none"> 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. 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. 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. 			
In Progress:			
Draft master plan is due to be provided to Council on 11 November 2022. As part of the preparation of the master plan the base information for this report is being prepared by Moir Landscape Architects and will be provided for the December report alongside the draft master plan.			
CCL22/239 - Lighting Audit of Cameron Park, Wellington	Ordinary Council Meeting 21/09/2022	Councillor Gough	ID22/1975
Director Community Culture and Places			
<ol style="list-style-type: none"> That Council undertake a lighting audit of Cameron Park, Wellington, considering at a minimum public safety and opportunities to encourage greater pedestrian activity. That the results of the audit be reported to Council and that any infrastructure recommendations be considered in the adoption of the draft 2023/2024 Operational Plan and Budget. 			

In Progress: Council had a light audit report completed by EnergyServe in 2019. EnergyServe are currently reviewing the original light audit as there have been changes made since the original audit was completed and ensuring compliance against lighting standards and Safety By Design Principles.			
CCL22/10 - Beautification of Neighbourhood Shopping Precincts Director Infrastructure	Ordinary Council Meeting 27/01/2022	Councillor Etheridge	ID22/71
<ol style="list-style-type: none"> That the Chief Executive Officer be requested to provide a report to the February 2022 Ordinary Council meeting regarding the progress of the Beautification of Boundary Road Neighbourhood Shopping Area. That the Chief Executive Officer provide a report to the relevant Council 2022/2023 budget development workshop detailing plans and associated costs, to beautify the neighbourhood shopping strip clusters including, Tamworth Street, Victoria Street and Myall Street. 			
Completed: Report provided on the progress of this to Council meeting 24 February 2022 for notation.			
CCL22/13 - Water Smart Messaging Director Infrastructure	Ordinary Council Meeting 27/01/2022	Councillor Mahon	ID22/71
<ol style="list-style-type: none"> That the CEO provide arrange for the Water Restriction signage at the approaches to Dubbo and Wellington be removed. That a communications strategy be developed that addresses the need to effectively promote "water smart" information to the community. 			
Completed: Signage was removed in October 2022.			
CCL22/33 - Wellington CBD On-Street Parking Management Status Director Infrastructure	Ordinary Council Meeting 24/02/2022	Councillor Ivey	ID22/289
<ol style="list-style-type: none"> That the Chief Executive Officer provide a staff report outlining the history and status of a previously unfinished staff investigation and consultation with businesses regarding the on-street parking environment in the Wellington CBD. 			

<p>2. That the staff report to advise on the opportunities to progress the investigation following more recent and ongoing business concerns with long term parking adjacent to business premises.</p> <p>3. That the staff report to be presented back to Council in time for the April 2022 Ordinary Meeting of Council.</p>
<p>Completed: Report to Council meeting 23 June 2022.</p>

<p>CCL22/37 - Dubbo Regional Council Roads</p> <p>Director Infrastructure</p>	<p>Ordinary Council Meeting 24/02/2022</p>	<p>Councillor Black</p>	<p>ID22/289</p>
<p>1. That council notes community concerns about the state of roads in the Dubbo Regional LGA.</p> <p>2. That the Chief Executive Officer provide an interim report to the 24 March 2022 Ordinary Council Meeting outlining relevant information in regard to road maintenance and repair, including but not limited to:</p> <ul style="list-style-type: none"> • Current budget and comparison to other similar local government areas • Current schedule of repairs • Funding received from other levels of government • Rating system for assessing Dubbo Regional Council roads and the process of designating priority repairs, maintenance, and upgrades • Challenges unique to Dubbo Regional Council in road maintenance. <p>3. That the above report be considered at subsequent budget workshops and relevant Council meetings.</p>			
<p>Completed: Report to Council meeting 27 May 2022.</p>			

<p>CCL22/148 - Update to Dubbo Transportation Strategy Implementation</p> <p>Director Infrastructure</p>	<p>Ordinary Council Meeting 23/06/2022</p>	<p>Councillor Wright</p>	<p>ID22/1190</p>
<p>That the Chief Executive Officer provide a report to the September Ordinary Council meeting providing an update on the implementation of the Dubbo Transportation Strategy.</p>			
<p>Completed: Report to Council meeting 24 November 2022.</p>			

CCL22/15 - Housing Director Development and Environment	Ordinary Council Meeting 27/01/2022	Councillor Wright	ID22/71
<ol style="list-style-type: none"> 1. That Council acknowledges the significance of the continued supply of affordable residential housing to our Region and the issues facing the timely supply of housing. 2. That the CEO be requested to provide a report to the April 2022 ordinary meeting of council advising councillors on: <ol style="list-style-type: none"> a. The actions and activities of the NSW State Government Housing Supply Taskforce. b. The actions Council is currently undertaking to address the supply of housing in Dubbo. c. The general state of the housing market in the Dubbo Local Government Area including an overview of activity of particular housing types and particularly shortages of certain housing types. d. The business strategy for the development and release of land at the Keswick Estate. e. Any Council led initiatives that could address any shortages of particular housing types. 3. That staff coordinate a meeting with Councillors and stakeholders such as REINSW and the Builders Group. 			
Completed: Report to Council meeting 28 April 2022. Stemming from this there have been further reports presented to council, being Council meeting 23 June 2022 (Dubbo Regional Housing Roadmap), and 24 November 2022 Dubbo Regional Housing Roadmap – Progress Report. Staff have also been holding quarterly Housing Reference Group meetings with representatives of REINSW, the Builders Group and other relevant stakeholders.			
CCL22/147 - Exploring Options for the NSW Destination Charging Grant Director Development and Environment	Ordinary Council Meeting 23/06/2022	Councillor Ivey	ID22/1190
That the CEO provide a report to the July Ordinary Council meeting detailing Council sites most suitable for installation of electric vehicle chargers per the NSW Destination Charging Grant offer and seeking approval to apply to the NSW Government Grant for funding assistance to install chargers at those recommended sites.			
Completed: Report to Confidential Council meeting 28 July 2022, grant funding applied for and council were successful for two sites in Wellington being the Wellington Caves and Wellington library, and these are due to be installed in the next few months.			



DUBBO REGIONAL
COUNCIL

REPORT: 2021/2022 Annual Report (including Statutory Reporting)

DIVISION: Strategy, Partnerships and Engagement
REPORT DATE: 2 November 2022
TRIM REFERENCE: ID22/2320

EXECUTIVE SUMMARY

Purpose	Seek endorsement	
Issue	<ul style="list-style-type: none"> This report is the covering report to the 2021/2022 Annual Report. 	
Reasoning	<ul style="list-style-type: none"> An Annual Report is required under the reporting obligation of the Local Government Act 1993 and the Local Government (General) Regulation 2021. 	
Financial Implications	Budget Area	Strategic, Partnerships and Investment
	Funding Source	Operational budget
	Proposed Cost	\$5,395
	Ongoing Costs	Not required
Policy Implications	Policy Title	There are no policy implications arising from this report
	Impact on 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: 4.1 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

1. That the 2021/2022 Annual Report, as provided under separate, be endorsed.
2. That the 2021/2022 Annual Report be forwarded to the Office of Local Government.
3. That the 2021/2022 Annual Report be published on Council's website.

Murray Wood
Chief Executive Officer

NC
Director Strategy,
Partnerships and
Engagement

BACKGROUND

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

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

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

REPORT

The 2021/2022 Annual Report provides a summary of the Delivery Program and Operational Plan actions including status and commentary. The Annual Report also includes a copy of Council's Audit Financial Statements for 2021/2022 adopted by Council at its Ordinary Meeting held 27 September 2022 and an overview of the major projects and services to the community delivered throughout 2021/2022.

2021/2022 was a year impacted by many challenges including the Coronavirus (COVID-19) pandemic and adverse weather conditions. Despite these challenges Council reported the following progress on the 2018-2022 Delivery Program including the final Operational Plan of the adopted program.

- 87.3% of actions are completed;
- 10.2% of actions are tracking to meet the target result;
- 1.2% of actions are not tracking due to an issue;
- 0% actions are not due to start;
- 1.2% of actions are cancelled/deferred.

Highlights from the 2021-2022 Annual Report include, but are not limited to:

- A new Council, 10 newly elected councillors;
- Strategic priorities of Council;
- Executive Leadership Team, new direction and priorities;
- Key focus areas for the organisation;
- Building partnerships and community challenges;
- Ensuring a financial sustainable future.

Consultation

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

Resourcing Implications

- Production of the content for the Annual Report was undertaken in-house.
- Due to internal resource availability graphic design services were contracted out to a local business.
- It is anticipated that content production and graphic design services will both be delivered in-house for future annual reports.

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	5,395	0	0	0	0	0
c. Operating budget impact (a – b)	-5,395	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-5,395	0	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	Strategic Partnerships and Investment, Operational budget					

Table 1. Ongoing Financial Implications

Timeframe

Key Date	Explanation
Week following Ordinary Council Meeting	Media Release: Outcomes of the November Ordinary Council Meeting
No later than 30 November 2022	2021/2022 Annual Report posted on website, Office of Local Government Notified Social media post notifying of the 2021/2022 Annual Report available to community
7 December 2022	Print advisement notifying of 2021/2022 Annual Report available to community Advertisement notifying of 2021/2022 Annual Report available to community via Council's social media channels A hard copy of the 2021/2022 Annual Report will be made available at the Macquarie Regional Library (Dubbo and Wellington) for reading.



DUBBO REGIONAL
COUNCIL

REPORT: Questions on Notice - Councillor Shibli Chowdhury

DIVISION: Elected Members
REPORT DATE: 14 November 2022
TRIM REFERENCE: ID22/2383

QUESTION ON NOTICE

Council has received the following Questions on Notice from Councillor S Chowdhury. The questions are submitted below for the information of Councillors.

Councillor S Chowdhury:

1. Do Council consider for planning future development to include footpaths / walkways for residents?

Response:

In consideration of developments incorporation of footpaths and walkways, the following is considered relevant:

Community Strategic Plan

The *towards 2040 Community Strategic Plan*, identifies the community's main priorities and aspirations for the future. The Plan addresses the challenges the community is facing and sets out actions to achieve set goals. The action specifically related to *footpath / walkway* infrastructure is as follows:

- A network of cycle ways and pedestrian facilities is provided and maintained.

Pedestrian Access and Mobility Plan and Bicycle Plan

In support of this, Council is currently reviewing the Pedestrian Access and Mobility Plan (PAMP) and a Bicycle Plan. The purpose of the PAMP and Bicycle Plan for Dubbo is to strategically plan for walking and cycling as the Local Government Area (LGA) grows and develops. This is done by assessing the existing walking and cycling network, assessing the status of the projects that were proposed in previous Plans, and recommending infrastructure improvements to deliver safe and accessible walking and cycling networks that support active travel across the Dubbo community.

Dubbo Development Control Plan 2013

A Development Application for a residential subdivision, must address Section 2.1.3 of the Dubbo Development Control Plan 2013. Element 6 of this Section specifically relates to pedestrian and cycle links and has the following overriding objective:

Objective

- *To encourage walking and cycling by providing safe and convenient movement networks to points of attraction and beyond the development.*

This objective is addressed against:

- DRC Open Space Masterplan 2018 - Consideration is given to connectivity with the wider pedestrian and cycling network.
- Collector streets on which there is access to lots are provided with a separate path on each side clear of the carriageway pavement.
- The residential street and path network provides a network of pedestrian and cyclist routes, with connections to adjoining streets, open spaces and activity centres – dependant upon users, local activity, open space networks, public transport and topographical features.

2. Have Council considered installing appropriate amenities for Blackbutt rest area for truck drivers and tourists?

Response:

In October 2021, Council were approached by TfNSW regarding the rest stop located on the Newell Highway near Blackbutt Road, Dubbo. This rest stop is referred to as the Zoo Information Bay Rest Stop by TfNSW. TfNSW were seeking Council's comment on whether Council were amenable for TfNSW to take over the truck stop and formalise it as a TfNSW rest area.

In January 2022, Council were formally approached by TfNSW to have ownership and maintenance responsibility for the rest facility known as Zoo Information Bay Rest Stop.

The site is equipped water, due to the COVID testing site being established at this location, and Council agreed for the rest stop to be in the ownership of TfNSW given it is located within the Newell Highway road reserve and the rest area predominately services long haul truck drivers and travellers.

At the Regional Freight Forum held in Dubbo on Friday 28 October 2022, heavy vehicle rest area improvements within the Dubbo area were mentioned with three potential locations identified. These locations are Bourke Street, the Zoo information bay and Brocklehurst.

The development of this site as a rest area is with TfNSW to develop and implement rather than a Council function to provide rest areas for the freight industry. The focus is on the freight transport sector rather than tourists as it is hoped tourists would come in to the urban area and utilise more facilities and businesses.

3. *What is Council doing to in the lead up to Christmas to support our small businesses by encouraging our community to shop and eat local?*

Response:

Currently council are working on fine tuning a few campaigns and a program for the lead up to Christmas and the Summer Holidays that is about to be delivered; as follows:

Shop Local This Christmas - Nov 7- Dec 24

- Supported with City CBD Flags in Dubbo and Wellington, Radio, TV, print and social media.
- A small burst of this campaign will be angled to stay local for BLACK FRIDAY and CYBER MONDAY (Nov 23-28).

Summer Campaign - Dec 24-22 - Feb 28-23

This will encompass the Where we LIVE, EAT, PLAY, SHOP headings from our Guides, supporting our partnerships.

- This will also coincide with metro market Great Big Adventure Pass campaign.
- The continued support of reshares from events team, DRTCC, WPCC etc.

Summer Campaign will encompass TIME TO SMILE TVC Campaign on socials, and TV Jan 12

- Feb 1 (capture the back to school spend)
- Eastern division - Thursday 26 January 2023
- Western division - Thursday 2 February 2023

GREAT BIG ADVENTURE PASS - Dec 1-22 - 28 Feb-23

- New TVC promoting the GREAT BIG ADVENTURE PASS
- TV and Radio in Sydney, Canberra, Newcastle and Wollongong
- Promoting staying longer and supporting Visitor Guide partnerships and the directory.

RECOMMENDATION

That the information contained in this report be noted.

SC
Councillor