



# AGENDA

## ORDINARY COUNCIL MEETING

### 9 FEBRUARY 2023

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

The meeting is scheduled to commence at 5.30pm.

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#### 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".

Page

**CCL23/1 LEAVE OF ABSENCE (ID23/17)**

**CCL23/2 CONFLICT OF INTEREST (ID23/18)**

**CCL23/3 PUBLIC FORUM (ID23/19)**

**CCL23/4 CONFIRMATION OF MINUTES (ID23/20)**

Confirmation of the minutes of the proceedings of the Ordinary Meeting of Council held 8 December 2022.

6

#### INFORMATION ONLY MATTERS:

**CCL23/5 EXERCISE OF THE MAYOR'S FUNCTION UNDER S226(D) OF THE LOCAL GOVERNMENT ACT 1993 RELATING TO AIRPORT SECURITY SCREENING (ID23/16)**

The Council had before it the report dated 6 January 2023 from the Manager Dubbo Regional Airport regarding Exercise of the Mayor's function under s226(d) of the Local Government Act 1993 relating to Airport Security Screening.

27

<b>CCL23/6</b>	<b>MAYORAL APPOINTMENTS AND MEETINGS (ID23/104)</b> The Council had before it the report dated 23 January 2023 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.	30
<b>CCL23/7</b>	<b>BUILDING SUMMARY - DECEMBER 2022 AND JANUARY 2023 (ID23/46)</b> The Council had before it the report dated 31 January 2023 from the Director Development and Environment regarding Building Summary - December 2022 and January 2023.	38
<b>CCL23/8</b>	<b>INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - DECEMBER 2022 (ID23/114)</b> The Council had before it the report dated 1 February 2023 from the Chief Financial Officer regarding Investment Under Section 625 of the Local Government Act - December 2022.	61
<b>CCL23/9</b>	<b>INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - JANUARY 2023 (ID23/120)</b> The Council had before it the report dated 1 February 2023 from the Chief Financial Officer regarding Investment Under Section 625 of the Local Government Act - January 2023.	68
 <b>MATTERS CONSIDERED BY COMMITTEES:</b>		
<b>CCL23/10</b>	<b>REPORT OF THE AQUATICS WORKING PARTY - MEETING 16 JANUARY 2023 (ID23/175)</b> The Council had before it the report of the Aquatics Working Party meeting held 16 January 2023.	76
 <b>NOTICES OF MOTION:</b>		
<b>CCL23/11</b>	<b>DONATIONS OF PARK BENCHES (ID23/51)</b> Council had before it a Notice of Motion dated 13 January 2023 from Councillor J Gough regarding the Donations of Park Benches.	79
<b>CCL23/12</b>	<b>MOTION FOR NATIONAL LOCAL GOVERNMENT CONFERENCE (ID23/52)</b> Council had before it a Notice of Motion dated 13 January 2023 from Councillor S Chowdhury regarding the Motion for National Local Government Conference.	82

**REPORTS FROM STAFF:**

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| <b>CCL23/13</b> | <b>AMENDMENTS TO THE DUBBO DEVELOPMENT CONTROL PLAN 2013 AND WELLINGTON DEVELOPMENT CONTROL PLAN 2013 - PROVISIONS FOR OUTBUILDINGS, SHEDS AND GARAGES (ID23/50)</b>  | 84  |
|                 | The Council had before it the report dated 25 January 2023 from the Team Leader Growth Planning Projects regarding Amendments to the Dubbo Development Control Plan 2013 and Wellington Development Control Plan 2013 - Provisions for Outbuildings, Sheds and Garages. |     |
| <b>CCL23/14</b> | <b>DRAFT COUNCIL RELATED DEVELOPMENT APPLICATION CONFLICT OF INTEREST POLICY (ID23/3)</b>   | 95  |
|                 | The Council had before it the report dated 25 January 2023 from the Manager Building and Development Services regarding Draft Council Related Development Application Conflict of Interest Policy.  |     |
| <b>CCL23/15</b> | <b>PLANNING PROPOSAL R22-005 - 13L NARROMINE ROAD, DUBBO - PROPOSED AMENDMENTS TO LAND USE ZONE AND MINIMUM LOT SIZE (ID22/2258)</b>  | 107 |
|                 | The Council had before it the report dated 23 January 2023 from the Growth Planner regarding Planning Proposal R22-005 - 13L Narromine Road, Dubbo - Proposed Amendments to Land Use Zone and Minimum Lot Size.   |     |
| <b>CCL23/16</b> | <b>2023 NSW TOUCH FOOTBALL JUNIOR STATE CUP DUBBO (ID22/2575)</b>   | 184 |
|                 | The Council had before it the report dated 5 December 2022 from the Senior Traffic Engineer regarding 2023 NSW Touch Football Junior State Cup Dubbo.   |     |
| <b>CCL23/17</b> | <b>2023 WELLINGTON VINTAGE FAIR STREET PARADE (ID22/2577)</b>   | 190 |
|                 | The Council had before it the report dated 5 December 2022 from the Senior Traffic Engineer regarding 2023 Wellington Vintage Fair Street Parade.   |     |
| <b>CCL23/18</b> | <b>WATER AND SEWER FEE HARMONISATION (ID23/26)</b>  | 195 |
|                 | The Council had before it the report dated 9 January 2023 from the Chief Financial Officer regarding Water and Sewer Fee Harmonisation.   |     |

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| <b>CCL23/19</b> | <b>LOCAL GOVERNMENT ELECTIONS 2024 TO BE RUN BY NSW ELECTORAL COMMISSION (ID22/2504)</b><br>The Council had before it the report dated 30 November 2022 from the Manager Corporate Governance regarding Local Government Elections 2024 to be run by NSW Electoral Commission.          | 204 |
| <b>CCL23/20</b> | <b>PROPOSED ROAD CLOSURES - ROAD CORRIDORS ADJACENT TO DUBBO REGIONAL AIRPORT (ID22/2622)</b><br>The Council had before it the report dated 13 December 2022 from the Manager Commercial Strategy regarding Proposed Road Closures - Road Corridors Adjacent to Dubbo Regional Airport. | 210 |
| <b>CCL23/21</b> | <b>LOCAL GOVERNMENT DISASTER RECOVERY GRANT (ID23/80)</b><br>The Council had before it the report dated 18 January 2023 from the Emergency and Risk Management Officer regarding Local Government Disaster Recovery Grant.  | 215 |
| <b>CCL23/22</b> | <b>QUESTIONS ON NOTICE - COUNCILLOR SHIBLI CHOWDHURY (ID23/115)</b><br>The Council had before it the report dated 27 January 2023 from the Councillor regarding Questions on Notice - Councillor Shibli Chowdhury.  | 219 |
| <b>CCL23/23</b> | <b>COMMENTS AND MATTERS OF URGENCY (ID23/21)</b>  |     |

**CONFIDENTIAL**

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| <b>CCL23/24</b> | <b>CORPORATE PARTNERSHIP PROGRAM - EVENT ATTRACTION - EXPRESSIONS OF INTEREST (ID22/2625)</b><br>The Council had before it the report dated 16 December 2022 from the Events and Partnerships Team Leader regarding Corporate Partnership Program - Event Attraction - Expressions of Interest.<br><br><i>In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council (Section 10A(2)(d)(ii)).</i> |  |
|-----------------|---|--|

**CCL23/25      FINANCIAL      CONTRIBUTION      TOWARDS      ELECTRICAL  
INFRASTRUCTURE UPGRADES AT THE PROPERTY PREVIOUSLY  
KNOWN AS DUBBO CITY HOLIDAY PARK (ID22/2385)**

The Council had before it the report dated 15 November 2022 from the Manager Property and Land Development regarding Financial contribution towards electrical infrastructure upgrades at the property previously known as Dubbo City Holiday Park.

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

**CCL23/26      TENDER FOR PURCHASE POWER AGREEMENT – LARGE  
ELECTRICITY SITES (ID22/2430)**

The Council had before it the report dated 17 November 2022 from the Manager Procurement regarding Tender for Purchase Power Agreement – Large Electricity Sites.

*In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: commercial information of a confidential nature that would if disclosed, confer a commercial advantage on a competitor of the Council (Section 10A(2)(d)(ii)).*



## Confirmation of Minutes

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 8 December 2022.

### RECOMMENDATION

That the minutes of the proceedings of Dubbo Regional Council at the Ordinary Council meeting held on 8 December 2022 comprising pages 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 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 - 08/12/2022



## REPORT ORDINARY COUNCIL MEETING 8 DECEMBER 2022

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

**ALSO IN ATTENDANCE:**

The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Team Leader, the Governance Officer, the Director Strategy, Partnerships and Engagement, the Communications Services Team Leader, the Chief Information Officer, the Director Development and Environment, the Manager Growth Planning, the Director Infrastructure, the Manager Fleet and Depot Services, the Director Community, Culture and Places, the Manager Recreation and Open Space and the Events and Partnerships Team Leader.

Councillor M Dickerson assumed the Chair of the meeting.

The proceedings of the meeting commenced at 5.30 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 welcome to country was given by Councillor L Burns.

**CCL22/307 LEAVE OF ABSENCE (ID22/2484)**

There were no leave of absence received.

**CCL22/308 CONFLICT OF INTEREST (ID22/2485)**

The following conflicts of interest were declared:

- Director Community, Culture and Places – non-pecuniary, less than significant interest in CCL22/311
- Councillor M Wright – non-pecuniary, less than significant interest in CCL22/323
- Councillor J Black - non-pecuniary, less than significant interest in CCL22/323

**CCL22/309 PUBLIC FORUM (ID22/2486)**

There were no speakers in public forum.

ORDINARY COUNCIL MEETING - 8 DECEMBER 2022  
REPORT**CCL22/310 CONFIRMATION OF MINUTES (ID22/2487)**

Confirmation of the minutes of the proceedings of the Ordinary Council and Committee of the Whole meeting held on 24 November 2022.

**RECOMMENDATION**

That the minutes of the proceedings of Dubbo Regional Council at the Ordinary meeting held on 24 November 2022 comprising pages as per the Attachments report provided under separate cover and Committee of the Whole held 24 November 2022 comprising pages as per the Attachments report provided under separate cover be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

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

**Against:** Nil

**MAYORAL MINUTE:****CCL22/311 EXPRESSION OF INTEREST THE GREENS UPDATE (ID22/2547)**

The Council had before it the Mayoral Minute regarding Expression of Interest The Greens Update.

Moved by Councillor M Dickerson

**MOTION**

1. That members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerns commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.
2. That Council determine the successful business/organisation from the Expression of Interest submissions for a Licence Agreement for 74 Wingewarra Street – The Greens.
3. That consideration of this item be deferred to the end of the meeting to be considered with other confidential items at the December 2022 meeting.
4. That it be made public which business/organisation is successful and the amount they will be paying for the use of 74 Wingewarra Street – The Greens.

**CARRIED**

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

**Against:** Nil

ORDINARY COUNCIL MEETING - 8 DECEMBER 2022  
REPORT

## INFORMATION ONLY MATTERS:

**CCL22/312 MAYORAL APPOINTMENTS AND MEETINGS (ID22/2482)**

The Council had before it the report dated 28 November 2022 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.

Moved by Councillor S Chowdhury and Councillor V Etheridge

**MOTION**

**That the information contained in the report be noted.**

**CARRIED**

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

**Against:** Nil

**CCL22/313 BUILDING SUMMARY - NOVEMBER 2022 (ID22/2439)**

The Council had before it the report dated 29 November 2022 from the Director Development and Environment regarding Building Summary - November 2022.

Moved by Councillor V Etheridge and seconded by Councillor M Wright

**MOTION**

**That the report of the Director Development and Environment, dated 30 November 2022, be noted.**

**CARRIED**

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

**Against:** Nil

**CCL22/314 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - NOVEMBER 2022 (ID22/2550)**

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

Moved by Councillor R Ivey and seconded by Councillor S Chowdhury

**MOTION**

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

ORDINARY COUNCIL MEETING - 8 DECEMBER 2022  
REPORT**CARRIED**

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

**Against:** Nil

**MATTERS CONSIDERED BY COMMITTEES:****CCL22/315 REPORT OF THE RECONCILIATION ACTION PLAN WORKING GROUP - MEETING 22 NOVEMBER 2022 (ID22/2551)**

The Council had before it the report of the Reconciliation Action Plan Working Group meeting held 22 November 2022.

Moved by Councillor L Burns and seconded by Councillor P Wells

**MOTION**

**That the report of the Reconciliation Action Plan Working Group meeting held on 22 November 2022, be noted.**

**CARRIED**

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

**Against:** Nil

**CCL22/316 REPORT OF THE MULTICULTURAL ADVISORY COMMITTEE - MEETING 28 NOVEMBER 2022 (ID22/2562)**

The Council had before it the report of the Multicultural Advisory Committee meeting held 28 November 2022.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells

**MOTION**

**That the report of the Multicultural Advisory Committee meeting held on 28 November 2022, be noted.**

**CARRIED**

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

**Against:** Nil

ORDINARY COUNCIL MEETING - 8 DECEMBER 2022  
REPORT**CCL22/317 REPORT OF THE SPARC COMMITTEE - MEETING 21 NOVEMBER 2022  
(ID22/2564)**

The Council had before it the report of the SPARC Committee meeting held 21 November 2022.

Moved by Councillor M Wright and seconded by Councillor J Black

**MOTION**

**That the report of the SPARC Committee meeting held on 21 November 2022, be noted.**

**CARRIED**

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

**Against:** Nil

**REPORTS FROM STAFF:****CCL22/318 RENEWABLE ENERGY BENEFIT FRAMEWORK (ID22/2468)**

The Council had before it the report dated 28 November 2022 from the Manager Growth Planning regarding Renewable Energy Benefit Framework.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

**MOTION**

1. That Council endorse the Renewable Energy Benefit Framework provided here in Appendix 1.
2. That for the purposes of negotiating Planning Agreements with Solar and Wind Energy Farms that Council requires 1.5% of Capital Investment Value to be provided as community benefits in a Planning Agreement entered into with Council.
3. 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, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

**Against:** Nil

**CCL22/319 OPERATIONAL REVIEW OF THE DUBBO REGIONAL LOCAL ENVIRONMENTAL  
PLAN 2022 (ID22/2144)**

The Council had before it the report dated 28 November 2022 from the Manager Growth Planning regarding Operational Review of the Dubbo Regional Local Environmental Plan 2022.

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

Moved by Councillor J Black and seconded by Councillor J Gough

**MOTION**

1. That a draft Planning Proposal for the Operational Review of the Dubbo Regional Local Environmental Plan 2022 be prepared in accordance with the information contained in this report.
2. That Operational Review Amendment Criteria be prepared in accordance with the information contained in this report.
3. That an Engagement Plan be prepared for the Operational Review of the Dubbo Regional Local Environmental Plan 2022.
4. That a report in respect of the items above be provided to Council for consideration at the April 2023 Council Meeting.

**CARRIED**

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

**Against:** Nil

**CCL22/320 ZERO EMISSIONS FLEET STRATEGY AND IMPLEMENTATION PLAN (ID22/2541)**

The Council had before it the report dated 1 December 2022 from the Organisational Sustainability Coordinator regarding Zero Emissions Fleet Strategy and Implementation Plan.

Moved by Councillor J Black and seconded by Councillor S Chowdhury

**MOTION**

1. That Council adopt the Zero Emissions Fleet Strategy and Implementation Plan (attached in Appendix 1).
2. That an advertisement be placed in local media advising of Council's adoption of the Zero Emissions Fleet Strategy and Implementation Plan.

**CARRIED**

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

**Against:** Nil

**CCL22/321 LIGHTING AUDIT OF CAMERON PARK, WELLINGTON (ID22/2433)**

The Council had before it the report dated 17 November 2022 from the Manager Recreation and Open Space regarding Lighting Audit of Cameron Park, Wellington.

Moved by Councillor J Gough and seconded by Councillor P Wells

**MOTION**

**ORDINARY COUNCIL MEETING - 8 DECEMBER 2022  
REPORT**

**That Council consider an upgraded lighting system for Cameron Park, Wellington as part of the development of the draft 2023/2024 Budget and Operational Plan via the capital works prioritisation process.**

**CARRIED**

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

**Against:** Nil

**CCL22/322 DRAFT WELLINGTON STREET TREE MASTERPLAN (ID22/2386)**

The Council had before it the report dated 15 November 2022 from the Manager Recreation and Open Space regarding Draft Wellington Street Tree Masterplan.

Moved by Councillor J Gough and seconded by Councillor V Etheridge

**MOTION**

1. **That the Wellington Street Tree Masterplan be publicly exhibited for a minimum of 28 days seeking input from the community in the finalisation of the masterplan.**
2. **That following the public exhibition of the Wellington Street Tree Masterplan that any comments are considered and, as deemed appropriated, incorporated into the document.**
3. **That the final draft Wellington Street Tree Masterplan be submitted back to Council for final consideration and adoption.**

**CARRIED**

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

**Against:** Nil

**CCL22/323 DRAFT MACQUARIE RIVER MASTERPLAN (NORTH AND SOUTH PRECINCTS)  
(ID22/2467)**

The Council had before it the report dated 23 November 2022 from the Manager Recreation and Open Space regarding Draft Macquarie River Masterplan (North and South Precincts).

Moved by Councillor M Wright and seconded by Councillor V Etheridge

**MOTION**

1. **That this report be noted.**
2. **That the draft Macquarie River Masterplan (North and South Precincts) be placed on public exhibition from 12 December 2022 to 17 February 2023 to enable the community to make comment.**
3. **That following the public exhibition period that a report be provided back to Council with a finalised Macquarie River Masterplan (North and South Precincts) for consideration at the march 2023 Ordinary Meeting of Council.**

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

## CARRIED

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

**Against:** Nil

*Councillor M Wright declared a non-pecuniary, less than significant interest in the matter now before the Council and remained in the room during the Council's consideration of this matter. The reason for such interest is that Councillor M Wright owns a property in Regand Park but it does not adjoin or overlook the subject land and therefore will not affect his decision making on this item.*

*Councillor J Black declared a non-pecuniary, less than significant interest in the matter now before the Council and remained in the room during the Council's consideration of this matter. The reason for such interest is that Councillor J Black owns a rental property in North Dubbo but it does not adjoin the riverbank ovals and therefore will not affect his decision making on this item.*

**CCL22/324    MACQUARIE REGIONAL LIBRARY PERFORMANCE REPORT - JULY 2022 TO SEPTEMBER 2022 (ID22/2168)**

The Council had before it the report dated 19 October 2022 from the Manager Macquarie Regional Library regarding Macquarie Regional Library Performance Report - July 2022 to September 2022.

Moved by Councillor J Gough and seconded by Councillor V Etheridge

**MOTION**

**That the Macquarie Regional Library Quarterly Performance Report for July 2022 to September 2022 be noted.**

**CARRIED**

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

**Against:** Nil

**CCL22/325    DUBBO REGIONAL COUNCIL - ALCOHOL FREE ZONES - REINSTATEMENT FOR 2023 (ID22/2498)**

The Council had before it the report dated 28 November 2022 from the Manager Community Services regarding Dubbo Regional Council - Alcohol Free Zones - Reinstatement for 2023.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

**MOTION**

- 1. That the proposed alcohol free zones to cover public roadways, footpaths and car parks as detailed in Appendix 1 attached to the report of Manager Community**

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

Services dated 25 November 2022 be adopted.

2. That the period of operation of the alcohol free zones in item 1 above be from 1 February 2023 to 31 January 2027, 24 hours per day.
3. That an agreement by Council to lease a section of public area for use as a restaurant under Section 125 of the Roads Act 1993 overrides the provisions of an alcohol free zone.

**CARRIED**

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

**Against:** Nil

**CCL22/326 AUSTRALIA DAY CIVIC EVENTS FOR 2023 (ID22/2549)**

The Council had before it the report dated 1 December 2022 from the Governance Team Leader regarding Australia Day Civic Events for 2023.

Moved by Councillor L Burns and seconded by Councillor P Wells

**MOTION**

1. That the proposed trial events be implemented for community celebrations to mark Australia Day 2023 in Dubbo and Wellington.
2. That council undertake community consultation following Australia Day events to gauge community feedback and expectations.
3. That a comprehensive plan following community consultation be developed and presented to council at a future meeting of Council.

**CARRIED**

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

**Against:** Nil

**CCL22/327 PURCHASE OF LAND FOR RURAL FIRE SERVICE (ID22/2434)**

The Council had before it the report dated 17 November 2022 from the Administration Officer regarding Purchase of Land for Rural Fire Service.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

**MOTION**

1. That Council undertake a subdivision of Lot 81 on DP750760 to create a new proposed lot as described within this report (New Lot).
2. That Council purchase the New Lot on behalf of NSW Rural Fire Service (RFS).
3. That the New Lot be maintained by the RFS at the RFS' cost.
4. That all costs incurred as part of the subdivision and purchase of the New Lot be the responsibility of the RFS.

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

5. Upon acquisition of the New Lot, that the New Lot be classified as 'Operational Land' in accordance with the *Local Government Act 1993 (NSW)*.
6. That all documents required to be signed as part of this report be executed under the Common Seal of Council.

## CARRIED

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

**Against:** Nil

**CCL22/328 QUESTIONS ON NOTICE - COUNCILLOR DAMIEN MAHON (ID22/2544)**

The Council had before it the report dated 1 December 2022 from the Councillor regarding Questions on Notice - Councillor Damien Mahon.

Moved by Councillor D Mahon and seconded by Councillor S Chowdhury

## MOTION

**That the information contained in this report be noted.**

## CARRIED

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

**Against:** Nil

**CCL22/329 COMMENTS AND MATTERS OF URGENCY (ID22/2488)**

There were no matters recorded under this clause.

## 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:

- CCL22/330 – Tender for Construction of Infrastructure Delivery Office Building – Hawthorn Street Depot Dubbo  
*(Section 10A(2)(d)(i)) - information that would, if disclosed, prejudice the commercial position of the person who supplied it.*
- CCL22/331 – Quotation for the Supply and Delivery of the Three Dual Control 6x4 Side Loading Green Waste Collection Trucks

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

*(Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposed to conduct) business.*

- CCL22/332 – Tender for the Troy Gully Sewer Pump Station Augmentation Works  
(Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposed to conduct) business.
- CCL22/333 – Tender for the Netball Courts Resurfacing Nita McGrath Complex  
(Section 10A(2)(d)(i)) - information that would, if disclosed, prejudice the commercial position of the person who supplied it.
- CCL22/334 – Tender for the Installation of Sports Lights on the John McGrath Fields  
(Section 10A(2)(d)(i)) - information that would, if disclosed, prejudice the commercial position of the person who supplied it.
- CCL22/335 – Expression of Interest – Corporate Partnership Program Event Attraction  
(Section 10A(2)(d)(i)) - information that would, if disclosed, prejudice the commercial position of the person who supplied it.
- CCL22/336 – Update on Investigations for the Creation of a Special Purpose Vehicle for Residential Development Operations  
(Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposed to conduct) business.
- CCL22/337 – Tender for the Construction of a 3D Concrete Amenities Building – Lions Park  
(Section 10A(2)(c)) - information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposed to conduct) business.
- CCL22/338 – Update Strategic Information Communication Technology (ICT) Risk Management  
(Section 10A(2)(f)) - closed to the public for the following reason: matters affecting the security of the Council, Councillors, Council Staff or Council Property
- CCL22/339 – Annual Performance Appraisal of the Chief Executive Officer  
(Section 10A(2)(a)) - is closed to the public for the following reason: personnel matters concerning particular individuals (other than Councillors)
- CCL22/311 – Expression of Interest The Greens Update – deferred from Open Council  
(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 juncture it was moved by Councillor S Chowdhury and seconded by Councillor J Gough that the Council resolves into Closed Session, the time being 6.52pm.

ORDINARY COUNCIL MEETING - 8 DECEMBER 2022  
REPORT**CCL22/330 TENDER FOR CONSTRUCTION OF INFRASTRUCTURE DELIVERY OFFICE  
BUILDING - HAWTHORN STREET DEPOT DUBBO (ID22/2156)**

The Council had before it the report dated 29 November 2022 from the Manager Major Projects regarding Tender for Construction of Infrastructure Delivery Office Building - Hawthorn Street Depot Dubbo.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**MOTION**

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

**CARRIED**

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

**MOTION**

1. That Council reject all tenders, on the basis that all tenders exceed the budget amount
2. That Council enter into negotiations with the two lowest cost conforming tenderers, with a view to reduce the costs of the constructions to meet budget expectations, as it is not considered that inviting fresh tenders will produce a favourable result.
3. That Council delegate to the CEO the authority to award the winning tender
4. That Council delegate the Chief Executive Officer to approve the extension options for this tender if required.
5. That Council delegate the Chief Executive Officer to approve variations to a contract relating to the tender subject to budget limitations.
6. That all documentation in relation to this matter remain confidential to Council.
7. That all documentation in relation to this matter be signed under the Common Seal of Council.

**CARRIED**

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

**Against:** Nil

ORDINARY COUNCIL MEETING - 8 DECEMBER 2022  
REPORT**CCL22/331 QUOTATION FOR THE SUPPLY AND DELIVERY OF THREE DUAL CONTROL 6X4  
SIDE LOADING GREEN WASTE COLLECTION TRUCKS (ID22/2574)**

The Council had before it the report dated 2 December 2022 from the Manager Fleet and Depot Services regarding Quotation for the Supply and Delivery of Three Dual Control 6x4 Side Loading Green Waste Collection Trucks.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**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 P Wells

**MOTION**

1. That the quotation from Superior Pak to supply three Volvo FE trucks fitted with Superior Pak compactor bodies for the purchase price of \$1,392,849 be approved.
2. That plant number 711, 712 and 2715 be sent to Pickles Auction for disposal.
3. That all documentation in relation to this matter remain confidential to Council.
4. That all documentation in relation to this matter be signed under the Common Seal of Council.

**CARRIED**

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

**Against:** Nil

**CCL22/332 TENDER FOR THE TROY GULLY SEWER PUMP STATION AUGMENTATION  
WORKS (ID22/2463)**

The Council had before it the report dated 22 November 2022 from the Capital Programs Coordinator regarding Tender for the Troy Gully Sewer Pump Station Augmentation Works.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**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**

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

**MOTION**

1. That SNG Engineering Pty Ltd be engaged for contract T22-002 - Construction of Upgrade Works for Troy Gully for the tendered amount of \$2,912,255.50 (incl GST).
2. That \$1,600,000 be moved from restricted assets and allocated to the project.
3. That all documentation in relation to this matter remain confidential to Council.
4. That all documentation in relation to this matter be signed under the Common Seal of Council.

**CARRIED**

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

**Against:** Nil

**CCL22/333 TENDER FOR THE NETBALL COURTS RESURFACING NITA MCGRATH COMPLEX (ID22/2415)**

The Council had before it the report dated 17 November 2022 from the Sporting Asset Coordinator regarding Tender for the Netball Courts Resurfacing Nita McGrath Complex.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**MOTION**

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

**CARRIED**

Moved by Councillor P Wells and seconded by Councillor S Chowdhury

**MOTION**

1. That the tenders received for the Netball Courts Resurfacing at Nita McGrath Complex be noted.
2. That Dubbo Regional Council engages L-Don Sporting Areas Pty Ltd for the resurfacing of netball courts at Nita McGrath Complex for the amount of \$432,184.00 including GST.
3. That Council delegate the Chief Executive Officer to approve variations to a contract relating to the tender subject to budget limitations or change of scope of works.
4. That all documentation in relation to this matter remain confidential to Council.
5. That all documentation in relation to this matter be signed under the Common Seal of Council.

**CARRIED**

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

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

**Against:** Nil

**CCL22/334 TENDER FOR THE INSTALLATION OF SPORTS LIGHTING ON THE JOHN MCGRATH FIELDS (ID22/2412)**

The Council had before it the report dated 15 November 2022 from the Sporting Asset Coordinator regarding Tender for the Installation of Sports Lighting on the John McGrath Fields.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**MOTION**

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

**CARRIED**

Moved by Councillor J Black and seconded by Councillor S Chowdhury

**MOTION**

1. That the tenders received for the John McGrath Sports Lights be noted.
2. That Dubbo Regional Council engages Haydjack Pty Ltd T/AS O'Brien Electrical Dubbo for John McGrath Sports Lights for the amount of \$710,083.00 including GST.
3. That Council delegate the Chief Executive Officer to approve variations to a contract relating to the tender subject to budget limitations or change of scope of works.
4. That all documentation in relation to this matter remain confidential to Council.
5. That all documentation in relation to this matter be signed under the Common Seal of Council.

**CARRIED**

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

**Against:** Nil

ORDINARY COUNCIL MEETING - 8 DECEMBER 2022  
REPORT**CCL22/335 EXPRESSION OF INTEREST - CORPORATE PARTNERSHIP PROGRAM - EVENT  
ATTRACTION (ID22/2478)**

The Council had before it the report dated 25 November 2022 from the Events and Partnerships Team Leader regarding Expression of Interest - Corporate Partnership Program - Event Attraction.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**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 commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council (Section 10A(2)(d)(ii)).

**CARRIED**

Moved by Councillor S Chowdhury and seconded by Councillor L Burns

**MOTION**

1. That Council note the progress of the Corporate Partnership Program to date.
2. That a further report be provided to Council following the closure of the Expression of Interest process.
3. That the documents and considerations in regard to this matter remain confidential to council.

**CARRIED**

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

**Against:**

**CCL22/336 UPDATE ON INVESTIGATIONS FOR THE CREATION OF A SPECIAL PURPOSE  
VEHICLE FOR RESIDENTIAL DEVELOPMENT OPERATIONS (ID22/2483)**

The Council had before it the report dated 28 November 2022 from the Manager Property and Land Development regarding Update on investigations for the creation of a special purpose vehicle for residential development operations.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**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**

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

Moved by Councillor R Ivey and seconded by Councillor S Chowdhury

**MOTION**

1. That the report of Manager Property and Land Development be noted.
2. That all matters within this report are kept confidential to Council.

**CARRIED**

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

**Against:** Nil

**CCL22/337 TENDER FOR THE CONSTRUCTION OF A 3D CONCRETE AMENITIES BUILDING - LIONS PARK (ID22/2499)**

The Council had before it the report dated 29 November 2022 from the Manager Procurement regarding Tender for the Construction of a 3D Concrete Amenities Building - Lions Park.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**MOTION**

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

**CARRIED**

Moved by Councillor M Wright and seconded by Councillor V Etheridge

**MOTION**

1. That Council reject all tenders, on the basis that all tenders exceed the budget amount
2. That Council enter into negotiations with the two conforming tenderers, with a view to reduce the costs of the constructions to meet budget expectations, as it is not considered that inviting fresh tenders will produce a favourable result.
3. That Council delegate to the CEO the authority to award the winning tender within the allocated budget.
4. That Council delegate the Chief Executive Officer to approve variations to a contract relating to the tender subject to budget limitations.
5. That all documentation in relation to this matter remain confidential to Council.

**CARRIED**

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

**Against:** Nil

ORDINARY COUNCIL MEETING - 8 DECEMBER 2022  
REPORT

**CCL22/338 UPDATE: STRATEGIC INFORMATION COMMUNICATION TECHNOLOGY (ICT) RISK MANAGEMENT (ID22/2497)**

The Council had before it the report dated 28 November 2022 from the Chief Information Officer regarding Update: Strategic Information Communication Technology (ICT) Risk Management.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**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 matters affecting the security of the Council, Councillors, Council Staff or Council Property (Section 10A(2)(f)).

**CARRIED**

Moved by Councillor D Mahon and seconded by Councillor P Wells

**MOTION**

That the report by the Chief Information Officer dated 8 December 2022 be noted.

**CARRIED**

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

**Against:** Nil

**CCL22/311 EXPRESSION OF INTEREST THE GREENS UPDATE (ID22/2547)**

The Council had before it the Mayoral Minute regarding Expression of Interest The Greens Update.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**MOTION**

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

**CARRIED**

Moved by Councillor M Wright and seconded by Councillor J Gough

**MOTION**

1. That based on the independent review of the EOI applications that Council enters into a sub-Licence Agreement with NSW Rugby Union for 74 Wingewarra Street, Dubbo (The Greens), for an annual sub licence fee of \$ \$31,460 (including gst) and all

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

operating costs with an estimated annual value of \$43,000 (including gst) 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 premises must be shared by successful applicant with existing licence holder Dubbo Film Makers who occupies a portion of the site.
5. That all applicants be notified of the outcome of the Expressions of Interest.
6. That the information contained within this report remain confidential to the Council.

CARRIED

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

**Against:** Nil

*The Director Community Culture and Places declared a non-pecuniary, less than significant interest in the matter now before the Council and remained in the room during the Council's consideration of this matter. The reason for such interest is that Director Community Culture and Places has 2 sons that participate in the NSW Rugby Programs and 2 children that play for St Johns Junior Rugby League.*

At this juncture the time being 8.19 pm, all staff left the room with the exception of the Manager Corporate Governance for the determination of the next item.

**CCL22/339 ANNUAL PERFORMANCE REVIEW OF THE CHIEF EXECUTIVE OFFICER  
(ID22/2548)**

The Council had before it the report dated 1 December 2022 from the Manager People Culture and Safety regarding Annual Performance Review of the Chief Executive Officer.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**MOTION**

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

CARRIED

Moved by Councillor R Ivey and seconded by Councillor V Etheridge

**MOTION**

## ORDINARY COUNCIL MEETING - 8 DECEMBER 2022

## REPORT

1. That this Council receive and endorse the CEO performance review report, and in doing so acknowledge and commend the CEO for the excellent leadership that he has demonstrated for Dubbo Regional Council, in the last 12 months.
2. That this Council recognise the input and support that the CEO has given to Councillors to fulfil their roles.
3. That Council recognise that the CEO embodies the organisational values, being Progressive, Sustainable, One Team, and Integrity.
4. That the CEO continue to develop the areas discussed during the performance appraisal.

## CARRIED

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

**Against:** Nil

The Open Session resumed at 8.37pm.

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

The meeting closed at 8.43 pm.

.....  
CHAIRPERSON



## REPORT: Exercise of the Mayor's function under s226(d) of the Local Government Act 1993 relating to Airport Security Screening

**DIVISION:** Organisational Performance  
**REPORT DATE:** 6 January 2023  
**TRIM REFERENCE:** ID23/16

### EXECUTIVE SUMMARY

<b>Purpose</b>	Seek endorsement and meet statutory requirements.	
<b>Issue</b>	<ul style="list-style-type: none"><li>Under s226(d) of the <i>Local Government Act 1993</i> (Act), the Mayor may exercise, in cases of necessity, "the policy-making functions of the governing body of the Council between meetings of Council".</li><li>On 9 January 2023, the Mayor exercised his powers under s226(d) of the Act, to endorse the Dead of Release for the current security screening provider of the Dubbo Regional Airport and to delegate authority to the Chief Executive Officer to enter into a contract with a new security screening provider, without a tender process, for a period of eighteen (18) months.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>The exercise of the Mayor's powers was deemed essential to ensure that the regular passenger transport services (RPT) from Dubbo Regional Airport would meet the regulatory operational requirements of screening services.</li><li>This matter met the exemption criteria in regards to tendering, under s55(3)(i) of the <i>Local Government Act 1993</i> (Act) a contract where, because of extenuating circumstances, remoteness of locality or the unavailability of competitive or reliable tenderers, a council decides by resolution (which states the reasons for the decision) that a satisfactory result would not be achieved by inviting tenders</li></ul>	
<b>Financial Implications</b>	Budget Area	Operation Performance
	Funding Source	Currently budgeted
	Proposed Cost	N/A
	Ongoing Costs	N/A
<b>Policy Implications</b>	Policy Title	N/A
	Impact on Policy	N/A

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**STRATEGIC DIRECTION**

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

Theme:	2 Infrastructure
CSP Objective:	2.3 Transportation systems support connections within and outside the region
Delivery Program Strategy:	2.3.4 Our community has convenient air access to a variety of destinations

**RECOMMENDATION**

**That the information contained in the report be noted.**

*Dean Frost*  
Director Organisational Performance

*JP*  
Manager Dubbo Regional  
Airport

## REPORT

Under s226(d) of the Act, the Mayor may exercise, in cases of necessity, “the policy-making functions of the governing body of the Council between meetings of Council”.

A number of developments took place in the lead up to Christmas 2022 and early January 2023. This is traditionally a holiday period and whilst consideration was given to holding an Extraordinary Council meeting a quorum would not have been available. Alternatively the matter could not wait for resolution in February 2023 as without full security screening services the airport would not have been able to operate causing extreme disruption to the community and passengers.

Consequently the Mayor was briefed on the matter and it was determined that the only option was for him to exercise his policy making functions of the governing body of the Council between meetings of Council, under s226(d) of the Act.

Prior to making the decision regarding the matter the Mayor fully briefed the councillors to ensure that they were aware of the matter and were comfortable with the decision.

These factors were taken into consideration by the elected body:

- the current limited number of accredited screening suppliers that hold the specialised training/licences required
- industry skill shortages compounded by COVID.
- the timing (the Christmas / New Year shut down) of the developments with the security contract services against being able to continue with business as normal.



## REPORT: Mayoral Appointments and Meetings

**DIVISION:** Chief Executive Officer  
**REPORT DATE:** 23 January 2023  
**TRIM REFERENCE:** ID23/104

### EXECUTIVE SUMMARY

<b>Purpose</b>	Provide review or update	
<b>Issue</b>	<ul style="list-style-type: none"><li>Details of Mayoral appointments and meetings for the period 27 November 2022 through to 28 January 2023.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>To ensure transparency of Mayoral appointments and meetings.</li></ul>	
<b>Financial Implications</b>	Budget Area	There are no financial implications arising from this report.
<b>Policy Implications</b>	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:

#### **Sunday 27 November 2022**

- Attended along with Council's Chief Executive Officer, Murray Wood the Dubbo Regional Theatre and Convention Centre Seasonal Launch.

#### **Monday 28 November 2022**

- Attended radio interview with Zoo FM.
- Attended along with Council's Chief Executive Officer, Murray Wood a funding announcement regarding Regional Tourism Activation Fund Round 2 with Member for Dubbo the Hon. Dugald Saunders MP at Taronga Western Plains Zoo.
- Attended an interview with Kenji Sato from ABC Radio.
- Attended an interview with Prime7.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

#### **Tuesday 29 November 2022**

- Attended the Central West Orana Renewable Energy Zone Community Reference Group Meeting in Mudgee.
- Attending a meeting with Kate Hook from Re-Alliance.
- Attended the Climate Change and Resilience Committee Meeting.
- Attended Dubbo South Public School Presentation Night.

#### **Thursday 1 December 2022**

- Attended radio interview with 2DU.
- Attended Dubbo Day Debrief meeting.

#### **Friday 2 December 2022**

- Attended the Central West Leadership Academy Career Hub Event.
- Attended retirement function for VRA Commissioner, Mark Gibson.
- Attended Community Cheque Presentations.
- Attended along with Councillor Jess Gough the launch of Christmas and turning on lights on the Christmas tree at the Rotunda.

**Saturday 3 December 2022**

- Recorded Mayoral Memo Podcast.
- Attended Macquarie Group of CWA 100 Year celebration High Tea.

**Monday 5 December 2022**

- Attended the Wellington Seniors Christmas Morning Tea.
- Attended along with Council's Chief Executive Officer, Murray Wood the Charles Sturt University Graduation Ceremony.
- Attended along with Councillors Jess Gough and Richard Ivey the launch of Christmas and turning on the lights on the Christmas tree in Wellington.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

**Tuesday 6 December 2022**

- Attended along with Councillor Shibli Chowdhury, Council's Chief Executive Officer, Murray and Director Community, Culture and Places, Jane Bassingthwaite a meeting to discuss Multicultural Services Gap Analysis.
- Attended along with Council's Chief Executive Officer, Murray Wood the RSL President's Christmas Dinner.

**Wednesday 7 December 2022**

- Attended radio interview with Triple M.
- Attended the Dubbo Seniors Christmas morning tea.
- Attended along with Councillors Damien Mahon and Richard Ivey, Council's Chief Executive Officer, Murray Wood, Director Infrastructure, Luke Ryan, Member for Dubbo the Hon. Dugald Saunders and Senator Deborah O'Neill the official opening of the Terrabella Bridge.
- Attended the Delroy Clontarf Academy End of Year Awards Evening.

**Thursday 8 December 2022**

- Attended an interview with Allison Hore from the Daily Liberal.
- Attended an interview with Kenji Sato from ABC.
- Attended Council Meeting Briefing.
- Attended Ordinary Council Meeting.

**Friday 9 December 2022**

- Attended radio interview with Sam from DC FM.
- Attended radio interview with 2DU.
- Attended interview with Hamish from Prime.
- Attended along with Director Community, Culture and Places, Jane Bassingthwaite the Alliance of Western Councils Board Meeting in Narromine.
- Attended an EV educational event at St Laurence's School.
- Recorded Mayoral Memo segment.

**Monday 12 December 2022**

- Attended radio interview with Zoo FM.
- Attended a meeting with Councillor Lewis Burns.
- Attended radio interview with DC FM.
- Attended meeting with Councillor Richard Ivey.
- Attended meeting with Councillor Jess Gough.
- Attended radio interview with Binjang.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

**Tuesday 13 December 2022**

- Attended a meeting with Councillor Pam Wells.
- Attended an EV educational event at St Laurence's School.
- Attended a meeting with Councillor Vicki Etheridge.
- Attended MAGS Junior School Assembly.
- Attended Dubbo College Delroy Campus Awards night.

**Wednesday 14 December 2022**

- Attended along with Councillors Jess Gough and Shibli Chowdhury and Council's Chief Executive Officer, Murray Wood the official launch and unveiling of the guide for new residents.
- Attended a meeting with Councillor Shibli Chowdhury.
- Attended Dubbo College South Campus Annual Presentation night.

**Thursday 15 December 2022**

- Attended radio interview with Triple M.
- Recorded Mayoral Memo.
- Attended along with Councillors Josh Black; Lewis Burns; Shibli Chowdhury; Vicki Etheridge; Jess Gough; Richard Ivey; Damien Mahon; Pam Wells and Matt Wright a Christmas Function for Councillors.

**Friday 16 December 2022**

- Attended radio interview with 2DU.
- Attended RFBI Dubbo Mason Village resident Daphne McLeod's 100<sup>th</sup> Birthday Celebration.
- Attended interview with Kenji Sato from ABC.
- Attended along with Council's Chief Executive Officer, Murray Wood, Director Organisational Performance, Dean Frost, Manager Property and Land Development, Cristina Pahl a meeting with representative from MAAS Group.
- Attended interview with Lindsay from ABC Statewide.

**Monday 19 December 2022**

- Attended radio interview with 2WEB.
- Attended interview with Prime7.

- Attended along with Council's Chief Executive Officer, Murray Wood a briefing from Water NSW on Burrendong Dam.
- Attended the Cricket NSW under 13, 14 and 15 Boys Youth Championships to do the coin toss.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

**Tuesday 20 December 2022**

- Attended Regional Cities NSW meeting with Simon Draper.
- Attended along with Councillor Shibli Chowdhury and Council's Chief Executive Officer, Murray Wood a funding announcement by Member for Dubbo, the Hon. Dugald Saunders MP, expansion of airport apron for air tankers.

**Wednesday 21 December 2022**

- Attended radio interview with 2BS.
- Attended radio interview with Triple M.
- Recorded Councillor Podcast segments with Councillors Jess Gough; Shibli Chowdhury and Damien Mahon.

**Thursday 22 December 2022**

- Recorded Councillor Podcast segments with Councillors Matt Wright and Pam Wells.
- Attended along with Councillor Shibli Chowdhury, the Orana Gardens Christmas function and performed poetry for them.

**Friday 23 December 2022**

- Attended radio interview with DC FM.
- Recorded Councillor Podcast with Councillor Richard Ivey.
- Attended interview with Ciara from the Daily Liberal.

**Monday 9 January 2023**

- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Attended along with Council's Chief Executive Officer, Murray Wood a meeting with Chris Condon.
- Attending a meeting with Council's Chief Executive Officer, Murray Wood.
- Attended Australia Day update meeting.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

**Tuesday 10 January 2023**

- Attended interview with Isabel from Triple M news.

**Wednesday 11 January 2023**

- Attended interview with Alison from the Daily Liberal.

**Thursday 12 January 2023**

- Attended Australia Day Deliberation meeting with the Australia Day Committee.
- Attended along with Council's Chief Executive Officer Murray Wood, Member for Parkes, the Hon. Mark Coulton and Member for Dubbo the Hon. Dugald Saunders MP a dinner with ASM.

**Friday 13 January 2023**

- Attended radio interview with 2DU.
- Attended a phone meeting with Jenny Aitchison MP.
- Attended along with Council's Chief Executive Officer, Murray Wood an announcement by Member for Dubbo, the Hon. Dugald Saunders MP for Taronga Western Plains Zoo Regional Hospitality and Tourism of Excellence.
- Toured the new hospital facility at Taronga Western Plains Zoo.

**Saturday 14 January 2023**

- Attended official opening of the new Horseland Store.

**Sunday 15 January 2023**

- Attended interview with Ciara from the Daily Liberal.

**Monday 16 January 2023**

- Attended radio interview with Zoo FM.
- Attended the under 14 Boys and Under 15 Girls State Cricket Challenge to do the coin toss.
- Attended along with Council's Chief Executive Officer, Murray Wood and Director Community, Culture and Places, Jane Bassingthwaite a meeting with Stan Single and Wayne Amor.
- Attended a meeting ABC.
- Attended interview with Aymon from the Daily Telegraph.
- Attended interview with Dubbo Photo News.
- Attended the Wellington Australia Day Committee Award Deliberation Meeting.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

**Tuesday 17 January 2023**

- Attended along with Council's Chief Executive Officer, Murray Wood a Green Energy Hub Announcement by Member for Dubbo the Hon. Dugald Saunders MP.

**Wednesday 18 January 2023**

- Attended radio interview with Triple M.

**Friday 20 January 2023**

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

- Attended along Councillor Shibli Chowdhury and Council's Chief Executive Officer, Murray Wood a funding announcement for Barden Park by Member for Dubbo, the Hon. Dugald Saunders MP.
- Attended to officially welcome participants to the Athletics NSW Country Championships at Barden Park.

**Saturday 21 January 2023**

- *Deputy Mayor, Councillor Richard Ivey attending the 2023 NSW Swimming Championships to welcome participants in lieu of the Mayor.*
- *Deputy Mayor, Councillor Richard Ivey attended the Retirement of Peter Ryan from NSW Fire Service in lieu of the Mayor.*
- Attended the Golden Guitar Awards event at Tamworth.

**Sunday 22 January 2023**

- Attended a meeting with Tamworth Mayor Russel Webb.
- Attended the 2023 NSW Swimming Championships.

**Monday 23 January 2023**

- Attended radio interview with 2BS.
- Attended radio interview with Zoo FM.
- Attended radio interview with 2WEB.
- Attended interview with Stephanie Gardiner from Australian Associated Press.
- Attended the Wellington Australia Day Committee meeting.
- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.

**Tuesday 24 January 2023**

- Attended along with Councillors Jess Gough, Council's Chief Executive Officer Murray Wood, Director Infrastructure, Luke Ryan, Member for Dubbo, the Hon. Dugald Saunders MP, Members for Parkes, the Hon. Mark Coulton MP and Senator for NSW, Tony Sheldon MP the official opening of Bootherba Road.
- Attended Photo opportunity at the Rural Fire Service Training Centre.
- Attended an interview with Steven from Triple M.

**Wednesday 25 January 2023**

- Attended Wellington Australia Day Event along with Councillors Jess Gough; Richard Ivey; Shibli Chowdhury; Damien Mahon; Pam Wells and Matt Wright, Council's Chief Executive Officer, Murray Wood, Director Strategy, Partnerships and Engagement, Natasha Comber, Director Development and Environment, Stephen Wallace, Director Infrastructure, Luke Ryan and Director, Community, Culture and Places, Jane Bassingthwaighte, Federal Member for Calare the Hon. Andrew Gee MP and Member for Dubbo the Hon. Dugald Saunders MP.
- Attended dinner with Dubbo Australia Day Ambassador David Hall OAM.

**Thursday 26 January 2023**

- Attended Dubbo Australia Day Event along with Councillors Josh Black; Lewis Burns; Shibli Chowdhury; Damien Mahon; Vicki Etheridge; Pam Wells and Matt Wright, Council's Chief Executive Officer, Murray Wood and Member for Dubbo the Hon. Dugald Saunders MP.

**Friday 27 January 2023**

- Attended radio interview with Isabel from Triple M.

**Saturday 28 January 2023**

- Recorded Mayoral Memo.



## REPORT: Building Summary - December 2022 and January 2023

**DIVISION:** Development and Environment  
**REPORT DATE:** 31 January 2023  
**TRIM REFERENCE:** ID23/46

### EXECUTIVE SUMMARY

<b>Purpose</b>	Provide review and update	
<b>Issue</b>	<ul style="list-style-type: none"><li>Statistical overview of the number and type of development approvals for the Dubbo Regional Local Government Area (LGA)</li><li>The number of single dwellings determined in the year to date is ahead of the corresponding period in 2022 (by 8) whilst the number of 'Other Residential' is under by 32.</li><li>Both the total volume and total value of development applications determined in the year to date exceed the values of the corresponding period in 2022.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Provide data relating to approved Development Applications.</li><li>Provide specific statistics of the number of dwellings and other residential development approved.</li><li>Provide comparative data for corresponding period.</li></ul>	
<b>Financial Implications</b>	Budget Area	There are no financial implications arising from this report.
<b>Policy Implications</b>	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:	1 Housing
CSP Objective:	1.1 Housing meets the current and future needs of our community
Delivery Program Strategy:	1.1.1 A variety of housing types and densities are located close to appropriate services and facilities
Theme:	3 Economy
CSP Objective:	3.3 A strategic framework is in place to maximise the realisation of economic development opportunities for the region

Delivery Program Strategy: 3.3.1 Land is suitably zoned, sized and located to facilitate a variety of development and employment generating activities

**RECOMMENDATION**

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

*Stephen Wallace*  
Director Development and Environment

*SW*  
Director Development and  
Environment

## REPORT

### Consultation

DRC's Statutory Planning and Building and Development Certification staff assess Development Applications in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* and consult in accordance with Council's adopted Community Participation Plan.

### Resourcing Implications

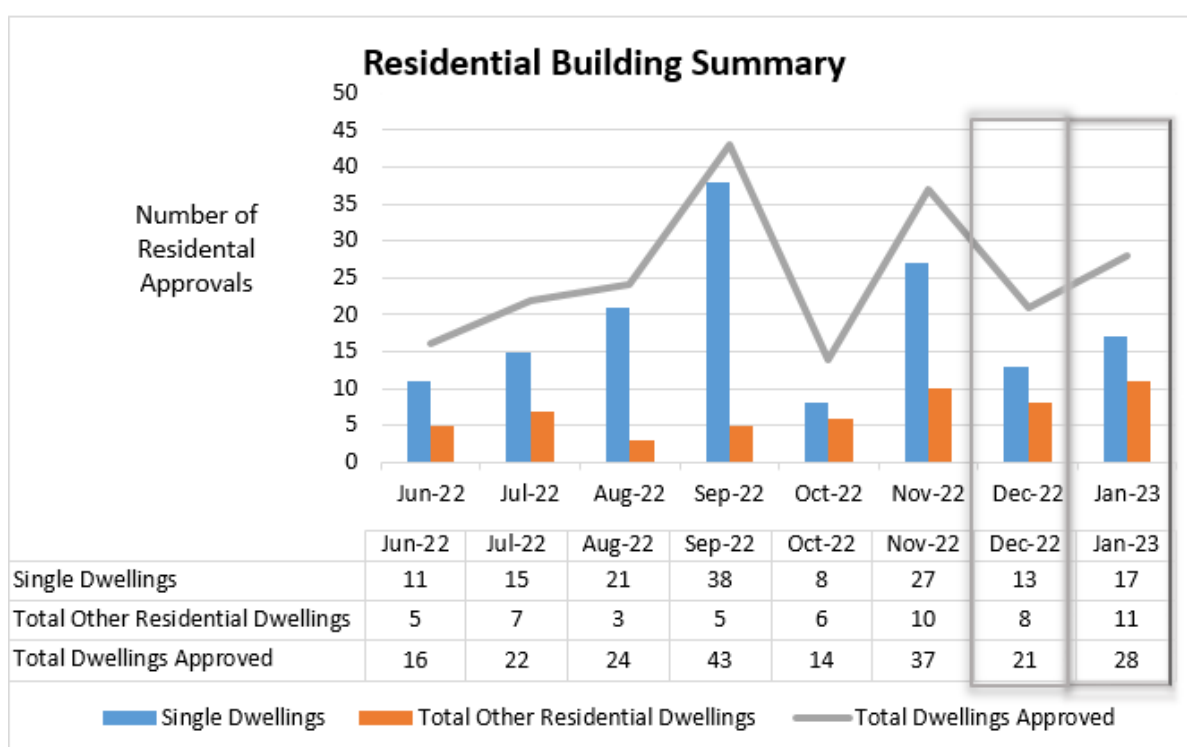
Council employ staff to receipt, lodge, assess, determine and monitor compliance of the determinations referred to in this report.

### Building Summary

Provided, for information, are the latest statistics (as at the time of production of this report) for development and complying development approvals for Dubbo Regional Council.

#### 1. Residential Building Summary

Dwellings and other residential developments approved during December 2022 and January 2023, and for comparison purposes, the six month prior are as follows:



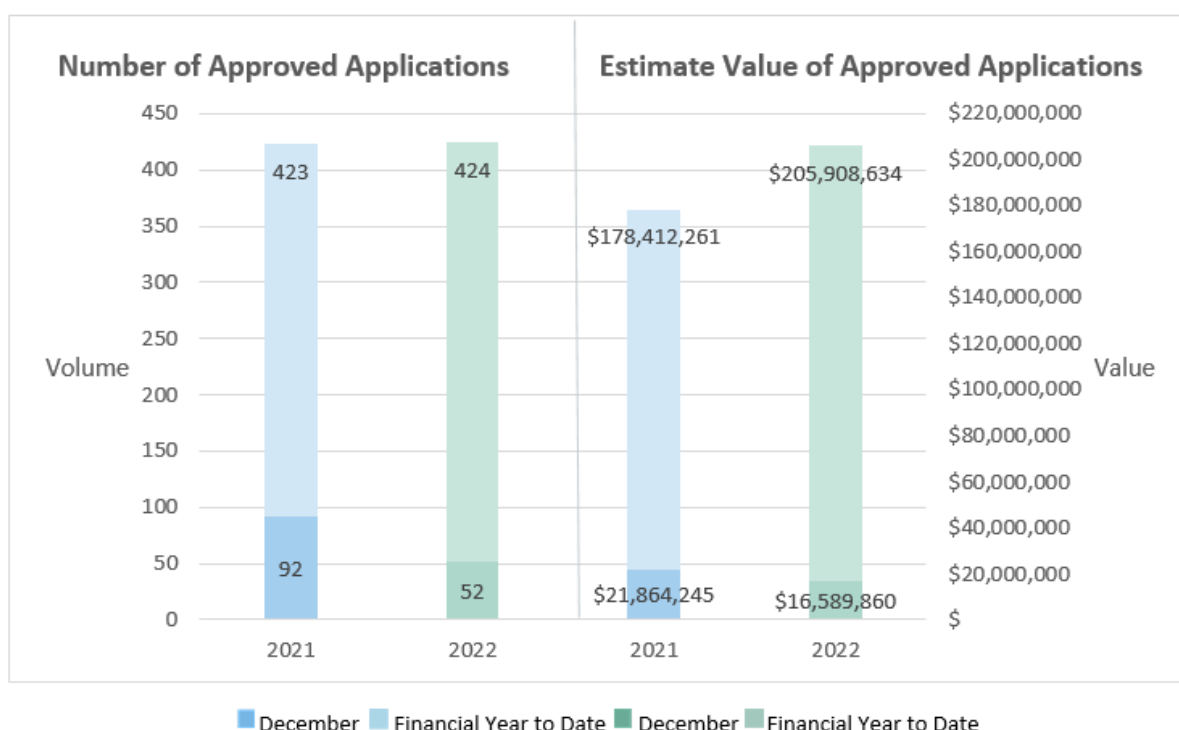
For consistency with land use definitions included in the Local Environmental Plan (LEP), residential development has been separated into 'Single Dwellings' (defined in the LEP as 'dwelling house') and 'Other residential development' (comprising 'dual occupancies', 'secondary dwellings', 'multi dwelling housing', 'seniors housing', 'shop top housing' and 'residential flat buildings').

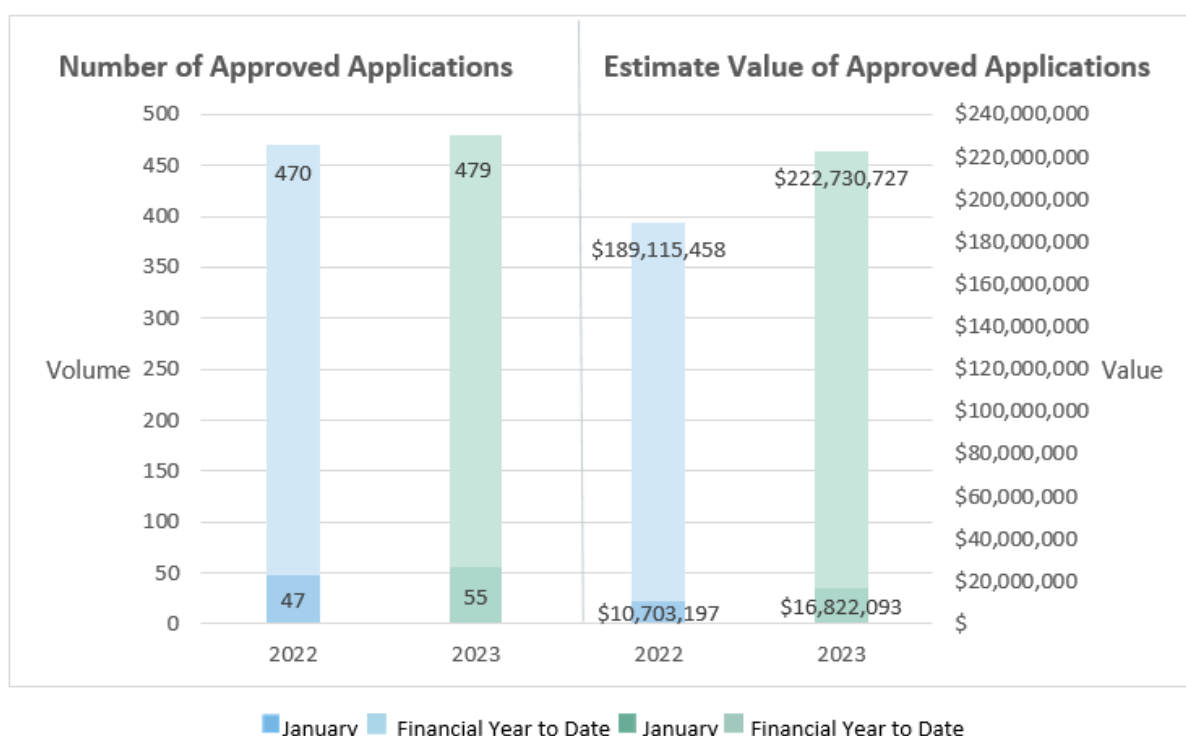
These figures include development applications approved by private certifying authorities (in the form of Complying Development Certificates).

A summary of residential approvals for the former Dubbo City Council area since 2011-2012 is included in **Appendix 1**. However, it should be noted that the figures from July 2017 onwards include the approvals within the former Wellington Local Government Area as a consequence of the commencement of the merged application system.

## 2. Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for December 2022 and January 2023, and a comparison with figures 12 months prior and the total for the respective financial years to date, are as follows:





A summary breakdown of the figures is included in **Appendices 2-9**.

### 3. Online Application Tracking

All development applications, construction certificates and complying development certificates are tracked online and can be accessed at any time. A link is available on Councillor iPads for assistance (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>).

What information is available?

- All development applications, construction certificates and complying development certificates submitted from 1 November 2015 will provide access to submitted plans and supporting documents as well as tracking details of the progress of the application.
- More limited information is provided for applications submitted from 1 January 2001 to 31 October 2015.
- Occupation certificates (where issued) are provided from 2010.

What information is not available?

- Application forms.
- Documentation associated with privately certified applications.
- Internal assessment reports.

The information included in this report is provided for notation.

### APPENDICES:

- 1 [↓](#) Building Summary - December 2022 and January 2023
- 2 [↓](#) Approved Applications - 1 December 2022 to 31 December 2022
- 3 [↓](#) Approved Applications - 1 December 2021 to 31 December 2021
- 4 [↓](#) Approved Applications - 1 July 2022 to 31 December 2022
- 5 [↓](#) Approved Applications - 1 July 2021 to 31 December 2021
- 6 [↓](#) Approved Applications - 1 January 2023 to 31 January 2023
- 7 [↓](#) Approved Applications - 1 January 2022 to 31 January 2022
- 8 [↓](#) Approved Applications - 1 July 2022 to 31 January 2023
- 9 [↓](#) Approved Applications - 1 July 2021 to 31 January 2022

## STATISTICAL INFORMATION ON \*SINGLE DWELLINGS AND \*\*OTHER RESIDENTIAL DEVELOPMENTS

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
DCC	2011/2012													
	Single Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
	Other Residential Developments (No of units)	1 (14)	1 (2)	- (-)	1 (1)	2 (4)	2 (3)	- (-)	- (-)	- (-)	- (-)	- (-)	1 (16)	8 (40)
DCC	2012/2013													
	Single Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
	Other Residential Developments (No of units)	4 (8)	6 (6)	- (-)	- (-)	1 (2)	9 (11)	- (-)	- (-)	1 (2)	- (-)	2 (39)	- (-)	23 (68)
DCC	2013/2014***													
	Single Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
	Other Residential Developments (No of units)	- (-)	1 (2)	1 (2)	- (-)	- (-)	1 (2)	4 (46)	2 (1)	1 (2)	2 (4)	- (-)	3 (6)	15 (65)
DCC	2014/2015***													
	Single Dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
	Other Residential Developments (No of units)	3 (6)	1 (2)	6 (31)	5 (50)	6 (6)	12 (21)	- (-)	4 (87)	2 (4)	1 (1)	9 (25)	5 (10)	54 (243)
DCC	2015/2016***													
	Single Dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
	Other Residential Developments (No of units)	6 (50)	8 (98)	8 (12)	4 (7)	1 (2)	3 (5)	3 (18)	3 (4)	3 (5)	5 (14)	3 (6)	8 (23)	55 (244)
DCC	2016/2017***													
	Single Dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
	Other Residential Developments (No of units)	8 (10)	5 (10)	7 (13)	4 (7)	6 (10)	5 (16)	3 (6)	2 (75)	1 (2)	5 (8)	4 (13)	7 (14)	57 (184)
DRC	2017/2018***													
	Single Dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
	Other Residential Developments (No of units)	6 (11)	9 (16)	2 (3)	1 (2)	9 (16)	1 (2)	5 (8)	5 (5)	11 (23)	1 (2)	3 (3)	5 (9)	58 (100)
DRC	2018/2019***													
	Single Dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
	Other Residential Developments (No of units)	3 (4)	4 (7)	3 (5)	- (-)	6 (11)	2 (29)	2 (4)	1 (1)	5 (12)	7 (25)	9 (15)	5 (10)	47 (123)

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	2019/2020***													
DRC	Single Dwellings	16	11	8	18	27	14	4	5	10	8	8	8	137
	Other Residential Developments	4	4	3	4	11	6	1	4	2	1	1	1	42
	(No of units)	(8)	(7)	(6)	(7)	(19)	(10)	(2)	(7)	(2)	(2)	(2)	(1)	(73)
	2020/2021***													
DRC	Single Dwellings	7	17	21	12	20	46	18	25	30	27	17	20	260
	Other Residential Developments	5	2	5	6	3	15	2	6	5	5	7	9	70
	(No of units)	(7)	(4)	(11)	(10)	(4)	(35)	(5)	(10)	(8)	(9)	(47)	(14)	(164)
	2021/2022***													
DRC	Single Dwellings	28	15	15	13	16	39	5	17	22	14	17	11	212
	Other Residential Developments	8	6	2	4	5	7	7	8	4	-	2	4	57
	(No of units)	(12)	(28)	(3)	(6)	(13)	(11)	(9)	(15)	(6)	(-)	(3)	(5)	(111)
	2022/2023***													
DRC	Single Dwellings	15	21	38	8	27	13	17						139
	Other Residential Developments	4	3	3	4	7	4	5						30
	(No of units)	(7)	(3)	(5)	(6)	(10)	(8)	(11)						(50)

\* Single Dwellings = Single 'Dwelling House'

\*\* Other Residential Developments = Dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings

\*\*\* Includes private certifiers



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ABN 53 539 070 928

Print Date: 30/01/2023

Print Time: 1:18:51PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/12/2022 - 31/12/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Alterations and additions to industrial	1	400,000			1	400,000		
Alterations and additions to residential	3	981,112	1	610,000	2	371,112		
Balconies, decks patios terraces or ve	4	64,452	4	64,452				
Demolition	1	27,445	1	27,445				
Dual occupancy	4	2,361,000	4	2,361,000			8	
Dwelling	13	6,301,955	13	6,301,955			13	
Educational establishment	1	1,900,000			1	1,900,000		
Garages carports and car parking spaces	5	104,318	4	85,318	1	19,000		
Industrial development	2	2,750,000	2	2,750,000				
Pools / decks / fencing	6	247,371	6	247,371				
Shed	9	236,506	9	236,506				
Signage	2	590,700	2	590,700				
Subdivision of land	7	99,000	1					2
Business Premises	1	500,000	1	500,000				
Change of Use	1	1			1	1		
Carport or garage	1	26,000	1	26,000				
<b>Totals for Development Types</b>	<b>61</b>	<b>16,589,860</b>						

**Total Number of Applications for this period: 52**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



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Print Date: 30/01/2023

Print Time: 1:21:59PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/12/2021 - 31/12/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	1	287,700	1	287,700			1	
Swimming Pool	1	19,500	1	19,500				
Subdivision - Residential	1	45,000						3
Alterations and additions to commercial	3	337,500			3	337,500		
Alterations and additions to industrial	1	2,400,000			1	2,400,000		
Alterations and additions to residential	4	319,800			4	319,800		
Balconies, decks patios terraces or ve	3	115,590	3	115,590				
Demolition	2	20,000	2	20,000				
Dual occupancy	4	2,408,904	4	2,408,904			8	2
Dwelling	38	14,003,988	38	14,003,988			38	
Garages carports and car parking spaces	5	58,200	5	58,200				
Industrial development	1	0	1					
Other	1	211,000	1	211,000				
Pools / decks / fencing	12	443,610	12	443,610				
Secondary dwelling	3	500,000	3	500,000			3	
Shed	7	203,300	7	203,300			1	
Signage	4	120,000	4	120,000				
Subdivision of land	2	85,000	1	35,000				2
Take-away food and drink premises	1	249,700			1	249,700		
Retail Premises	1	500	1	500				
Change of Use	2	26,000	2	26,000				
Carport or garage	1	8,953	1	8,953				

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**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/12/2021 - 31/12/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
<b>Totals for Development Types</b>	<b>98</b>	<b>21,864,245</b>						

**Total Number of Applications for this period: 92**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



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Print Date: 30/01/2023

Print Time: 1:24:57PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2022 - 31/12/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Retail Building	2	958,000			2	958,000		
Alterations and additions to commercial	11	15,898,160			11	15,898,160		
Alterations and additions to industrial	2	700,000			2	700,000		
Alterations and additions to residential	31	5,206,927	2	615,000	29	4,591,927		
Balconies, decks patios terraces or ve	24	671,718	24	671,718				
Centre based childcare	3	6,727,991	3	6,727,991				
Demolition	9	1,018,702	9	1,018,702				
Dual occupancy	15	8,224,358	15	8,224,358			27	
Dwelling	143	62,803,983	142	62,518,447	1	285,536	142	
Earthworks / change in levels	8	274,560	8	274,560				
Educational establishment	5	8,682,903			5	8,682,903		
Farm buildings	1	140,000	1	140,000				
Garages carports and car parking spaces	18	456,766	17	437,766	1	19,000		
Health services facilities	2	812,203	2	812,203				2
Industrial development	6	5,706,700	6	5,706,700				
Mixed use development	1	390,000	1	390,000				
Multi-dwelling housing	2	20,077,000	2	20,077,000			76	5
Other	4	10,984,024	4	10,984,024				
Pools / decks / fencing	61	2,711,449	61	2,711,449				
Recreational uses	1	27,632,657	1	27,632,657				
Retaining walls, protection of trees"	3	12,320	3	12,320				
Secondary dwelling	10	1,488,961	9	1,448,961	1	40,000	9	

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2022 - 31/12/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Shed	61	2,171,991	61	2,171,991				
Shop top housing	1	100,000	1	100,000			1	
Signage	6	7,806,250	6	7,806,250				14
Stratum / community title subdivision	2	0	1					
Subdivision of land	24	5,640,000	7	3,640,000				75
Take-away food and drink premises	2	3,607,645	2	3,607,645				
Telecommunications and communication fac	3	3,023,554	3	3,023,554				
Business Premises	1	500,000	1	500,000				
Office Premises	1	0	1					
Retail Premises	3	1,408,311	2	1,005,000	1	403,311		
Change of Use	3	5,001	1	5,000	2	1		
Artisanal Food and Drink	2	40,500	1	8,000	1	32,500		
Carport or garage	1	26,000	1	26,000				
<b>Totals for Development Types</b>	<b>472</b>	<b>205,908,634</b>						

**Total Number of Applications for this period: 424**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



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ABN 53 539 070 928

Print Date: 30/01/2023

Print Time: 1:23:00PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/12/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	20	5,224,595	13	4,177,193	7	1,047,402	13	
Dwelling- Transportable/Relocatable	2	615,398	2	615,398			2	
Dwelling - Secondary/Dual Occ Dwelling	4	725,127	4	725,127			4	
Dwelling - Dual Occupancy, one storey	6	2,706,000	6	2,706,000			12	
Medium Density Res - one/two storeys	2	12,502,410	2	12,502,410			57	
Garage/Carport/Roofed Outbuildings	12	248,792	12	248,792				
Fences/Unroofed Structures	1	13,000	1	13,000				
Swimming Pool	4	127,500	4	127,500				
Office Building	3	511,000	2	498,000	1	13,000		
Retail Building	1	348,700			1	348,700		
Retail & Residential Building	1	28,000,000	1	28,000,000				
Factory/Production Building	1	1,000,000	1	1,000,000				
Warehouse/storage	4	1,378,800	4	1,378,800				
Health Care Facility - Other	2	710,000	1	710,000	1			
Educational Building	2	32,573,529	2	32,573,529				
Entertainment/Recreational Building	1	60,000			1	60,000		
Signs/Advertising Structure	1	12,000	1	12,000				
Home Business	1	2,000			1	2,000		
Change of Use - Commercial	3	23,000			2	3,000		13
Tourism Development	1	3,600,000	1	3,600,000				
Subdivision - Residential	11	2,577,000						37
Subdivision - Industrial	1	60,000						3

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/12/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision - Rural	3	21,500	1	5,000				2
Alterations and additions to commercial	10	1,210,443			10	1,210,443		
Alterations and additions to industrial	1	2,400,000			1	2,400,000		
Alterations and additions to residential	22	2,569,034			22	2,569,034		
Balconies, decks patios terraces or ve	14	232,872	14	232,872				
Demolition	12	304,000	12	304,000				
Dual occupancy	8	5,324,604	8	5,324,604			14	2
Dwelling	118	42,498,867	118	42,498,867			118	
Earthworks / change in levels	1	50,000	1	50,000				
Educational establishment	2	30,000	1	30,000	1			
Farm buildings	1	45,000	1	45,000				
Garages carports and car parking spaces	15	284,804	15	284,804				
Group homes	1	1,100,000	1	1,100,000			1	
Health services facilities	1	340,000	1	340,000				
Home business	2	5,500	2	5,500				
Industrial development	13	10,386,500	12	10,286,500	1	100,000		
Multi-dwelling housing	2	2,080,000	2	2,080,000			11	
Other	7	8,669,898	7	8,669,898				
Pools / decks / fencing	55	1,945,035	55	1,945,035			1	
Recreational uses	1	700,000	1	700,000				
Restaurant or cafe	1	109,000			1	109,000		
Secondary dwelling	11	1,374,200	11	1,374,200			11	
Shed	45	1,220,271	45	1,220,271			1	
Signage	8	545,229	8	545,229				
Subdivision of land	10	483,000	9	433,000				23
Take-away food and drink premises	3	429,700			3	429,700		
Telecommunications and communication fac	1	300,000	1	300,000				
Retail Premises	5	399,500	3	175,500	2	224,000		

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/12/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Change of Use	7	303,000	5	48,000	2	255,000		
Artisanal Food and Drink	1	22,500	1	22,500				
Carport or garage	1	8,953	1	8,953				
<b>Totals for Development Types</b>	<b>466</b>	<b>178,412,261</b>						

**Total Number of Applications for this period: 423**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



Civic Administration Building  
P.O. Box 81 Dubbo NSW 2830  
T (02) 6801 4000  
F (02) 6801 4259  
ABN 53 539 070 928

Print Date: 30/01/2023

Print Time: 1:30:09PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/01/2023 - 31/01/2023**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Alterations and additions to residential	5	1,594,781			5	1,594,781		
Balconies, decks patios terraces or ve	2	37,439	2	37,439				
Demolition	1	25,000			1	25,000		
Dual occupancy	3	1,322,389	3	1,322,389			6	
Dwelling	17	8,340,641	17	8,340,641			17	
Emergency services facility and bush fir	1	165,000	1	165,000				
Industrial development	3	3,340,600	3	3,340,600				
Multi-dwelling housing	1	550,000	1	550,000			4	
Other	1	35,000	1	35,000				
Pools / decks / fencing	10	462,873	10	462,873				
Secondary dwelling	1	427,000	1	427,000			1	
Shed	7	194,370	7	194,370				
Stratum / community title subdivision	1	0						6
Subdivision of land	5	85,000	1					2
Take-away food and drink premises	1	0	1					
Retail Premises	1	242,000			1	242,000		
<b>Totals for Development Types</b>	<b>60</b>	<b>16,822,093</b>						

**Total Number of Applications for this period: 55**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



Civic Administration Building  
P.O. Box 81 Dubbo NSW 2830  
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ABN 53 539 070 928

Print Date: 30/01/2023

Print Time: 1:29:14PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/01/2022 - 31/01/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Alterations and additions to commercial	3	2,550,580			3	2,550,580		
Alterations and additions to residential	3	554,900			3	554,900		
Balconies, decks patios terraces or ve	5	101,016	5	101,016				
Boarding house	1	574,681	1	574,681			1	
Demolition	2	62,000	2	62,000				
Dual occupancy	4	1,274,177	4	1,274,177			7	
Dwelling	9	3,490,398	9	3,490,398			9	
Garages carports and car parking spaces	1	15,000	1	15,000				
Industrial development	1	600,000	1	600,000				
Other	2	19,500	2	19,500				
Pools / decks / fencing	5	220,360	5	220,360				
Secondary dwelling	4	945,465	4	945,465			4	
Shed	6	182,000	6	182,000				
Signage	2	55,000	2	55,000				
Subdivision of land	7	44,000	3	17,000				6
Carport or garage	1	14,120	1	14,120				
<b>Totals for Development Types</b>	<b>56</b>	<b>10,703,197</b>						

**Total Number of Applications for this period: 47**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



Civic Administration Building  
P.O. Box 81 Dubbo NSW 2830  
T (02) 6801 4000  
F (02) 6801 4259  
ABN 53 539 070 928

Print Date: 30/01/2023

Print Time: 1:25:57PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2022 - 31/01/2023**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Retail Building	2	958,000			2	958,000		
Alterations and additions to commercial	11	15,898,160			11	15,898,160		
Alterations and additions to industrial	2	700,000			2	700,000		
Alterations and additions to residential	36	6,801,708	2	615,000	34	6,186,708		
Balconies, decks patios terraces or ve	26	709,157	26	709,157				
Centre based childcare	3	6,727,991	3	6,727,991				
Demolition	10	1,043,702	9	1,018,702	1	25,000		
Dual occupancy	18	9,546,747	18	9,546,747			33	
Dwelling	160	71,144,624	159	70,859,088	1	285,536	159	
Earthworks / change in levels	8	274,560	8	274,560				
Educational establishment	5	8,682,903			5	8,682,903		
Emergency services facility and bush fir	1	165,000	1	165,000				
Farm buildings	1	140,000	1	140,000				
Garages carports and car parking spaces	18	456,766	17	437,766	1	19,000		
Health services facilities	2	812,203	2	812,203				2
Industrial development	9	9,047,300	9	9,047,300				
Mixed use development	1	390,000	1	390,000				
Multi-dwelling housing	3	20,627,000	3	20,627,000			80	5
Other	5	11,019,024	5	11,019,024				
Pools / decks / fencing	71	3,174,322	71	3,174,322				
Recreational uses	1	27,632,657	1	27,632,657				
Retaining walls, protection of trees"	3	12,320	3	12,320				

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2022 - 31/01/2023**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Secondary dwelling	11	1,915,961	10	1,875,961	1	40,000	10	
Shed	68	2,366,361	68	2,366,361				
Shop top housing	1	100,000	1	100,000			1	
Signage	6	7,806,250	6	7,806,250				14
Stratum / community title subdivision	3	0	1					6
Subdivision of land	29	5,725,000	8	3,640,000				77
Take-away food and drink premises	3	3,607,645	3	3,607,645				
Telecommunications and communication fac	3	3,023,554	3	3,023,554				
Business Premises	1	500,000	1	500,000				
Office Premises	1	0	1					
Retail Premises	4	1,650,311	2	1,005,000	2	645,311		
Change of Use	3	5,001	1	5,000	2	1		
Artisanal Food and Drink	2	40,500	1	8,000	1	32,500		
Carport or garage	1	26,000	1	26,000				
<b>Totals for Development Types</b>	532	222,730,727						

**Total Number of Applications for this period: 479**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



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P.O. Box 81 Dubbo NSW 2830  
T (02) 6801 4000  
F (02) 6801 4259  
ABN 53 539 070 928

Print Date: 30/01/2023

Print Time: 1:27:49PM

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/01/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	20	5,224,595	13	4,177,193	7	1,047,402	13	
Dwelling- Transportable/Relocatable	2	615,398	2	615,398			2	
Dwelling - Secondary/Dual Occ Dwelling	4	725,127	4	725,127			4	
Dwelling - Dual Occupancy, one storey	6	2,706,000	6	2,706,000			12	
Medium Density Res - one/two storeys	2	12,502,410	2	12,502,410			57	
Garage/Carport/Roofed Outbuildings	12	248,792	12	248,792				
Fences/Unroofed Structures	1	13,000	1	13,000				
Swimming Pool	4	127,500	4	127,500				
Office Building	3	511,000	2	498,000	1	13,000		
Retail Building	1	348,700			1	348,700		
Retail & Residential Building	1	28,000,000	1	28,000,000				
Factory/Production Building	1	1,000,000	1	1,000,000				
Warehouse/storage	4	1,378,800	4	1,378,800				
Health Care Facility - Other	2	710,000	1	710,000	1			
Educational Building	2	32,573,529	2	32,573,529				
Entertainment/Recreational Building	1	60,000			1	60,000		
Signs/Advertising Structure	1	12,000	1	12,000				
Home Business	1	2,000			1	2,000		
Change of Use - Commercial	3	23,000			2	3,000		13
Tourism Development	1	3,600,000	1	3,600,000				
Subdivision - Residential	11	2,577,000						37
Subdivision - Industrial	1	60,000						3

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/01/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision - Rural	3	21,500	1	5,000				2
Alterations and additions to commercial	13	3,761,023			13	3,761,023		
Alterations and additions to industrial	1	2,400,000			1	2,400,000		
Alterations and additions to residential	25	3,123,934			25	3,123,934		
Balconies, decks patios terraces or ve	19	333,888	19	333,888				
Boarding house	1	574,681	1	574,681			1	
Demolition	14	366,000	14	366,000				
Dual occupancy	12	6,598,781	12	6,598,781			21	2
Dwelling	127	45,989,265	127	45,989,265			127	
Earthworks / change in levels	1	50,000	1	50,000				
Educational establishment	2	30,000	1	30,000	1			
Farm buildings	1	45,000	1	45,000				
Garages carports and car parking spaces	16	299,804	16	299,804				
Group homes	1	1,100,000	1	1,100,000			1	
Health services facilities	1	340,000	1	340,000				
Home business	2	5,500	2	5,500				
Industrial development	14	10,986,500	13	10,886,500	1	100,000		
Multi-dwelling housing	2	2,080,000	2	2,080,000			11	
Other	9	8,689,398	9	8,689,398				
Pools / decks / fencing	60	2,165,395	60	2,165,395			1	
Recreational uses	1	700,000	1	700,000				
Restaurant or cafe	1	109,000			1	109,000		
Secondary dwelling	15	2,319,665	15	2,319,665			15	
Shed	51	1,402,271	51	1,402,271			1	
Signage	10	600,229	10	600,229				
Subdivision of land	17	527,000	12	450,000				29
Take-away food and drink premises	3	429,700			3	429,700		
Telecommunications and communication fac	1	300,000	1	300,000				

**Approved Development & Complying Development Applications  
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 31/01/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Retail Premises	5	399,500	3	175,500	2	224,000		
Change of Use	7	303,000	5	48,000	2	255,000		
Artisanal Food and Drink	1	22,500	1	22,500				
Carport or garage	2	23,073	2	23,073				
<b>Totals for Development Types</b>	<b>522</b>	<b>189,115,458</b>						

**Total Number of Applications for this period: 470**

\*\*\* Note: There may be more than one Development Type per Development Application  
Statistics include applications by Private Certifiers

----- End of Report -----



## REPORT: Investment Under Section 625 of the Local Government Act - December 2022

**DIVISION:** Organisational Performance  
**REPORT DATE:** 1 February 2023  
**TRIM REFERENCE:** ID23/114

### EXECUTIVE SUMMARY

<b>Purpose</b>	Provide review or update	Fulfil legislative requirement/compliance
<b>Issue</b>	<ul style="list-style-type: none"><li>Investment Under Section 625 of the Local Government Act 1993</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Section 212 of the Local Government (General) Regulation 2021</li><li>Section 625 of the Local Government Act 1993</li><li>Council's Investment Policy and Strategy</li></ul>	
<b>Financial Implications</b>	Budget Area	Organisational Performance
	Funding Source	Interest Earned on Investment
<b>Policy Implications</b>	Policy Title	Investment Policy 2022
	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: 4.2 The resources of Council are sustainably managed  
Delivery Program Strategy: 4.2.1 The system of raising revenue is equitable and revenue from grants and other income sources is maximised

### RECOMMENDATION

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

*Dean Frost*  
Director Organisational Performance

*MH*  
Chief Financial Officer

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**BACKGROUND**

As required by Section 212 of the Local Government (General) Regulation 2021, set out below, are the details of all monies that Council has invested under Section 625 of the Local Government Act as at 31 December 2022.

In accordance with the Investment Ministerial Order dated 12 January 2011, Dubbo Regional Council may only invest money (on the basis that all investments must be denominated in Australian Dollars) in the following forms of investment:

- a. any public funds or securities issued by or guaranteed by or guaranteed by the Commonwealth, any State of the Commonwealth or a Territory;
- b. any debentures or securities issued by a council (within the meaning of the Local Government Act 1993 (NSW));
- c. interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit taking institution (as defined in the Banking Act 1959 (Cwth)), but excluding subordinated debt obligations;
- d. any bill of exchange which has a maturity date of not more the 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority;
- e. A deposit with the New South Wales Treasury Corporation on investment in an Hour-Glass investment facility of the New South Wales Treasury Corporation.

Investments, when placed, have been done so in accordance with the Local Government Act, Local Government (General) Regulations 2021 and Council's Investment Policy and Strategy. Interest on investments for the month of December 2022 has been accounted for on an accrual basis. This report details investments and annualised returns for the month of December 2022.

Interest earned on investments has been included within Council's 2022/2023 Operational Plan, with total income generated from the Investment Portfolio forecast to be in excess of \$3,636,572.00

**REPORT**

**Consultation**

- Laminar Capital Pty Ltd appointed on 11 January 2021 provides advisory services to Council on any investment related decision.

**Resourcing Implications**

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

## Portfolio Overview

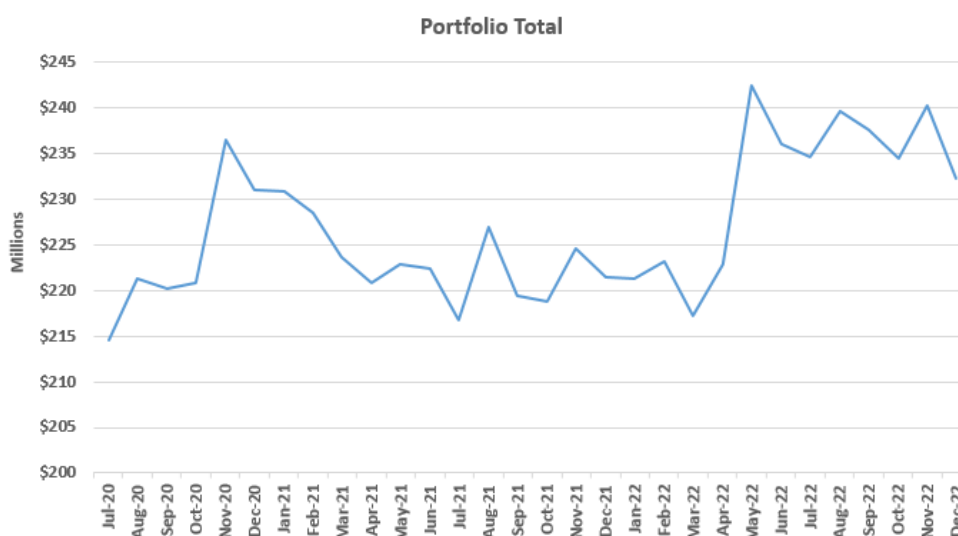
The below table details Council's current investment portfolio:

Issuer	Market Value	% Total Value
AMP Bank Ltd	25,489,623.09	10.95%
Australian Unity Bank	9,141,873.95	3.93%
Auswide Bank Limited	13,529,840.00	5.81%
Bank of China (Australia) Limited	4,512,420.00	1.94%
Bank of China Limited, Sydney Branch	2,997,720.00	1.29%
Bank of Communications Co. Ltd. Sydney Branch	3,745,575.00	1.61%
Bank of Queensland Ltd	29,153,168.58	12.52%
Bendigo & Adelaide Bank Ltd	3,085,734.24	1.33%
Commonwealth Bank of Australia Ltd	5,007,202.75	2.15%
Illawarra Credit Union Ltd	3,043,150.68	1.31%
Judo Bank	17,194,206.03	7.38%
Macquarie Bank	7,519,840.00	3.23%
Macquarie Credit Union Limited	2,015,583.56	0.87%
Members Equity Bank Ltd	21,408,435.62	9.19%
MyState Bank Ltd	15,984,080.00	6.86%
National Australia Bank Ltd	33,783,531.18	14.51%
Northern Territory Treasury Corporation	13,062,180.00	5.61%
Rabobank Nederland Australia Branch	4,906,150.00	2.11%
Suncorp-Metway Ltd	4,779,650.00	2.05%
UBS Australia Ltd	4,439,925.00	1.91%
Westpac Banking Corporation Ltd	8,057,232.61	3.46%
<b>Portfolio Total</b>	<b>232,857,122.29</b>	<b>100.00%</b>

^Portfolio overview represents total market value. Investment face value is \$232,230,455.63

^ NAB is inclusive of Councils cash account.

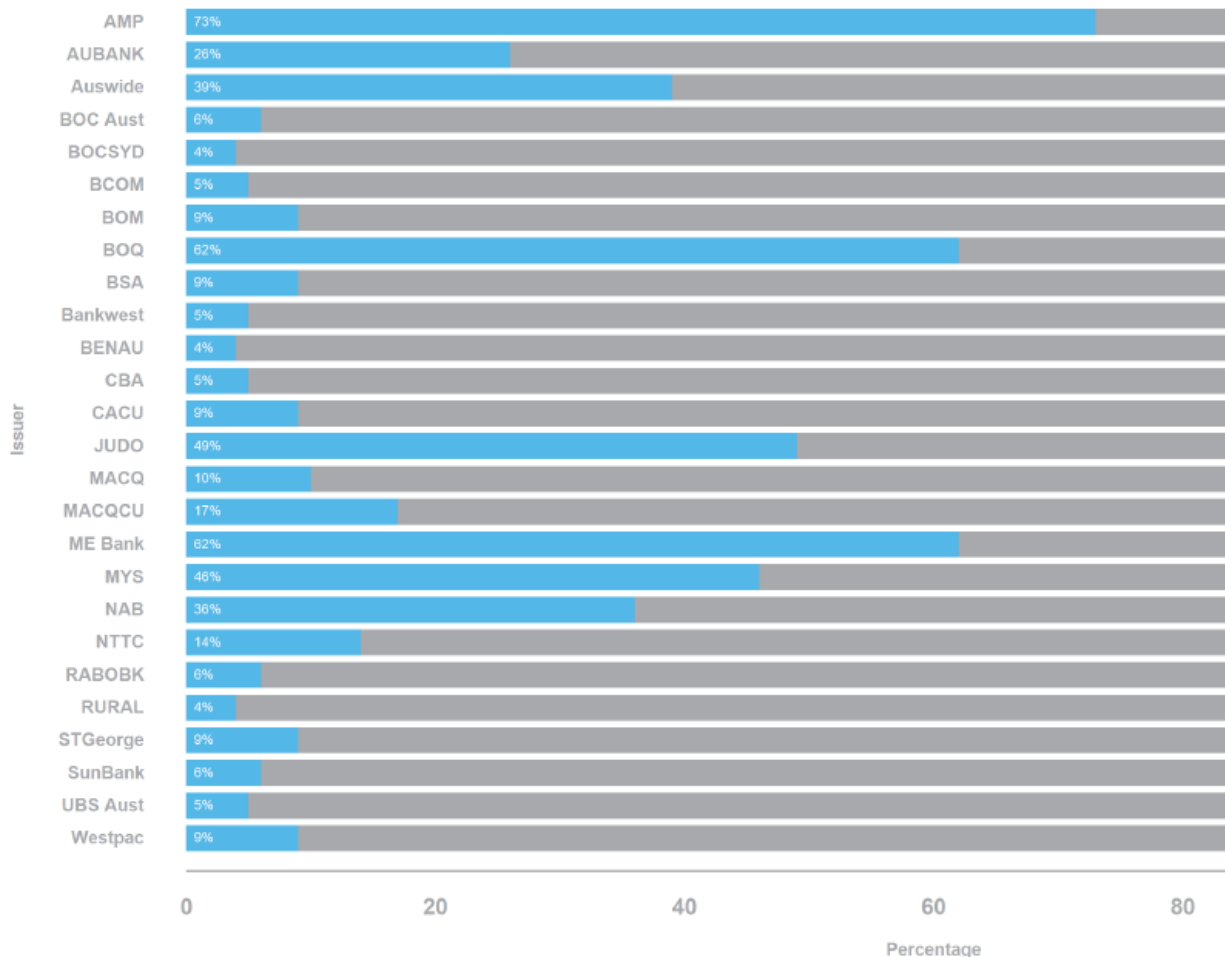
^AMP is inclusive of Councils 31 day notice saver account.



### Investment Compliance

The following table shows that Councils investments are compliant with the revised Investment Policy that was adopted at the Ordinary Council meeting held 24 March 2022.

Issuer Limits As At Saturday, 31 December 2022



### Interest Income

The below table details payments of interest paid to Council between 1 December 2022 to 31 December 2022.

Security ISIN	Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional
AU3FN0069555	Auswide 1.3 10 Jun 2025 FRN	Auswide Bank Limited	IEI263544	12 Dec 2022	5,000,000.00	49,525.19
AU3FN0061024	MYS 0.65 16 Jun 2025 FRN	MyState Bank Ltd	IEI265787	16 Dec 2022	8,000,000.00	68,856.83
AU3FN0067393	Auswide 0.9 17 Mar 2025 FRN	Auswide Bank Limited	IEI266495	19 Dec 2022	5,000,000.00	46,634.38
	Westpac 3.3 20 Dec 2022 1826DAY TD	Westpac Banking Corporation Ltd	IEI266960	20 Dec 2022	3,000,000.00	24,682.19
	AUBANK 3.5 21 Dec 2022 183DAY TD	Australian Unity Bank	IEI230154	21 Dec 2022	2,000,000.00	35,095.89
AU3FN0056529	BCOM 0.83 29 Sep 2023 FloatTCD	Bank of Communications Co. Ltd. Sydney Branch	IEI273796	29 Dec 2022	3,750,000.00	36,070.50
	AMP 31 Day Ntc	AMP Bank Ltd	IEI268894	30 Dec 2022		32,496.62
	NAB At Call In	National Australia Bank Ltd	IEI273785	30 Dec 2022		91,704.14
						385,065.74

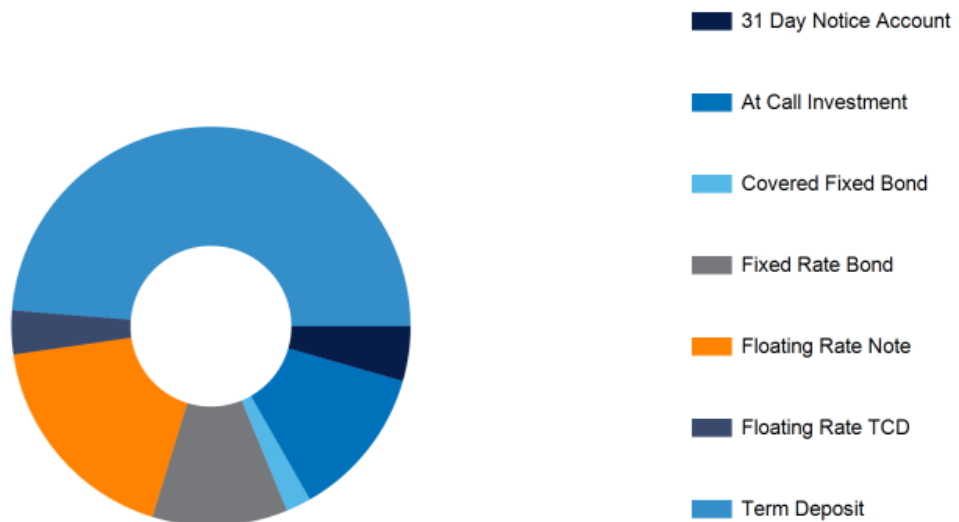
^ Interest received consists of payments made to Council's allocated bank account and are exclusive of accruing interest.

### Investment by Asset Class

The following table details Councils investment holdings by investment type:

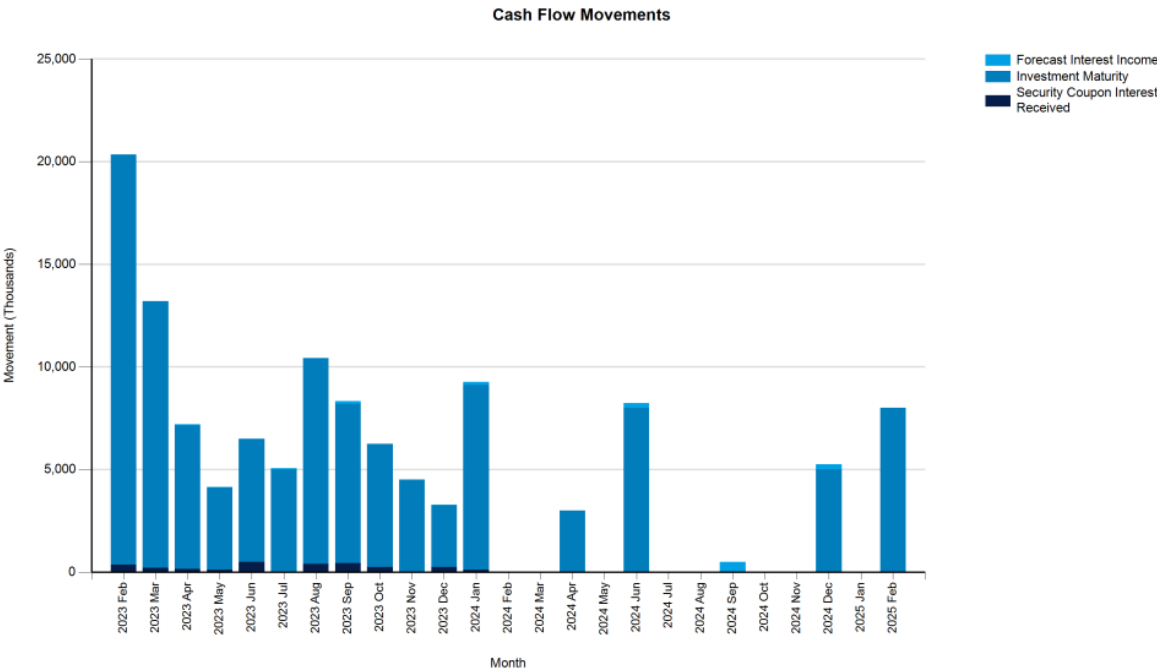
Security Type	Market Value	% Total Value
31 Day Notice Account	10,342,157.35	4.44%
At Call Investment	28,638,298.28	12.30%
Covered Fixed Bond	4,779,650.00	2.05%
Fixed Rate Bond	25,488,170.00	10.95%
Floating Rate Note	41,884,115.00	17.99%
Floating Rate TCD	8,257,995.00	3.55%
Term Deposit	113,466,736.66	48.73%
Portfolio Total	232,857,122.29	100.00%

Market Value by Security Type

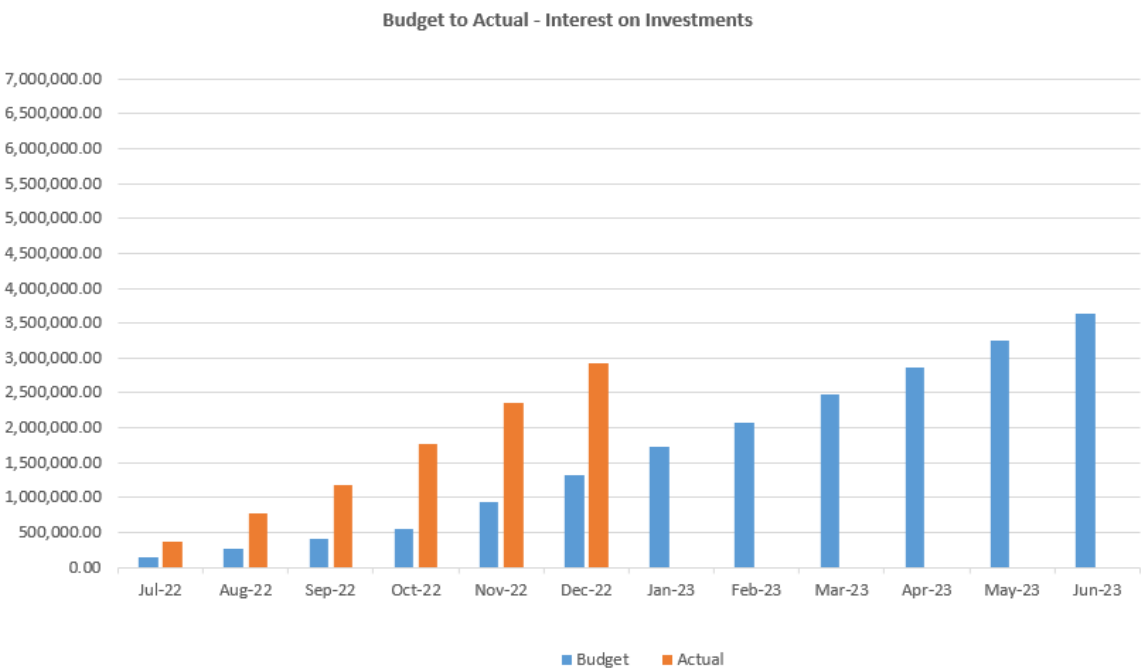


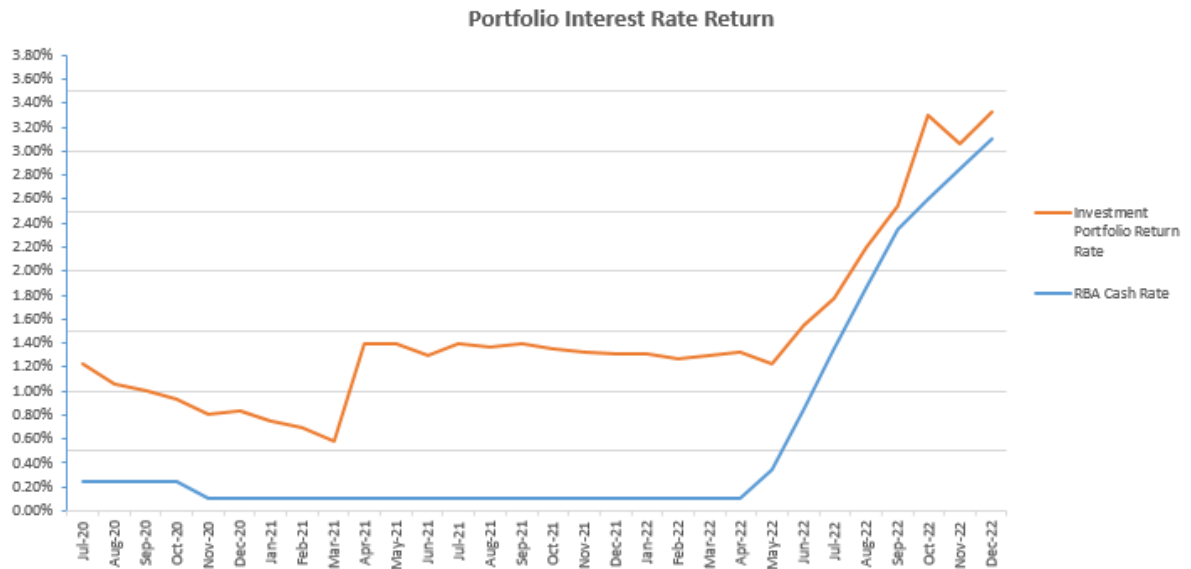
Future Maturity Cash flow

The below table details the expected cash flow of future investment maturity:



Budget to Actual – Total Accumulated Interest on Investments – Year to Date





The investment limit parameters prior to March 2021 were aligned to Tcorp's investment guidelines, which are very restrictive and therefore reduced the opportunity to maximise investment returns for Council.

## Summary

### Cash Account

Council outperformed the 11.00am Official Cash Rate market benchmark for one month return of 3.10%, achieving a return of 3.50% for its At Call investments for the month of December 2022.

### Investment Portfolio

Council outperformed the one month Bloomberg AusBond Bank Bill Index of 0.25%, with an average return of 3.32% for its overall portfolio return.



## REPORT: Investment Under Section 625 of the Local Government Act - January 2023

**DIVISION:** Organisational Performance  
**REPORT DATE:** 1 February 2023  
**TRIM REFERENCE:** ID23/120

### EXECUTIVE SUMMARY

<b>Purpose</b>	Provide review or update	Fulfil legislative requirement/compliance
<b>Issue</b>	<ul style="list-style-type: none"><li>Investment Under Section 625 of the Local Government Act 1993</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Section 212 of the Local Government (General) Regulation 2021</li><li>Section 625 of the Local Government Act 1993</li><li>Council's Investment Policy and Strategy</li></ul>	
<b>Financial Implications</b>	Budget Area	Organisational Performance
	Funding Source	Interest Earned on Investment
<b>Policy Implications</b>	Policy Title	Investment Policy 2022
	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: 4.2 The resources of Council are sustainably managed  
Delivery Program Strategy: 4.2.1 The system of raising revenue is equitable and revenue from grants and other income sources is maximised

### RECOMMENDATION

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

*Dean Frost*  
Director Organisational Performance

*MH*  
Chief Financial Officer

---

**BACKGROUND**

As required by Section 212 of the Local Government (General) Regulation 2021, set out below, are the details of all monies that Council has invested under Section 625 of the Local Government Act as at 31 January 2023.

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- a. any public funds or securities issued by or guaranteed by or guaranteed by the Commonwealth, any State of the Commonwealth or a Territory;
- b. any debentures or securities issued by a council (within the meaning of the Local Government Act 1993 (NSW));
- c. interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit taking institution (as defined in the Banking Act 1959 (Cwth)), but excluding subordinated debt obligations;
- d. any bill of exchange which has a maturity date of not more the 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority;
- e. A deposit with the New South Wales Treasury Corporation on investment in an Hour-Glass investment facility of the New South Wales Treasury Corporation.

Investments, when placed, have been done so in accordance with the Local Government Act, Local Government (General) Regulations 2021 and Council's Investment Policy and Strategy. Interest on investments for the month of January 2023 has been accounted for on an accrual basis. This report details investments and annualised returns for the month of January 2023.

Interest earned on investments has been included within Council's 2022/2023 Operational Plan, with total income generated from the Investment Portfolio forecast to be in excess of \$3,636,572.00

**REPORT**

**Consultation**

- Laminar Capital Pty Ltd appointed on 11 January 2021 provides advisory services to Council on any investment related decision.

**Resourcing Implications**

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

## Portfolio Overview

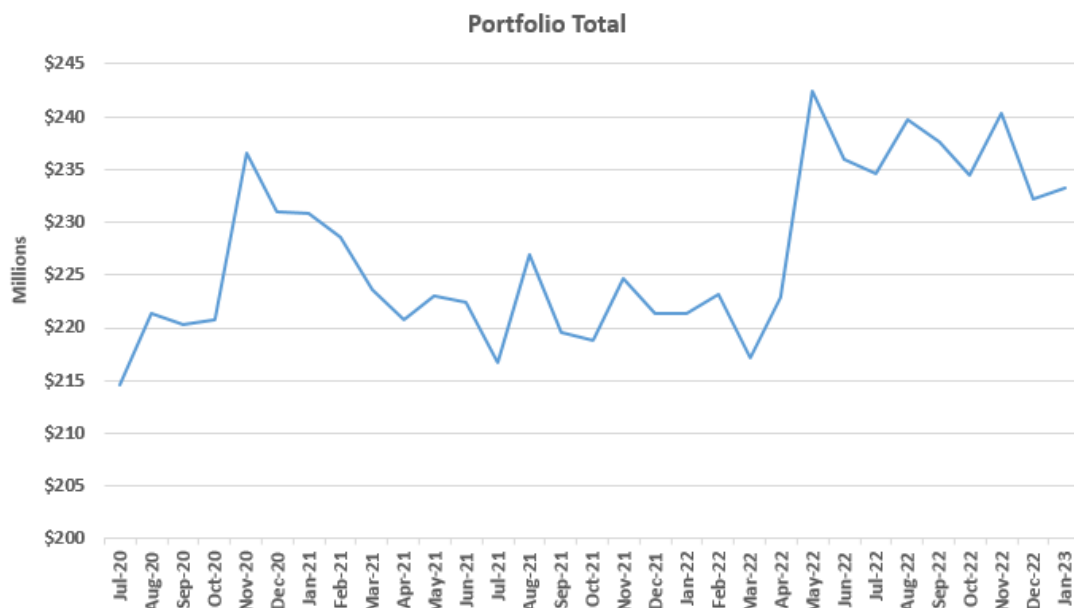
The below table details Council's current investment portfolio:

Issuer	Market Value	% Total Value
AMP Bank Ltd	25,515,102.58	10.89%
Australian Unity Bank	9,158,180.79	3.91%
Auswide Bank Limited	13,591,460.00	5.80%
Bank of China (Australia) Limited	4,532,625.00	1.93%
Bank of China Limited, Sydney Branch	2,981,430.00	1.27%
Bank of Communications Co. Ltd. Sydney Branch	3,760,125.00	1.60%
Bank of Queensland Ltd	29,268,512.74	12.49%
Commonwealth Bank of Australia Ltd	5,027,501.35	2.15%
Illawarra Credit Union Ltd	3,052,068.48	1.30%
Judo Bank	17,225,189.02	7.35%
Macquarie Bank	7,619,680.00	3.25%
Macquarie Credit Union Limited	2,017,112.32	0.86%
Members Equity Bank Ltd	21,481,306.84	9.17%
MyState Bank Ltd	15,972,160.00	6.81%
National Australia Bank Ltd	37,714,405.95	16.09%
Northern Territory Treasury Corporation	13,071,820.00	5.58%
Rabobank Nederland Australia Branch	5,010,100.00	2.14%
Suncorp-Metway Ltd	4,875,150.00	2.08%
UBS Australia Ltd	4,462,740.00	1.90%
Westpac Banking Corporation Ltd	8,034,906.84	3.43%
Portfolio Total	234,371,576.91	100.00%

<sup>^</sup>Portfolio overview represents total market value. Investment face value is \$233,303,166.05

<sup>^</sup> NAB is inclusive of Councils cash account.

<sup>^</sup>AMP is inclusive of Councils 31 day notice saver account.



## Investment Compliance

The following table shows that Councils investments are compliant with the revised Investment Policy that was adopted at the Ordinary Council meeting held 24 March 2022.

Issuer limits as at Tuesday, 31 January 2023



## Interest Income

The below table details payments of interest paid to Council between 1 January 2023 to 31 January 2023.

Security ISIN	Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional
AU3FN0072369	MYS 1.3 13 Oct 2025 FRN	MyState Bank Ltd	IEI270393	13 Jan 2023	8,000,000.00	84,593.62
	BENAU 3.05 23 Jan 2023 1461DAY TD	Bendigo & Adelaide Bank Ltd	IEI274010	23 Jan 2023	3,000,000.00	91,249.32
	NAB 3.1 23 Jan 2024 1826DAY TD	National Australia Bank Ltd	IEI274011	23 Jan 2023	5,000,000.00	154,575.33
	Westpac 4.05 25 Jul 2023 365DAY TD	Westpac Banking Corporation Ltd	IEI273572	25 Jan 2023	5,000,000.00	51,041.10
AU3FN0059895	BOCSYD 0.57 28 Apr 2024 FRN	Bank of China Limited, Sydney Branch	IEI274158	30 Jan 2023	3,000,000.00	28,170.00
	NAB At Call In	National Australia Bank Ltd	IEI274206	31 Jan 2023		85,832.34
						495,461.71

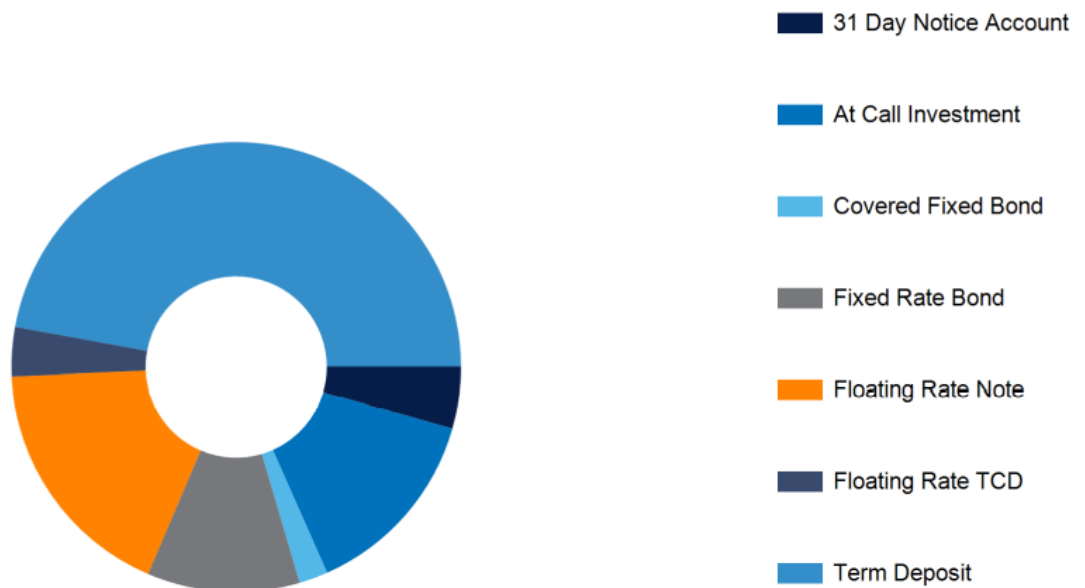
^ Interest received consists of payments made to Council's allocated bank account and are exclusive of accruing interest.

### Investment by Asset Class

The following table details Councils investment holdings by investment type:

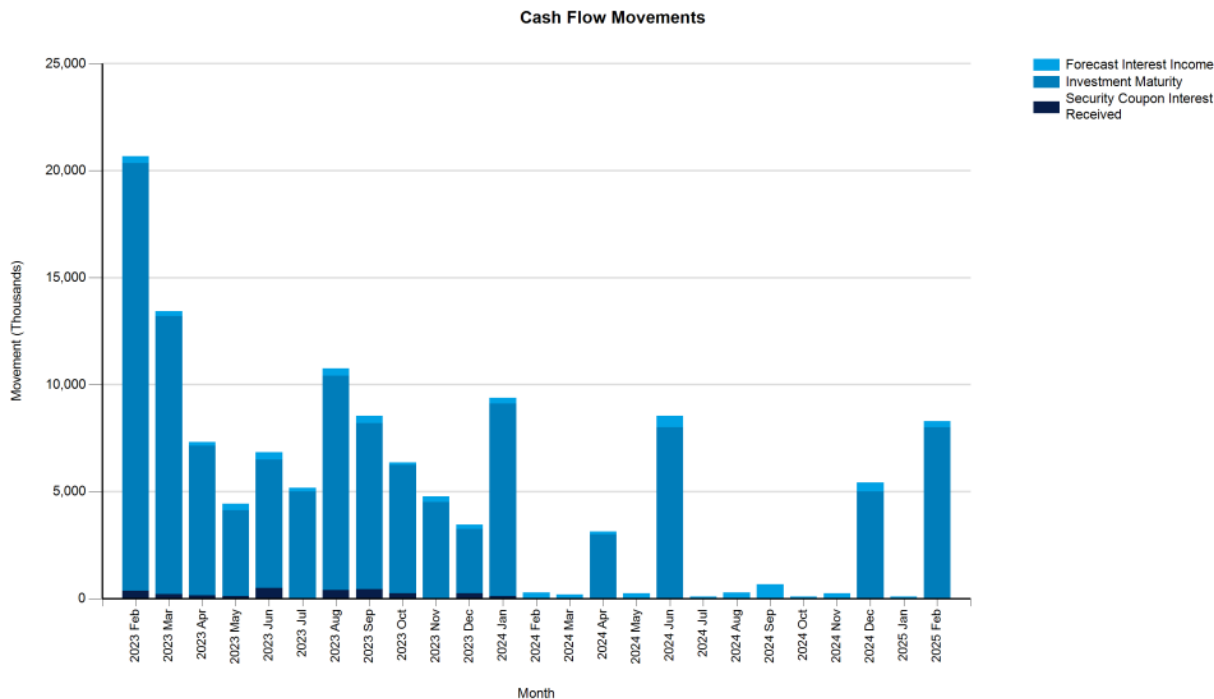
Security Type	Market Value	% Total Value
31 Day Notice Account	10,342,157.35	4.41%
At Call Investment	32,711,008.70	13.96%
Covered Fixed Bond	4,875,150.00	2.08%
Fixed Rate Bond	25,701,600.00	10.97%
Floating Rate Note	41,966,540.00	17.91%
Floating Rate TCD	8,292,750.00	3.54%
Term Deposit	110,482,370.86	47.14%
Portfolio Total	234,371,576.91	100.00%

### Market Value by Security Type

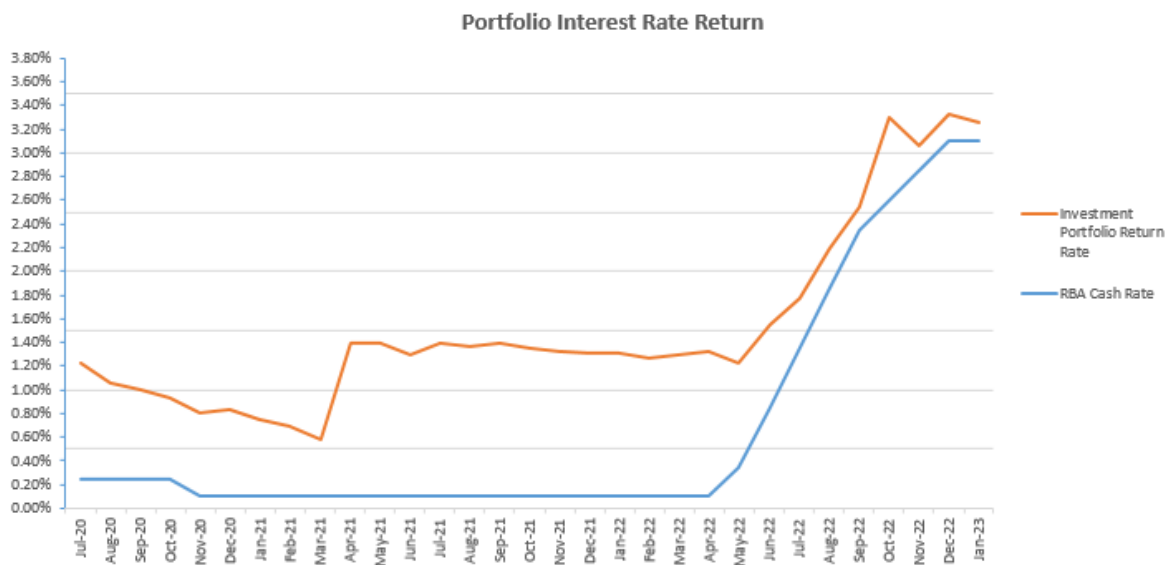
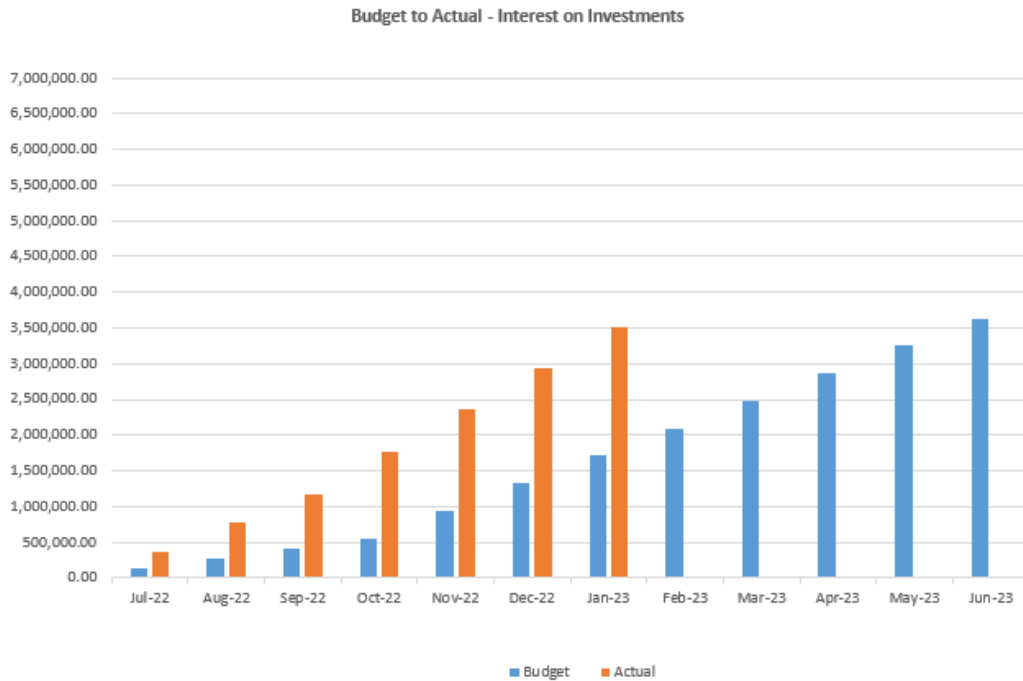


Future Maturity Cash flow

The below table details the expected cash flow of future investment maturity:



Budget to Actual – Total Accumulated Interest on Investments – Year to Date



^ No adjustment to RBA cash rate – Reserve Bank does not meet in January.

The investment limit parameters prior to March 2021 were aligned to Tcorp's investment guidelines, which are very restrictive and therefore reduced the opportunity to maximise investment returns for Council.

## Summary

## Cash Account

Council outperformed the 11.00am Official Cash Rate market benchmark for one month return of 3.10%, achieving a return of 3.50% for its At Call investments for the month of January 2023.

**Investment Portfolio**

Council outperformed the one month Bloomberg AusBond Bank Bill Index of 0.27%, with an average return of 3.25% for its overall portfolio return.



**DUBBO REGIONAL  
COUNCIL**

## **Report of the Aquatics Working Party - meeting 16 January 2023**

**AUTHOR:** Director Community, Culture and Places  
**REPORT DATE:** 3 February 2023

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The Council had before it the report of the Aquatics Working Party meeting held 16 January 2023.

### **RECOMMENDATION**

**That the report of the Aquatics Working Party meeting held on 16 January 2023, be noted.**



## **REPORT AQUATICS WORKING PARTY 16 JANUARY 2023**

**PRESENT:** Councillor J Black, Councillor S Chowdhury, the Director Community, Culture and Places, the Manager Aquatic Leisure Centres, R Mutton (Community Representative), J McKechnie (Community Representative), and A Lavelle (Community Representative).

**ALSO IN ATTENDANCE:** Manager Recreation and Open Space

Councillor J Black assumed the Chair of the meeting.

The meeting commenced at 5.31pm.

### **AWP23/1      ACKNOWLEDGEMENT OF COUNTRY (ID23/27)**

A Lavelle (Community Representative) gave the Acknowledgement of Country.

### **AWP23/2      LEAVE OF ABSENCE (ID23/28)**

That the apology from panel member Y McDonald (Community Representative) be accepted.

### **AWP23/3      CONFLICT OF INTEREST (ID23/29)**

No conflicts of interest were declared.

### **AWP23/4      DRAFT AQUATIC FEES AND CHARGES 2023/2024 (ID23/44)**

The Working Party had before it the report dated 12 January 2023 from the Manager Aquatic Leisure Centres regarding Draft Aquatic Fees and Charges 2023/2024.

Moved by Councillor J Black, seconded by Councillor S Chowdhury.

### **RECOMMENDATION**

1. That feedback from the Committee be considered.
2. Learn to Swim fees stay at the current rate and not increase.
3. That the Draft Fees and Charges are endorsed by the Committee with the above adjustment.

**AWP23/5      REPORT OF THE AQUATICS WORKING PARTY - MEETING 19 SEPTEMBER 2022  
(ID23/30)**

The Working Party had before it the report of the Aquatics Working Party meeting held 19 September 2022.

Moved by A Lavelle and seconded by Councillor J Black

**RECOMMENDATION**

**That the report of the Aquatics Working Party meeting held on 19 September 2022, be adopted.**

**AWP23/6      AQUATICS UPDATE (ID23/42)**

The Working Party gave consideration to the mid-season report presented by the Manager Aquatic Leisure Centres.

**AWP23/7      QUESTIONS AND COMMENTS ON NOTICE (ID23/43)**

The Working Party gave consideration to the question, is there a need for an indoor swimming pool in Dubbo. If there is a need for an indoor swimming pool, consultation would need to take place with the community on whether to convert the existing facility or develop a new facility. The working party committed to look at previous plans and possible government funding options.

The next meeting of the Aquatics Working Party is to be held Monday 15 May 2023.

**RECOMMENDATION**

**That previous Dubbo Aquatic Leisure Centre Masterplans (including indoor Facilities) are provided to the Aquatics Working Party at the next meeting.**

The meeting closed at 6.45pm.

Councillor J Black

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CHAIRPERSON



DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Donations of Park Benches

REPORT DATE: 13 January 2023

FILE: ID23/51

Council had before it a Notice of Motion dated 13 January 2023 from Councillor J Gough regarding the Donations of Park Benches.

*I would like to place the following notice of motion on the agenda for the 9 February 2023 Ordinary meeting of Council.*

- 1. That the CEO provide a report to Council investigating the development of a Council policy that provides the public the opportunity to plant trees, donate park benches and other approved structures or furniture and have them dedicated to family or members of our community who have made a significant contribution.*
- 2. That an assessment criteria for the donation to be made of seat, structure, furniture or planting of a tree be established and approved to ensure that the values and standards of our community are upheld.*
- 3. That the associated costs in the purchase, installation and ultimate replacement of the memorial are not borne by Dubbo Regional Council.*
- 4. That identifies the cost in maintaining and/or replacement of the plaque remains with the family or group establishing the memorial.*

### RECOMMENDATION

- 1. That the CEO provide a report to Council investigating the development of a Council policy that provides the public the opportunity to plant trees, donate park benches and other approved structures or furniture and have them dedicated to family or members of our community who have made a significant contribution.**
- 2. That an assessment criteria for the donation to be made of seat, structure, furniture or planting of a tree be established and approved to ensure that the values and standards of our community are upheld.**
- 3. That the associated costs in the purchase, installation and ultimate replacement of the memorial are not borne by Dubbo Regional Council.**
- 4. That identifies the cost in maintaining and/or replacement of the plaque remains with the family or group establishing the memorial.**

JG  
Councillor

**APPENDICES:**

- 1 [!\[\]\(814a73969c3b06582bb228fcc0f84f38\_img.jpg\)](#) Notice of Motion - Clr J Gough - Donation of Park Benches copy

***Councillor Jess Gough***

PO Box 81  
DUBBO NSW 2830

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20 January 2023

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Dear Murray

**NOTICE OF MOTION – DONATION OF PARK BENCHES**

I would like to place the following notice of motion on the agenda for the 9 February 2023 Ordinary meeting of Council.

- 1. That the CEO provide a report to Council investigating the development of a Council Policy that provides the public the opportunity to plant trees, donate park benches and other approved structures or furniture, and have them dedicated to family or members of our community who have made a significant contribution.*
- 2. That an assessment criteria for the donation to be made of seat, structure, furniture or planting of a tree be established and approved to ensure that the values and standards of our community are upheld.*
- 3. That the associated costs in the purchase, installation and ultimate replacement of the memorial are not borne by Dubbo Regional Council.*
- 4. That identifies that the cost in maintaining and/or replacement of the plaque remains with the family or group establishing the memorial.*

Yours faithfully



*Jess Gough*  
Councillor



DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Motion for National Local Government Conference

REPORT DATE: 13 January 2023

FILE: ID23/52

Council had before it a Notice of Motion dated 13 January 2023 from Councillor S Chowdhury regarding the Motion for National Local Government Conference.

*I would like to place the following notice of motion on the agenda for the 9 February 2023 Ordinary meeting of Council.*

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

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

### RECOMMENDATION

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

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

SC  
Councillor

### APPENDICES:

- 1 [↓](#) Notice of Motion - Clr Shibli Chowdhury - National General Assembly Call of Motions

**Councillor Shibli Chowdhury**

PO Box 81  
DUBBO NSW 2830

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1 February 2022

The Chief Executive Officer  
Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Dear Murray

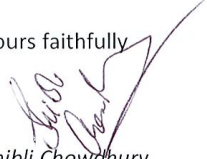
**NOTICE OF MOTION – NATIONAL GENERAL ASSEMBLY CALL FOR MOTIONS**

I would like to place the following notice of motion on the agenda for the 9 February 2023 Ordinary meeting of Council.

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

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

Yours faithfully



Shibli Chowdhury  
Councillor



## REPORT: Amendments to the Dubbo Development Control Plan 2013 and Wellington Development Control Plan 2013 - Provisions for Outbuildings, Sheds and Garages

**DIVISION:** Development and Environment  
**REPORT DATE:** 25 January 2023  
**TRIM REFERENCE:** ID23/50

### EXECUTIVE SUMMARY

<b>Purpose</b>	Seek endorsement	
<b>Issue</b>	<ul style="list-style-type: none"><li>The Dubbo Development Control Plan (DCP) 2013 and Wellington DCP 2013 provide detailed planning and design guidelines for development within the Dubbo Regional Government Area.</li><li>There are currently limited provisions in the DCPs for outbuildings. Council has received multiple development applications for large outbuildings, sheds and garages which are not suitable for the locality, resulting in detrimental impacts to the streetscape and adjoining properties. The draft amendments to the DCPs aims to address this situation and provide guidelines for outbuildings, sheds and garages.</li><li>Subject to endorsement by Council, the draft amendments will be placed on public exhibition for a minimum of 28 days.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Environmental Planning and Assessment Act 1979.</li></ul>	
<b>Financial Implications</b>	Budget Area	Growth Planning
	Funding Source	Not applicable
	Proposed Cost	Nil
	Ongoing Costs	Nil
<b>Policy Implications</b>	Policy Title	Dubbo Development Control Plan 2013 and Wellington Development Control Plan 2013.
	Impact on Policy	Subject to endorsement by Council, new provisions will be inserted to provide guidelines for outbuildings, sheds and garages.

### STRATEGIC DIRECTION

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

Theme: 1 Housing

CSP Objective:	1.1 Housing meets the current and future needs of our community
Delivery Program Strategy:	1.1.1 A variety of housing types and densities are located close to appropriate services and facilities
Theme:	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 draft amendment to the Dubbo Development Control Plan 2013 (attached in Appendix 1) and draft amendment to the Wellington Development Control Plan 2013 (attached in Appendix 2) be adopted for the purposes of public exhibition.
2. That the draft amendments be placed on public exhibition for a period of not less than 28 days in accordance with the requirements of the Environmental Planning and Assessment Act 1979.
3. That following completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.

*Stephen Wallace*  
Director Development and Environment

*TH*  
Team Leader Growth  
Planning Projects

## BACKGROUND

### 1. What is a Development Control Plan (DCP)?

The Dubbo Development Control Plan (DCP) 2013 and Wellington DCP 2013 provide detailed planning and design guidelines to support the aims, objectives and planning controls in the Dubbo Regional Local Environmental Plan 2022. The Dubbo DCP applies to land in the former Dubbo Local Government Area, and the Wellington DCP applies to land in the former Wellington Local Government Area. They are locally adopted plans that guide Council, developers and landowners on how land can be developed, and include measures such as planning principles, objectives, performance measures and acceptable solutions.

Council is required to take into consideration the relevant provisions of a DCP when determining a development application.

## REPORT

### 1. Existing controls included in the Development Control Plans

There are currently limited provisions in the DCPs for outbuildings. Council has received multiple development applications for large outbuildings, sheds and garages which are not suitable for the locality, resulting in detrimental impacts to the streetscape and adjoining properties. The draft amendments to the DCPs aim to address this situation.

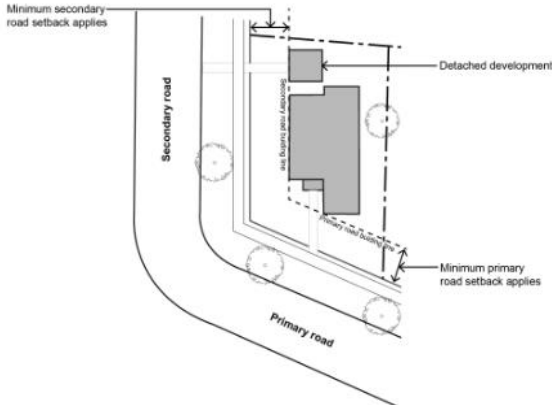
### 2. Proposed controls to be included in the Development Control Plans

The draft amendment generally consists of the following provisions:

#### Objectives

- To ensure detached development, outbuildings, sheds and garages integrate with development on site;
- To ensure the development maintains appropriate private open space;
- To ensure the development is of a scale, size and character that is appropriate for the urban environment and the size of the lot; and
- To ensure that the structures do not detrimentally impact upon the amenity of adjoining residents.

Performance criteria	Acceptable solutions
The objectives may be achieved where:	The acceptable solutions illustrate one way of meeting the associated performance criteria:
P1 Detached development is of a height reflecting its intended use and in keeping with the urban environment.	A1.1 Detached development has a maximum height of 4.5m above existing ground level.

Performance criteria	Acceptable solutions														
The objectives may be achieved where:	The acceptable solutions illustrate one way of meeting the associated performance criteria:														
<p>P2 Detached development has a floor area that is proportionate with the size of the lot, and maintains sufficient private open space.</p>	<p>A2.1 The maximum gross floor (GFA) area of all detached development is the following:</p> <table data-bbox="782 425 1244 694"> <thead> <tr> <th>Lot size</th><th>Max GFA</th></tr> </thead> <tbody> <tr> <td>200m<sup>2</sup> - 300m<sup>2</sup></td><td>36m<sup>2</sup></td></tr> <tr> <td>&gt;300m<sup>2</sup> - 600m<sup>2</sup></td><td>60m<sup>2</sup></td></tr> <tr> <td>&gt;600m<sup>2</sup> - 900m<sup>2</sup></td><td>90m<sup>2</sup></td></tr> <tr> <td>&gt;900m<sup>2</sup> - 1500m<sup>2</sup></td><td>120m<sup>2</sup></td></tr> <tr> <td>&gt;1500m<sup>2</sup> - 2000m<sup>2</sup></td><td>150m<sup>2</sup></td></tr> <tr> <td>&gt;2000m<sup>2</sup></td><td>180m<sup>2</sup></td></tr> </tbody> </table> <p>A2.2 Detached development maintains the overall minimum Principal Private Open Space and Private Open Space area in accordance with Element 4 – Private open space and landscaping</p>	Lot size	Max GFA	200m <sup>2</sup> - 300m <sup>2</sup>	36m <sup>2</sup>	>300m <sup>2</sup> - 600m <sup>2</sup>	60m <sup>2</sup>	>600m <sup>2</sup> - 900m <sup>2</sup>	90m <sup>2</sup>	>900m <sup>2</sup> - 1500m <sup>2</sup>	120m <sup>2</sup>	>1500m <sup>2</sup> - 2000m <sup>2</sup>	150m <sup>2</sup>	>2000m <sup>2</sup>	180m <sup>2</sup>
Lot size	Max GFA														
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>2000m <sup>2</sup>	180m <sup>2</sup>														
<p>P3 Detached development is appropriately sited to minimise impacts on the streetscape.</p>	<p>A3.1 Detached development is located behind the building line of residential accommodation that is adjacent to any primary road or secondary road.</p>  <p>A3.2 Detached development maintains the setback requirements of Element 2 – Building setbacks and Part 2.4 – Rural development and subdivisions.</p>														
<p>P4 Detached development is appropriately setback from the side and rear boundaries.</p>	<p>A4.1 Detached development is setback a minimum of the following from the side and rear boundaries:</p> <table data-bbox="782 1657 1276 1859"> <thead> <tr> <th>Setback</th><th>Wall height</th></tr> </thead> <tbody> <tr> <td>0.5m</td><td>2.4m</td></tr> <tr> <td>0.9m</td><td>2.7m</td></tr> <tr> <td>1.5m</td><td>3.0m</td></tr> <tr> <td>2.1m</td><td>3.6m</td></tr> </tbody> </table> <p>A4.2 Detached development maintains the setback requirements of Element 2 – Building setbacks and Part 2.4 – Rural development and subdivisions.</p>	Setback	Wall height	0.5m	2.4m	0.9m	2.7m	1.5m	3.0m	2.1m	3.6m				
Setback	Wall height														
0.5m	2.4m														
0.9m	2.7m														
1.5m	3.0m														
2.1m	3.6m														

The draft amendments will be inserted into:

- the Dubbo DCP under Chapter 2 Development Principles, Part 2.1 Residential Development and Subdivision, Section 2.1.1 Residential Design – Dwellings, Dual Occupancy and Multi-Dwelling Housing as Element 12; and
- the Wellington DCP under Section F Development Requirements for Standard Development Types as F1.8.

### 3. Consultation

Following Council's consideration, the draft amendments will be placed on public exhibition for a minimum of 28 days in accordance with the Environmental Planning and Assessment Act 1979. A notice will be placed on Council's website and local newspaper advertisements, and the draft amendment will be displayed in Council's Customer Experience Centres.

### 4. Timeframe

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

Key Date	Explanation
March 2023	Public exhibition
April 2023	Consideration of submissions
May 2023	Consideration by Council

### APPENDICES:

- 1 [↓](#) Draft amendment to the Dubbo Development Control Plan 2013
- 2 [↓](#) Draft amendment to the Wellington Development Control Plan 2013

## Chapter 2

# Development Principles

## Dubbo Development Control Plan 2013

### Draft Amendment – Detached Development

## **2. Development Principles**

### **2.1 Residential Development and Subdivision**

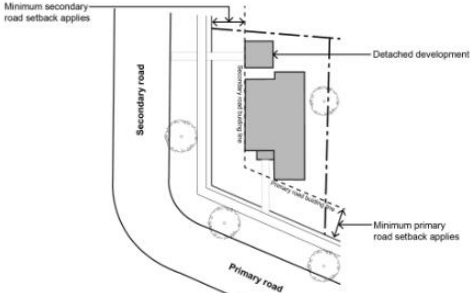
#### **2.1.1 Residential Design – Dwellings, Dual Occupancy and Multi-Dwelling Housing**

##### **Element 12: Detached development (outbuildings, sheds, garages)**

###### **Objectives**

- To ensure detached development, outbuildings, sheds and garages integrate with development on site;
- To ensure the development maintains appropriate private open space;
- To ensure the development is of a scale, size and character that is appropriate for the urban environment and the size of the lot; and
- To ensure that the structures do not detrimentally impact upon the amenity of adjoining residents.

<b>Performance criteria</b>	<b>Acceptable solutions</b>														
The objectives may be achieved where:	The acceptable solutions illustrate one way of meeting the associated performance criteria:														
P1 Detached development is of a height reflecting its intended use and in keeping with the urban environment.	A1.1 Detached development has a maximum height of 4.5m above existing ground level.														
P2 Detached development has a floor area that is proportionate with the size of the lot, and maintains sufficient private open space.	<p>A2.1 The maximum gross floor (GFA) area of all detached development is the following:</p> <table> <tr> <th><b>Lot size</b></th><th><b>Max GFA</b></th></tr> <tr> <td>200m<sup>2</sup> - 300m<sup>2</sup></td><td>36m<sup>2</sup></td></tr> <tr> <td>&gt;300m<sup>2</sup> - 600m<sup>2</sup></td><td>60m<sup>2</sup></td></tr> <tr> <td>&gt;600m<sup>2</sup> - 900m<sup>2</sup></td><td>90m<sup>2</sup></td></tr> <tr> <td>&gt;900m<sup>2</sup> - 1500m<sup>2</sup></td><td>120m<sup>2</sup></td></tr> <tr> <td>&gt;1500m<sup>2</sup> - 2000m<sup>2</sup></td><td>150m<sup>2</sup></td></tr> <tr> <td>&gt;2000m<sup>2</sup></td><td>180m<sup>2</sup></td></tr> </table> <p>A2.2 Detached development maintains the overall minimum Principal Private Open Space and Private Open Space area in accordance with Element 4: Private open space and landscaping.</p>	<b>Lot size</b>	<b>Max GFA</b>	200m <sup>2</sup> - 300m <sup>2</sup>	36m <sup>2</sup>	>300m <sup>2</sup> - 600m <sup>2</sup>	60m <sup>2</sup>	>600m <sup>2</sup> - 900m <sup>2</sup>	90m <sup>2</sup>	>900m <sup>2</sup> - 1500m <sup>2</sup>	120m <sup>2</sup>	>1500m <sup>2</sup> - 2000m <sup>2</sup>	150m <sup>2</sup>	>2000m <sup>2</sup>	180m <sup>2</sup>
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>900m <sup>2</sup> - 1500m <sup>2</sup>	120m <sup>2</sup>														
>1500m <sup>2</sup> - 2000m <sup>2</sup>	150m <sup>2</sup>														
>2000m <sup>2</sup>	180m <sup>2</sup>														

<p>P3 Detached development is appropriately sited to minimise impacts on the streetscape.</p>	<p>A3.1 Detached development is located behind the building line of a dwelling house that is adjacent to any primary road or secondary road.</p>  <p>A3.2 Detached development maintains the setback requirements of Element 2 and Part 2.4.</p>										
<p>P4 Detached development is appropriately setback from the side and rear boundaries.</p>	<p>A4.1 Detached development is setback a minimum of the following from the side and rear boundaries:</p> <table data-bbox="735 853 1102 987"> <thead> <tr> <th>Setback</th><th>Wall height</th></tr> </thead> <tbody> <tr> <td>0.5m</td><td>2.4m</td></tr> <tr> <td>0.9m</td><td>2.7m</td></tr> <tr> <td>1.5m</td><td>3.0m</td></tr> <tr> <td>2.1m</td><td>3.6m</td></tr> </tbody> </table> <p>A4.2 Detached development maintains the setback requirements of Element 2 and Part 2.4.</p>	Setback	Wall height	0.5m	2.4m	0.9m	2.7m	1.5m	3.0m	2.1m	3.6m
Setback	Wall height										
0.5m	2.4m										
0.9m	2.7m										
1.5m	3.0m										
2.1m	3.6m										

Section F

Development Requirements for Standard  
Development Types

Wellington Development  
Control Plan 2013

Draft Amendment – Detached Development

## Section F Development Requirements for Standard Development Types

### F1 New Residential Development in Urban Zones

#### F1.2 Objectives

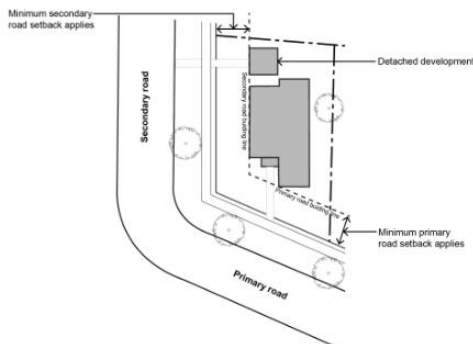
- To ensure detached development, outbuildings, sheds and garages integrate with development on site and are of a scale, size and character that is appropriate for the urban environment and the size of the lot

#### F1.8 Detached development (outbuildings, sheds, garages)

- Detached development has a maximum height of 4.5m above existing ground level.
- The maximum gross floor (GFA) area of all detached development is the following:

Lot size	Max GFA
200m <sup>2</sup> - 300m <sup>2</sup>	36m <sup>2</sup>
>300m <sup>2</sup> - 600m <sup>2</sup>	60m <sup>2</sup>
>600m <sup>2</sup> - 900m <sup>2</sup>	90m <sup>2</sup>
>900m <sup>2</sup> - 1500m <sup>2</sup>	120m <sup>2</sup>
>1500m <sup>2</sup> - 2000m <sup>2</sup>	150m <sup>2</sup>
>2000m <sup>2</sup>	180m <sup>2</sup>

- Detached development maintains the overall minimum Principal Private Open Space and Private Open Space area in accordance with F1.4.3 and F1.5.2.
- Detached development is located behind the building line of residential accommodation that is adjacent to any primary road or secondary road.



- Detached development is setback a minimum of the following from the side and rear boundaries:

Setback	Wall height
0.5m	2.4m
0.9m	2.7m
1.5m	3.0m
2.1m	3.6m

- Detached development complies with setback requirements of F1.4.2.



## REPORT: Draft Council Related Development Application Conflict of Interest Policy

**DIVISION:** Development and Environment  
**REPORT DATE:** 25 January 2023  
**TRIM REFERENCE:** ID23/3

### EXECUTIVE SUMMARY

<b>Purpose</b>	Adopt a policy	Fulfill legislated requirement
<b>Issue</b>	<ul style="list-style-type: none"><li>Adoption of Conflict of Interest Policy having regard to how council-related development applications will be handled.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>As Council (as an organisation) can have dual roles in relation to development (regulator, applicant, developer, owner and have commercial interest), an inherent conflict of interest can arise. Identifying these conflicts of interest early and finding ways to address them is good governance.</li><li>Policy required following legislation gazetted 30 September 2022 – Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022.</li></ul>	
<b>Financial Implications</b>	Budget Area	Development and Environment
	Funding Source	Building and Development Services
	Proposed Cost	Negligible
	Ongoing Costs	Negligible
<b>Policy Implications</b>	Policy Title	Conflict of Interest
	Impact on Policy	Not applicable
<b>Consultation</b>	Building and Development Services staff	Discussion and meetings held with operation staff.

### 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 draft Council-Related Development Application Conflict of Interest Policy (attached as Appendix 2) be noted and placed on public exhibition for a period of 28 days.**
- 2. That following the completion of public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.**

*Stephen Wallace*  
Director Development and Environment

*DQ*  
Manager Building and  
Development Services

## BACKGROUND

Dubbo Regional Council is a consent authority and has powers under the Environmental Planning and Assessment Act 1979, and other associated legislation, to determine development applications within the Dubbo Regional Council Local Government Area.

The NSW State Government gazetted legislation under the Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022 on 30 September 2022 (attached in Appendix 1), stating that *“The object of this Regulation is to impose requirements on councils to manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority.”*

## REPORT

Council has an adopted development related conflict of interest Policy – *Dealing with Development Applications for Councillors and Employees*. However this Policy does not extend to development applications where Council is the applicant/owner/or has a commercial interest in the outcome.

While the Building and Development Services Branch treats applications by Council as it would any other applicant, the legislation and hence direction from the NSW Department of Planning and Environment, requires that a Conflict of Interest Policy be adopted by 3 April 2023.

The following requirements have been introduced into the Environmental Planning and Assessment Regulation 2021 to address conflicts of interest in council related development:

- Councils must adopt and have a policy that specifies how conflicts of interest in connection with council-related development applications will be handled.
- Council-related development applications must now be accompanied by a management strategy statement, which explains how the council will manage potential conflicts of interest.
- Councils must record conflicts of interest in connection with each council-related development application, and the measures taken to manage the conflicts, in their existing DA register.
- Council-related development applications must be exhibited for a minimum of 28 days to ensure transparency during the assessment process.

To assist Councils in implementing the new legislative requirements, the NSW Department of Planning and Environment has produced *Council-related Development Application Conflict of Interest Guidelines*, including a *Sample policy for managing conflicts of interest for council-related development*.

The Policy attached to this Report has utilised the sample policy as a template to ensure compliance with the legislation, and addresses the following points:

- establishes management controls to address potential conflicts of interest at the different phases of the development process for the types of council-related development that the council could be involved in;
- outlines the process through which potential conflicts of interest will be identified, the risks assessed and appropriate management controls determined; and
- outlines the process that will be followed to publicly communicate the management approaches for each development subject to the policy.

### Operational Procedures

Currently, council-related development applications are treated no differently than any other application with regard to public exhibition. However the subject legislation will require that all council related development applications are to be publicly exhibited for a minimum period of 28 days.

While more restrictive, in the majority of cases this time period can be accommodated within the development assessment period without significant impacts.

### Consultation

- Building and Development Services Branch staff.
- Meeting held with various Council stakeholders on Wednesday 11 January 2023, including relevant staff from: Community Culture and Places, Property and Land Development, Building Infrastructure Leadership Team, Recreation and Open Spaces and Building Assets.

### Resourcing Implications

- Negligible.

### Planned Communications

- Standard exhibition process organised through Strategy Partnerships and Engagement, for a period of twenty-eight (28) days, with a notice in the Daily Liberal.
- Council officers preparing development applications need to be made aware of the requirement for them to provide: a statement specifying how the council will manage conflicts of interest that may arise in connection with the application because council is the consent authority.
- Email communication and ongoing discussions with the various staff, via preliminary development application meetings for example.

### Timeframe

Key Date	Explanation
9 February 2023	Ordinary Council meeting
February 2023	Policy Exhibition Period
23 March 2023	Ordinary Council meeting
3 April 2023	Legislation becomes operative

### Summary

In essence, the proposed Council-Related Development Application Conflict of Interest Policy codifies practices already undertaken by Council's Building and Development Services Branch and ensures that identifying these conflicts of interest early and finding ways to address them is good governance and allows Council to strengthen its relationship with communities and build and enhance trust.

### APPENDICES:

- 1 [!\[\]\(45855b0018c62282578e5fbca905c1ce\_img.jpg\)](#) Conflict of Interest Legislation
- 2 [!\[\]\(fbda2c1f5febe12e5628275b8fcc22a5\_img.jpg\)](#) Conflict of Interest Policy



## Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following Regulation under the *Environmental Planning and Assessment Act 1979*.

ANTHONY ROBERTS, MP  
Minister for Planning

### Explanatory note

The object of this Regulation is to impose requirements on councils to manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority.

A *council-related development application* is a development application, for which the council is the consent authority, that is—

- (a) made by or on behalf of the council, or
- (b) for development on land—
  - (i) of which the council is an owner, a lessee or a licensee, or
  - (ii) otherwise vested in or under the control of the council.

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Published LW 30 September 2022 (2022 No 579)

Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022 [NSW]

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## Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022

under the

Environmental Planning and Assessment Act 1979

### 1 Name of Regulation

This Regulation is the *Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022*.

### 2 Commencement

This Regulation commences on 3 April 2023.

### 3 Amendment of Environmental Planning and Assessment Act 1979 No 203

#### Schedule 1 Community participation requirements

Insert after clause 9A—

#### 9B Council-related development applications

- (1) Minimum public exhibition period for a council-related development application—28 days.
- (2) In this clause—  
*council-related development application* means a development application, for which a council is the consent authority, that is—
  - (a) made by or on behalf of the council, or
  - (b) for development on land—
    - (i) of which the council is an owner, a lessee or a licensee, or
    - (ii) otherwise vested in or under the control of the council.

**Note—** Land vested in or under the control of the council includes public land within the meaning of the *Local Government Act 1993*.

Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022 [NSW]  
Schedule 1 Amendment of Environmental Planning and Assessment Regulation 2021

## Schedule 1 Amendment of Environmental Planning and Assessment Regulation 2021

### [1] Section 30B

Insert after section 30A—

#### 30B Council-related development applications

A council-related development application must be accompanied by—

- (a) a statement specifying how the council will manage conflicts of interest that may arise in connection with the application because the council is the consent authority (a *management strategy*), or
- (b) a statement that the council has no management strategy for the application.

### [2] Section 66A

Insert after section 66—

#### 66A Council-related development applications—the Act, ss 4.16(11)

- (1) A council-related development application must not be determined by the consent authority unless—
  - (a) the council has adopted a conflict of interest policy, and
  - (b) the council considers the policy in determining the application.
- (2) In this section—
 

*conflict of interest policy* means a policy that—

  - (a) specifies how a council will manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority, and
  - (b) complies with the *Council-related Development Application Conflict of Interest Guidelines* published by the Department and available on the NSW planning portal.

### [3] Section 240 Council to keep a register of development applications and development consents

Insert after section 240(3)(m)—

- (m1) for a development consent granted in response to a council-related development application—
  - (i) conflicts of interest that may arise in connection with the application because the council is the consent authority, and
  - (ii) measures taken by the council to manage the conflicts of interest,

### [4] Schedule 7 Dictionary

Insert in alphabetical order—

*council-related development application* has the same meaning as in the Act, Schedule 1, clause 9B.

## Council-Related Development Application - Conflict of Interest Policy

### Part 1 Preliminary

(1) Name of policy

This policy is the 'Council-Related Development Application - Conflicts of Interest Policy' – dealing with council-related development throughout the development process.

(2) Aim of policy

This policy aims to manage potential conflicts of interest and increase transparency at all stages of the development process for council-related development.

(3) Scope

This policy applies to council-related development, the subject of a Development Application with Dubbo Regional Council.

(4) Definitions

- In this policy:

**application** means *an application for consent under Part 4 of the Act to carry out development and includes an application to modify a development consent. It does not include an application for a complying development certificate.*

**council** means *Dubbo Regional Council.*

**council-related development** means *development for which the council is the applicant developer (whether lodged by or on behalf of council), landowner, or has a commercial interest in the land the subject of the application, where it will also be the regulator or consent authority.*

**development process** means *application, assessment, determination, and enforcement.*

**the Act** means *the Environmental Planning and Assessment Act 1979.*

- A word or expression used in this policy has the same meaning as it has in the Act, and any instruments made under the Act, unless it is otherwise defined in this policy.
- Notes included in this policy do not form part of the policy.

**Part 2 Process for identifying and managing potential conflicts of interest****(5) Management controls and strategies**

- The following management controls apply to the *assessment* of an application for council-related development:

*Development applications with a CIV (capital investment value) of less than \$5,000,000 will be assessed by Council's Building and Development Services Team.*

**Note:** Council-related development with a CIV of more than \$5,000,000 is determined by the Western Regional Planning Panel, a statutory body independent of Council.

*The applicant/proponent shall only engage with the assessing officer/s of the development application, the same as any other member of the general public.*

*The development application shall be publicly exhibited for a minimum of twenty-eight (28) days in accordance with Council's Community Participation Plan 2019.*

- The following management controls apply to the *determination* of an application for council-related development:

*Council-related development applications with a CIV of less than \$5,000,000 shall be determined by the Director Development and Environment.*

- The following management controls apply to the *regulation and/or enforcement* of approved council-related development:

*The regulation and enforcement of approved council-related development shall be as for any other approved application, in accordance with the relevant legislation.*

**(6) The management strategy for the following kinds of council-related development, is that no management controls need to be applied, due to their minor nature:**

- commercial fit outs and minor changes to the building façade;
- internal alterations or additions to buildings that are not a heritage item;
- advertising signage;
- minor building structures projecting from a building facade over public land (such as awnings, verandas, bay windows, flagpoles, pipes, and services);
- development where the council might receive a small fee for the use of their land.

**(7) In circumstances where Council is of the opinion that the development is not a standard development, controversial projects, etc., Council may consider alternate options to the *assessment* of the development application, such as referral to either:**

- another council; or
  - Western Regional Planning Panel.
- (8) In circumstances where Council is of the opinion that the development is not a standard development, controversial projects, etc., Council may consider alternate options to the *regulation and/or enforcement* of the site and/or development consent, such as:
- referral to a private certifier (engagement);
  - publication of certificates issued under Part 6 of the Act on the NSW Planning Portal;
  - reporting of key milestones to the full council.

**Part 3 Identifying whether a potential conflict of interest exists, assessment of level risk and determination of appropriate management controls.**

- (9) Development applications lodged with the council that are council-related development are to be referred to the Manager Building and Development Services (or a delegate) for a conflict-of-interest risk assessment.

The Manager Building and Development Services is to:

- assess whether the application is one in which a potential conflict of interest exists;
- identify the phase(s) of the development process at which the identified conflict of interest arises;
- assess the level of risk involved at each phase of the development process;
- determine what (if any) management controls should be implemented to address the identified conflict of interest (in each phase of the development process if necessary) having regard to any controls and strategies outlined in clauses 5, 6, 7 and 8 of the policy;
- The outcome of the Manager Building and Development Services assessment of the level of risk involved shall be documented and the proposed management approach for the proposal shall be published on the NSW Planning Portal.

**Part 4 Procedural matters**

- (10) In accordance with Amendment of Environmental Planning and Assessment Regulation 2021, Schedule 1, s30B Council-related development applications must be accompanied by a statement (prepared by the applicant) specifying how the council will manage conflicts of interest that may arise in connection with the application because the council is the consent authority (see Part 2).
- (11) In accordance with Amendment of Environmental Planning and Assessment Regulation 2021, Schedule 1, s66A Council-related development applications must not be determined by the consent authority unless (a) the council has adopted a conflict of

interest policy, and (b) the council (consent authority) considers the policy in determining the application.

- (12) In accordance with Amendment of Environmental Planning and Assessment Regulation 2021, Schedule 1, s240(3)(m1) Council is required to keep a register of development applications and development consents, and for council-related development applications information regarding conflicts of interest that may arise in connection with the application, and measures taken by council (the applicant) to manage the conflicts of interest.

#### **APPENDIX: Council-related Development Application – Statement guide**

The applicant for a Council-related development application is required to provide a 'statement' specifying how the council will manage conflicts of interest that may arise in connection with the application because the council is the consent authority.

The matters which need to be addressed in the 'statement', are not limited to the following list, and will vary given the nature of the development:

- Preliminary discussions with Council's assessing officer/s;
- The interaction between the applicant/proponent and Council's assessing officer/s, whilst the development application is under assessment;
- The interaction between the applicant/proponent and Council's assessing officer/s, following the determination of the development application;
- The interaction between the applicant/proponent and Council's assessing officer/s, with regard to regulatory inspections of the approved development;
- The interaction between the applicant/proponent and Council's assessing officer/s, with regard to the ongoing operation of the approved.



## REPORT: Planning Proposal R22-005 - 13L Narromine Road, Dubbo - Proposed Amendments to Land Use Zone and Minimum Lot Size

**DIVISION:** Development and Environment  
**REPORT DATE:** 23 January 2023  
**TRIM REFERENCE:** ID22/2258

### EXECUTIVE SUMMARY

<b>Purpose</b>	Seek endorsement	
<b>Issue</b>	<ul style="list-style-type: none"><li>A planning proposal was lodged by GLN Planning Pty Ltd, on behalf of the Bathla Group, to amend the Dubbo Regional Local Environmental Plan by changing the existing land use zone and minimum lot size area at part of 13L Narromine Road, Dubbo (Lot 22 DP 1038924 and Lot 7 DP223428).</li><li>The planning proposal seeks to rezone part of R2 Low Density Residential zone to R1 General Density Residential, and amend the minimum lot size from 600m<sup>2</sup> to 300m<sup>2</sup>. The total area to be changed is approximately 23.3Ha.</li><li>Council's assessment indicates the proposal has strategic merit and should be submitted to NSW Department of Planning and Environment for a Gateway Determination. If issued, the determination will require community and stakeholder consultation.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Environmental Planning and Assessment Act 1979</li><li>Local Environmental Plan Making Guidelines</li></ul>	
<b>Financial Implications</b>	Budget Area	Growth Planning
	Funding Source	Application Fees
	Proposed Cost	Council received \$26,000 upon lodgement, and will receive a further \$14,000 if a Gateway Determination is issued, as part of the application fees
	Ongoing Costs	Nil
<b>Policy Implications</b>	Policy Title	Dubbo Regional Local Environmental Plan 2022
	Impact on Policy	The Planning Proposal will amend the land use zone and minimum lot size area at 13L Narromine Road, Dubbo

### STRATEGIC DIRECTION

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

Theme:	1 Housing
CSP Objective:	1.1 Housing meets the current and future needs of our community
Delivery Program Strategy:	1.1.1 A variety of housing types and densities are located close to appropriate services and facilities
Theme:	1 Housing
CSP Objective:	1.2 An adequate supply of land is located close to community services and facilities
Delivery Program Strategy:	1.2.1 Land is suitably zoned, sized and located to facilitate a variety of housing types and densities

## RECOMMENDATION

1. That Council note the process and key steps for amending the Dubbo Regional Local Environmental Plan 2022 (attached in Appendix 1).
2. That Council endorse the planning proposal (attached in Appendix 2) to amend the Dubbo Regional Local Environmental Plan 2022 by rezoning and changing the minimum lot size area at part of 13L Narromine Road, Dubbo (Lot 22 DP1038924 and Lot 7 DP223428).
3. That Council submit the planning proposal to the NSW Department of Planning and Environment for a Gateway Determination.
4. That Council request the Chief Executive Officer (or delegate) be authorised as the Local Plan Making Authority under Section 3.36 of the Environmental Planning and Assessment Act 1979.
5. That Council support a minimum 28 days public exhibition period for the planning proposal, subject to the conditions of a Gateway Determination.
6. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.

*Stephen Wallace*  
Director Development and Environment

CC  
Growth Planner

## BACKGROUND

### 1. What is a Planning Proposal

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

The six key stages for amending a LEP are attached in **Appendix 1** and are as follows:

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

## REPORT

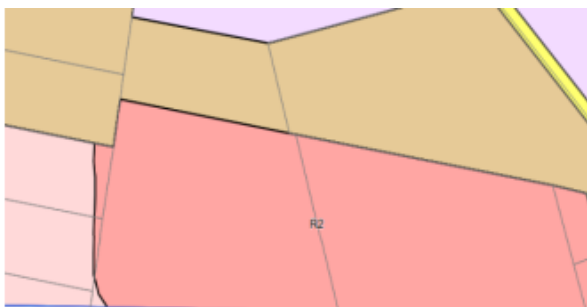
### 1. Details of the Planning Proposal

Applicant:	GLN Planning
Site:	13L Narromine Road, Dubbo (Lot 22 DP1038924 and Lot 7 DP223428)
Site area:	Land to be amended is approximately 23.3Ha
Proposed LEP Amendment:	Amend the land use zone from R2 Low Density Residential to R1 General Residential zone Amend the minimum lot size area from 600m <sup>2</sup> to 300m <sup>2</sup> Changes to Land Zoning Map (LZN_001A) and Lot Size Map (LSZ_001A)

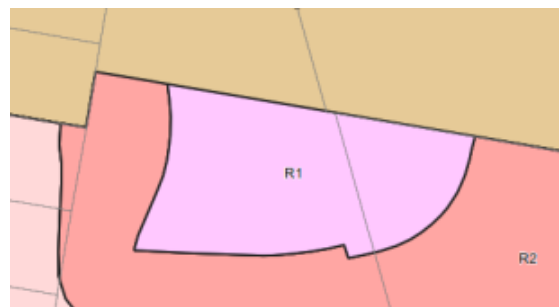
The objective of the planning proposal is to amend the Dubbo Regional LEP 2022 to rezone a precinct of land from R2 Low Density Residential to R1 General Residential, and amend the minimum lot size area from 600m<sup>2</sup> to 300m<sup>2</sup>, to encourage housing diversity with a smaller built form. The proposed amendments are shown in **Figures 1-5**.



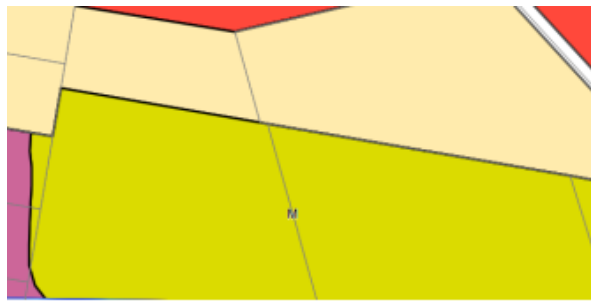
**Figure 1:** Location of site and proposed amendment



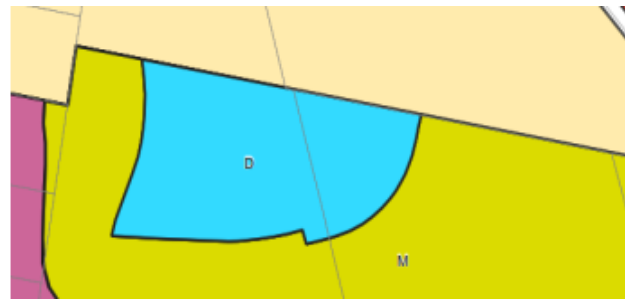
**Figure 2:** Current Land Zoning (R2 Low Density Residential)



**Figure 3:** Proposed Land Zoning (R1 General Residential)



**Figure 4:** Current minimum lot size area (600m<sup>2</sup>)



**Figure 5:** Proposed minimum lot size area (300m<sup>2</sup>)

The intent of the planning proposals is:

- To provide a variety of housing options and facilitate a range of lot sizes;
- To facilitate medium density housing;
- To accommodate different housing products;
- To provide appropriate planning controls to guide future residential lots within the precinct.

## **2. Site Characteristics**

The site is approximately 3.2km northwest of the Dubbo Central Business District, and is located on the south-western side of Narromine Road, the western side of TAFE, the eastern side of large-lot residential development, and the northern side of the Western Railway. The site has the following characteristics:

- It contains a terrestrial biodiversity;
- It is subject to vulnerable groundwater controls;
- It is not mapped as flood prone or bushfire prone (but is mapped on Council's draft bushfire prone mapping); and
- It is mapped as sensitive land resource.

## **3. Planning assessment and considerations**

### **i) Strategic and site-specific merit**

To determine whether the planning proposal should be supported, it must have both strategic and site specific merits and align with the NSW strategic planning framework. It must also identify potential environmental, social, and economic impacts.

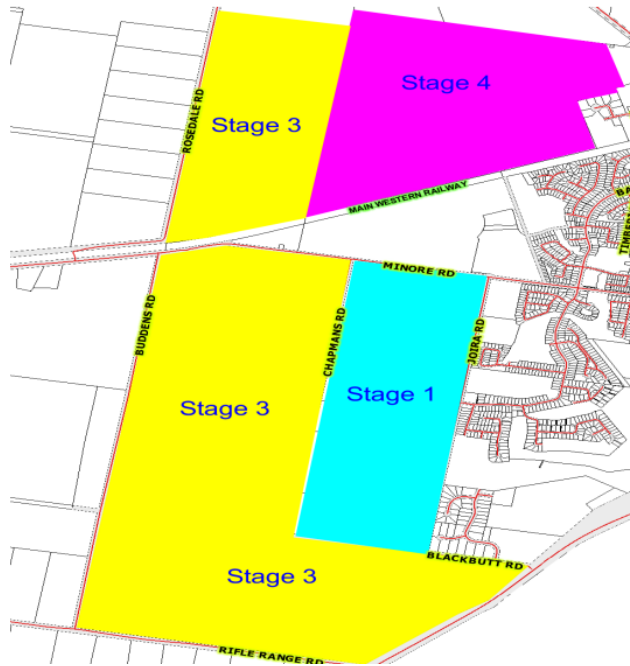
The proposal has been assessed against relevant regional and sub-regional strategies, Council strategies and policies, applicable State Environmental Planning Policies (SEPPs), and Section 9.1 Ministerial Directions.

Strategy	Requirement	Consistency
<p>Central West and Orana Regional Plan 2036</p> <p>This Plan is the NSW Government's strategy for guiding land use planning priorities and decisions for the Central West and Orana Region over the next 20 years.</p>	<p><u>Vision</u> The most diverse regional economy in NSW with a vibrant network of centres leveraging the opportunities of being at the heart of NSW.</p> <p><u>Goal 2</u> A stronger healthier environment and diverse heritage.</p> <p><u>Goal 4</u> Dynamic vibrant and healthy communities.</p> <p><u>Direction 22</u> Manage growth and change in regional cities and strategic and local centres.</p> <p><u>Direction 25</u> Increase housing diversity.</p>	<p>The planning proposal is consistent with this Plan.</p>
<p>Central West and Orana Regional Plan 2041</p> <p>This Plan is the NSW Government's strategy for guiding land use planning priorities and decisions for the Central West and Orana Region over the next 20 years.</p> <p>This plan was adopted after lodgement of the planning proposal.</p>	<p><u>Objective 7</u> Provide for well-located housing options to meet demand.</p> <p><u>Objective 8</u> Plan for diverse, affordable, resilient and inclusive housing.</p> <p><u>Objective 19</u> Strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities.</p>	<p>The planning proposal is consistent with this Plan.</p>
<p>Towards 2040 Community Strategic Plan</p> <p>This Plan is the highest level strategy that guides and influences the direction of Council, the communities and other levels of Government over the coming years.</p>	<p><u>Vision</u> In 2040 we will be an innovative, resilient and sustainable region with opportunities to grow and a high quality of life.</p> <p><u>Objective 1.1</u> Housing meets the current and future needs of our community.</p> <p><u>Objective 1.2</u> An adequate supply of land is located close to community services and facilities</p>	<p>The planning proposal is consistent with this Plan.</p>

Strategy	Requirement	Consistency
<p>Local Strategic Planning Statement (LSPS)</p> <p>This Plan sets Council's land use planning priorities, including economic, social and environmental outcomes, for the next 20 years.</p>	<p><u>Priority 9</u> Provide diversity and housing choice to cater for the needs of the community.</p> <p><u>Priority 12</u> Create sustainable and well-designed neighbourhoods.</p>	<p>The planning proposal is consistent with this Plan.</p>
<p>Dubbo Residential Release Strategy</p> <p>This Strategy guides the strategic direction and decisions on residential development and use of residential land.</p>	<p>Central district - North-western Sub-District</p> <p><u>Role of the district</u> Provide industrial land options and westward residential expansion in the long term and protect and improve its transport infrastructure.</p>	<p>The planning proposal is consistent with this Strategy.</p>
<p>West Dubbo Residential Release Strategy</p> <p>This Strategy provides a greater level of detail and certainty for the residential development in West Dubbo.</p>	<p>South-Western Sub-District</p> <p><u>Principles for land release</u> Lands within this precinct maybe suitable for additional investigation for residential development once the land is required in the residential land release pipeline and that services are available at no additional cost to the community.</p>	<p>The planning proposal is consistent with this Strategy.</p> <p>Additional commentary is provided below.</p>
<p>Dubbo Regional Local Environmental Plan 2022</p> <p>This Plan guides planning decisions in the region through development controls and provisions.</p>	<p><u>Central West Urban Release Area</u> Ensure development in an area identified for growth occurs in a logical and cost effective manner, in accordance with a staging plan and development control plan.</p> <p><u>Zone R2 Low density residential</u> Provide for the housing needs of the community within a low density residential environment.</p> <p><u>Zone R5 Large lot residential</u> Ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</p>	<p>The planning proposal is consistent with this Plan.</p>

a) West Dubbo Residential Release Strategy

Residential development should be undertaken in accordance with the staging specified in **Figure 6**. The site is identified as Stage 4; however, it may be developed earlier than anticipated if it can address access to the land and also the proximity to the Western Rail Line, or it can demonstrate that other lands must be developed out of sequence.



**Figure 6:** South-Western Sub-District staging.

Council will consider an out-of-sequence request where:

- There are no additional costs to Council in infrastructure provision;
- All infrastructure is provided by the applicant or Council has agreed to provide the infrastructure;
- The land is situated within a reasonable proximity to an established residential community and an established residential community; and
- The land can be serviced by a public transport provider.

The planning proposal is consistent with the above requirements. A utility services report concludes that all the recommended potential utility services can be provided. Council raised concerns for the long term supply of water and sewer infrastructure, but will continue to work with the applicant to deliver revised water supply and sewer strategies for the entirety of the urban release area. A staged approach to the water and sewer upgrades will also be required as growth occurs. In the interim, a standpipe-style reservoir may be required to fully service the urban release area whilst existing sewer is to be connected to the Cooreena Road pump station via gravity sewer.

ii) State Environmental Planning Policies (SEPP)

The planning proposal is consistent with the following SEPPs, which are planning instruments that address planning issues at a state-wide level.

SEPP	Comment
<p>SEPP (Biodiversity and Conservation) 2021</p> <p>The aim of this SEPP is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.</p>	<p>The environmental impact is negligible as the site is currently zoned R2 Low Density Residential. The clearing of some native vegetation may be required despite the rezoning. A Biodiversity Development Assessment Report has been submitted, and considered the principle of 'avoid and minimise'.</p>
<p>SEPP (Resilience and Hazards) 2021</p> <p>Chapters 4 provides a state-wide planning framework for remediation of contaminated land and to minimise the risk of harm to human health or any other aspect of the environment.</p> <p>Stage 1 – Preliminary Site Investigation is the first step in assessing the contamination status of a site proposed for redevelopment. It defines the potential contaminating activities carried out onsite, the areas where contamination is most likely to exist and, if necessary, sufficient soil or groundwater sampling to confirm whether the land has been contaminated or not.</p>	<p>In accordance with the Central NSW Regional Contaminated Land Policy, the site has the potential to be contaminated due to the previous agricultural land uses and activities.</p> <p>The planning proposal has a minor inconsistency with this SEPP. The submitted Preliminary Site Investigation concluded that the site is suitable for development, subject to an additional Data Gap Contamination Assessment. Further investigations to be undertaken prior to community consultation include a gap analysis, a decommission plan, determination of the identified hydrocarbons and updated illegible figures.</p>
SEPP (Housing) 2021	<p>The planning proposal is not contrary to the principles of this SEPP as it enables diverse housing types and encourages the development of housing to the community.</p>
<p>SEPP (Transport and Infrastructure) 2021</p> <p>Chapter 2 is applicable for the proposal. The aim of this SEPP is to facilitate the effective delivery of infrastructure across NSW.</p>	<p>The planning proposal does not include any provisions which impede the operation of this SEPP over the site.</p>
<p>SEPP (Exempt and Complying Development Codes) 2008</p> <p>The aim of this SEPP is to provide streamlined assessment processes for development that complies with specified development standards.</p>	<p>The planning proposal does not contravene the provisions of the SEPP and is therefore consistent with it.</p>

Numerous other SEPPs have been assessed as part of this planning proposal but were not considered to be relevant.

**iii) Ministerial Directions under Section 9.1**

Section 9.1 (2) of the Environmental Planning and Assessment Act 1979 requires a planning proposal to be consistent with the principles, aims, objectives or policies of directions made by the Minister for Planning. The planning proposal is generally consistent with the following Directions.

Direction	Requirement	Consistency
1.1 Implementation of Regional Plans	Planning proposals must be consistent with a Regional Plan released by the Minister for Planning	The planning proposal is consistent with the Regional Plan, both the Central West and Orana Regional Plan 2041 and the Central West and Orana Regional Plan 2036.
3.1 Conservation Zones	Planning proposals must include provisions that facilitate the protection and conservation of environmentally sensitive areas. This applies to land within a conservation zone or land otherwise identified for environment conservation or protection purposes in the LEP.	The planning proposal is not located in the Environmental Conservation zone. However, the western boundary of the site is overlaid with terrestrial biodiversity map. The portion of land that will be amended is outside the mapped area.
3.2 Heritage Conservation	Planning proposals must contain provisions that facilitate the conservation of items, places, buildings, works, relics, moveable objects of environmental heritage significance and indigenous heritage significance.	The planning proposal is consistent with this Direction.  The site is not identified as containing items of aboriginal cultural significance. Notwithstanding, any future development is required to comply with the relevant provisions within the LEP, National Parks and Wildlife Act 1974, and Heritage Act 1977.
4.3 Planning for Bushfire Protection	Planning proposals must have regard to Planning for Bushfire Protection 2019 and avoid placing inappropriate development in hazardous areas.	The site is identified as being subject to Council's draft bushfire prone land map as it is covered by grasslands. Assessment of bushfire impacts will be assessed as part of any future development application. Consultation with the NSW Rural Fire Service will be undertaken.

Direction	Requirement	Consistency
4.4 Remediation of Contaminated Land	Planning proposals must reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered.	<p>The site is potentially contaminated due to the outstanding contamination matters that have not been appropriately addressed nor resolved at this stage.</p> <p>As such, a decommission plan, a data gap analysis and the associated matters shall be provided prior to community consultation.</p>
5.1 Integrating Land Use and Transport	The Direction applies when a planning proposal will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.	<p>The proposed area will be in close proximity to the future western distributor road, which means higher densities of housing will be close to transport nodes.</p> <p>In addition, other transport networks, cycle path and pedestrian linkages within the estate will be designed in accordance with the relevant Development Control Plan.</p>
6.1 Residential Zone	The direction applies when a planning proposal will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.	<p>The planning proposal is consistent with this direction as it will facilitate higher density building types whilst having direct access to infrastructure and services.</p> <p>The rezoning will increase the permissibility of residential density of land.</p>

The planning proposal is consistent with the abovementioned Ministerial Directions.

#### iv) **Site-Specific Merit**

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

##### a) Environmental Impacts

The site consists of approximately 179.26ha of degraded native vegetation with the remainder of exotic vegetation and cleared lands. Of the 179.26ha of degraded native vegetation, approximately 70.70ha is severely degraded and below the threshold requiring

offsets. The native vegetation within the subject site contains two plant community types (PCTs) which may be impacted:

- PCT 511- Queensland Bluegrass – Redleg Grass- Rats Tail Grass – spear grass- panic grass derived grassland of the Nandewar Bioregion and Brigalow Belt South Bioregion; and
- PCT 458 – White Cypress Pine – Buloke – White Box shrubby open forest on hills in the Liverpool Plains – Dubbo region, Brigalow Belt South Bioregion.

The site does not contain threatened fauna or flora species. Ecosystem credits will be provided to offset the impacts as part of any development application.

b) Environmental Hazards

The site is not mapped as flood prone or bushfire prone, but is within Council's draft bushfire hazard map. The proposal will not negatively impact aboriginal heritage, geotechnical and contamination, acoustic, and dark sky planning issues on the site.

c) Social and Economic Effects

The planning proposal will facilitate additional housing stock within the Dubbo residential housing market. The economic benefits generated by the development will create additional employment within the precinct and the business zones to the north of the site. Key infrastructure such as existing Dubbo TAFE and a potential new school and neighbourhood shops will also be benefited by the future residences.

d) Infrastructure

The planning proposal will increase the demand for public facilities and services. Proposed works are subject to a staged approach, and accordingly, specific water and sewer infrastructure upgrade requirements will be confirmed at a later stage. This will not prevent the planning proposal from progressing.

The following strategies were included with the planning proposal:

- Utilities services report
- Water cycle management strategy
- Traffic and transport assessment
- Open space conceptual layout

#### **4. Consultation and Planned Communications**

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

Council will engage with state agencies, adjoining land owners and the public as per the Gateway Determination. This will include a notice on Council's website and in Customer Experience Centres, the NSW Planning Portal, and letters to the affected and adjoining landowners unless this is impractical and therefore not required as part of the Gateway determination.

The following state agencies would be consulted as part of the Gateway Determination:

- Transport for NSW
- NSW Rural Fire Service
- NSW Environmental Protection Authority
- School Infrastructure NSW

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

## 5. Timeframe

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

Key date	Explanation
9 February 2023	Council decision
Late February 2023	Submit the planning proposal to the Department of Planning and Environment for Gateway Determination
Early April 2023	Gateway determination issued
May 2023	Post-gateway review and requirements
July 2023	Public exhibition period
August 2023	Consideration of submissions
October 2023	Consideration by Council
November 2023	Submit the planning proposal to the Department of Planning and Environment for finalisation
January 2024	Gazettal of the LEP amendment

## 6. Resourcing Implications

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

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	\$40,000	0	0	0	0	0
b. Operating expenses	0	0	0	0	0	0

c. Operating budget impact (a – b)	\$40,000	0	0	0	0	0
d. Capital expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	\$40,000	0	0	0	0	0
Does the proposal require ongoing funding?		No				
What is the source of this funding?		Lodgement and assessment fees				

**Table 1.** Ongoing Financial Implications

## 7. Options Considered

Council has the following options:

### 1. Support the planning proposal

This would allow Council to submit the planning proposal to the Department of Planning and Environment for a Gateway Determination. The Gateway Determination allows for the review of the strategic and site-specific merits of a proposal, and determines whether it should proceed.

This is the preferred option.

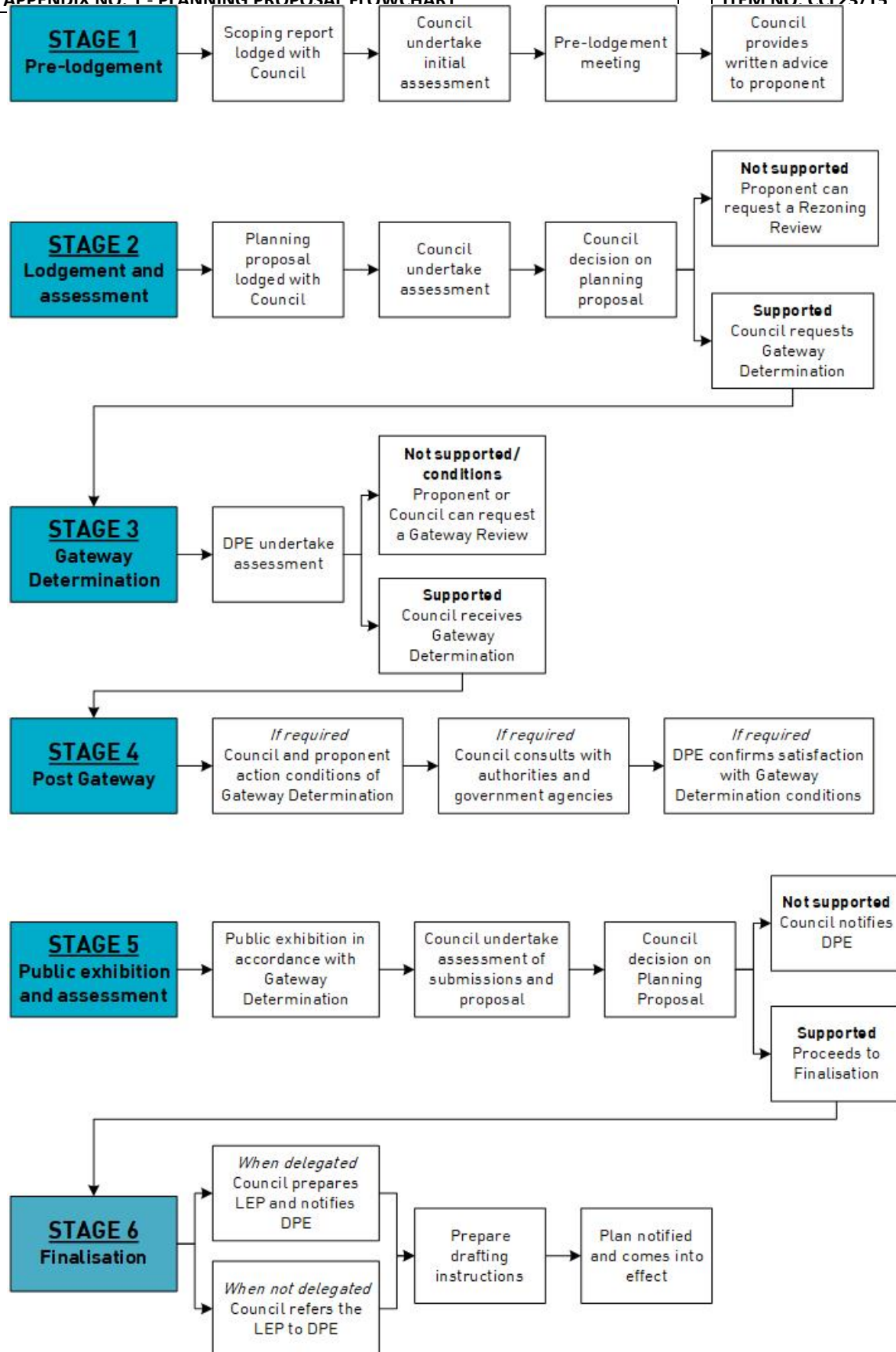
### 2. Not support the planning proposal

The proponent would be able to submit a Rezoning Review to the Department of Planning and Environment, which allows an independent planning panel to evaluate and recommend to the Minister of Planning whether the proposal should progress to Gateway Determination.

## APPENDICES:

[1](#) Planning Proposal Flowchart

[2](#) Planning Proposal



Planning Proposal  
R2 to R1 (small lots)



## Planning Proposal

R2 Low Density Residential to R1 General Residential (Small Lots) at  
Lot 22, DP 1038924, 13L Narromine Road and Lot 7 DP 223428,  
Jannali Road, Dubbo

### Prepared for

The Bathla Group

### By



ABN 39 585 262 237

A Level 10, 70 Pitt Street, Sydney 2000 P GPO Box 5013, Sydney  
NSW 2001

T (02) 9249 4100 F (02) 2949 4111 E info@glnplanning.com.au

i

Planning Proposal FINAL  
September 2022



Planning Proposal  
R2 to R1 (small lots)



ABN 39 585 262 237  
A Level 10, 70 Pitt Street, Sydney 2000 P GPO Box 5013, Sydney NSW 2001  
T (02) 9249 4100 F (02) 2949 4111 E info@glplanning.com.au

### Acknowledgement of Country

GLN Planning Pty Ltd. respectfully acknowledges the Traditional Custodians of Country throughout Australia and recognises and respects their continuing cultural heritage, beliefs and connection to land, sea and community. We pay our respects to their Elders past, present and emerging. This land always was and always will be traditional Aboriginal Land.



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Project Manager: Peter Lawrence  
Client: Bathla  
Project Number: 11666

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### Document History and Status

Version	Issue To	Qty	Date	Prepared by	Reviewed by
V1 Draft	Bathla (P.Solomon)	1-e	2.9.2022	P.Hyde	P.Lawrence
V2 Final	Lodgement	1-e	9.09.2022	P.Hyde	P.Lawrence

ii

Planning Proposal FINAL  
September 2022



Planning Proposal  
R2 to R1 (small lots)



## Table of Contents

<b>Executive Summary</b>	<b>v</b>
<b>Introduction</b>	<b>1</b>
Background	1
Technical input and consultation	2
Structure of the Planning Proposal report	3
<b>The Site and Locality</b>	<b>5</b>
Site Location	5
Site Description	5
Surrounding Locality	6
<b>Planning context</b>	<b>7</b>
Strategic planning background	7
<b>Part 1 – Objectives of the Planning Proposal</b>	<b>11</b>
<b>Part 2 – Explanation of provisions</b>	<b>12</b>
<b>Part 3 – Justification</b>	<b>14</b>
Section A – Need for the Planning Proposal	14
Section B – Relationship to the strategic planning process	16
Section C – Environmental, social and economic impact	20
Section D – Infrastructure (Local, State and Commonwealth)	23
Section E – State and Commonwealth Interests	24
<b>Part 4 – Maps</b>	<b>25</b>
<b>Part 5 – Community consultation approach</b>	<b>26</b>
<b>Part 6 – Project timeframe</b>	<b>27</b>
<b>Conclusion</b>	<b>28</b>
<b>Glossary</b>	<b>29</b>

iii

Planning Proposal FINAL  
September 2022



Planning Proposal  
R2 to R1 (small lots)



## Tables

Table 1	Local Environmental Plan Making Guideline 2021 - Steps	3
Table 2	R1 Land Use Table	12
Table 3	Assessment against relevant SEPPs	19
Table 4	Project Timeline	27
Table 5	Summary of key planning controls	35

## Figures

Figure 1	Approved Subdivision Plan showing future Lot 222	2
Figure 2	Subject site	5
Figure 3	Surrounding locality	6
Figure 4	Overview of strategic Planning Policies applying to this rezoning	7
Figure 5	Structure Plan	8
Figure 6	Proposed rezoning	9
Figure 7	Existing land use zoning	12
Figure 8	Proposed land use zoning	12
Figure 9	Existing lot size map	12
Figure 10	Proposed lot size map	12
Figure 11	Dubbo LSPS – Urban Release Areas	15
Figure 12	Dubbo City Centre Plan	18
Figure 14	Acoustic Recommendations relating to site	22
Figure 15	Key steps in Planning Proposal process	26
Figure 16	Dubbo LEP 2022 - biodiversity	40

## Appendices

Appendix A:	Pre-Lodgement Meeting Minutes
Appendix B:	Planning Pathways to deliver housing diversity Memorandum
Appendix C:	Key Planning Controls – Site Specific DCP
Appendix D:	Statement of Consistency – Section 9.1 Directions
Appendix E:	Contamination and Geotechnical Report
Appendix F:	Aboriginal Heritage Assessment
Appendix G:	Acoustic Report
Appendix H:	Maps

Planning Proposal  
R2 to R1 (small lots)



## Executive Summary

This Planning Proposal seeks to amend Dubbo Regional Local Environmental Plan 2022 (**LEP**) to rezone a small precinct from R2 Low Density Residential to R1 General Residential within proposed Lot 222 approved under D2022-11 at Lot 22, DP 1038924, 13L Narromine Road and Lot 7, DP 223428 Jannali Road, Dubbo.

The rezoning will facilitate more housing diversity within the future residential estate with lots down to 300m<sup>2</sup> proposed within the R1 zoned land. The area to be rezoned is well connected being close to playing fields and linear parks, shops, TAFE and a potential future school site. The total area of R2 Low Density Residential land to be rezoned is approximately 23.3ha This includes all internal roads but excludes the external roads (arterial and sub-arterial) bordering the site.

As a nominated 'urban release area', Clause 6.3 of *Dubbo Regional Local Environmental Plan 2022* requires a DCP that includes measures to encourage higher density living around transport, open space and service nodes. This would not occur under the current R2 Low Density Residential Zoning without this Planning Proposal. This Planning Proposal applies to a small well located precinct to implement the outcomes expressed in Clause 6.3 of the LEP which are reinforced through the Local Strategic Planning Statement and broader Strategic Planning documents.

In addition to addressing the strategic framework to support the Planning Proposal, this report has also been informed by several technical studies that address the physical and urban capability of the land as a whole. They include:

- Aboriginal Heritage Assessment prepared by Apex Archaeology
- Environmental Noise Impact Assessment prepared by Acoustic Logic
- Biodiversity Development Assessment Report prepared by AEP
- Bushfire Constraints and Opportunities Assessment prepared by Building Code and Bushfire Hazard Solutions Pty Ltd
- Geotechnical Site Investigation Report prepared by Geotesta
- Preliminary Site Investigation Report prepared by Geotesta
- Water Cycle Management Strategy prepared by Maker Eng
- Traffic Assessment prepared by Amber
- Structure Plan prepared by Sitios
- Acoustic Report prepared by Acoustic Logic

v

Planning Proposal FINAL  
September 2022



Planning Proposal  
R2 to R1 (small lots)



## Introduction

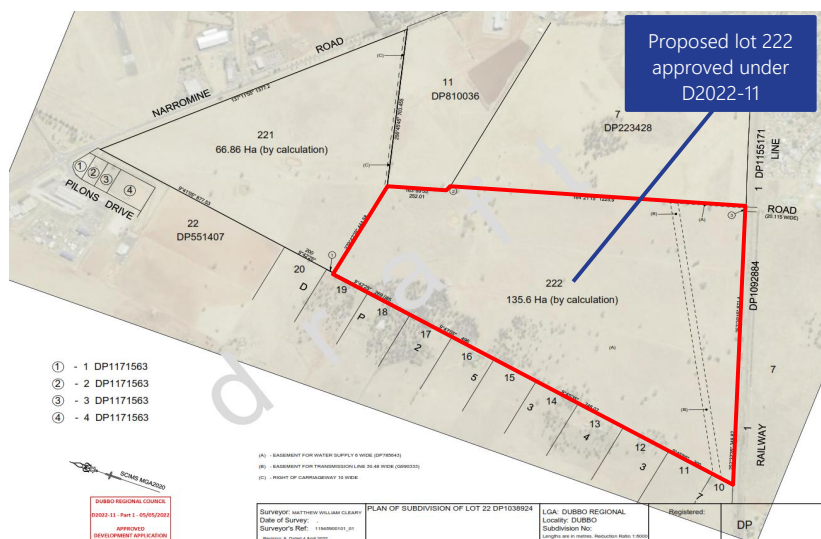
This Planning Proposal (**PP**) seeks to amend Dubbo Regional Local Environmental Plan 2022 (**LEP**) to rezone a small precinct from R2 Low Density Residential to R1 General Residential within proposed Lot 222 approved under D2022-11 at Lot 22, DP 1038924, 13L Narromine Road and Lot 7, DP 223428 Jannali Road, Dubbo. The rezoning will facilitate more housing diversity within the Estate with lots down to 300m<sup>2</sup>. The area to be rezoned is well connected being close to playing fields and linear parks, shops, TAFE and a potential future school site. The total area of R2 Low Density Residential land to be rezoned is approximately 23.3ha This includes all internal roads but excludes the external roads (arterial and sub-arterial) bordering the site. Excluding the linear park which traverses centrally through the site, the area to be rezoned is approximately 22.4ha.

This PP has been prepared by GLN Planning for the Bathla Group (**Bathla**) as a proponent initiated PP for submission to Dubbo Regional Council (**Council**).

## Background

Bathla has secured a significant parcel of land which will create a new urban area including both residential development and employment land uses. Council's Dubbo Transportation Strategy 2020 identifies future roads that will traverse through the site providing options for traffic to bypass the centre.

Lot 22 will be split into two properties under Development Consent D2022-11 granted by Council on 5 May 2022. This includes proposed lot 221 and proposed lot 222. A copy of the approved subdivision plan is illustrated within **Figure 1**. This rezoning relates to land within proposed Lot 222 and existing Lot 7 in DP 223428.



Planning Proposal  
R2 to R1 (small lots)



### Figure 1 Approved Subdivision Plan showing future Lot 222

The entire site will be progressively developed by the applicant under a range of applications to facilitate the delivery of works generally in accordance with the Structure Plan. The PP and other applications to be lodged with Council over the site include:

- This PP to rezone an area of R2 Low Density Residential to R1 General Residential to permit smaller and more diverse housing in a small precinct well located to the district park, shops, TAFE and potential future school site.
- A PP over proposed lot 222 for a minor zone boundary adjustment between the R2 Low Density Residential Zone and R5 Large Lot Residential Zone.
- A PP to rezone proposed Lot 221 from IN2 Light Industrial to B2 Local Centre and B5 Business Development Zones.
- A Development Application for subdivision of the land zoned IN2 Light Industrial (i.e., Proposed Lot 221) into superlots that could also serve a future Business Development and Local Centre Zoning including provision of roads and drainage.
- A Development Application for the Stage 1 residential subdivision of the R2 Low Density Residential Zone including parts of the arterial and sub arterial works and local park.
- Development Applications for subsequent stages including sports fields, local parks and extensions of roads as required.

### Technical input and consultation

A formal pre-lodgement meeting was held on 3 August 2022 with preliminary comments provided from certain sections via email at **Appendix A**.

In addition to the pre-lodgement meeting, a memorandum was prepared on 8 April 2022 which outlined the strategy and planning pathways to deliver housing diversity. This document was submitted to Council for consideration and is attached at **Appendix B**.

This report has also been informed by several technical studies that address the physical and urban capability of the land. They include:

- Aboriginal Heritage Assessment prepared by Apex Archaeology
- Environmental Noise Impact Assessment prepared by Acoustic Logic
- Biodiversity Development Assessment Report prepared by AEP
- Bushfire Constraints and Opportunities Assessment prepared by Building Code and Bushfire Hazard Solutions Pty Ltd
- Geotechnical Site Investigation Report prepared by Geotesta
- Preliminary Site Investigation Report prepared by Geotesta

Planning Proposal  
R2 to R1 (small lots)



- Water Cycle Management Strategy prepared by Maker Eng
- Traffic Assessment prepared by Amber
- Structure Plan prepared by Sitios
- Acoustic Report prepared by Acoustic Logic

### Structure of the Planning Proposal report

The DPE's *Local Environmental Plan Making Guideline* (2021) outlines the steps in progressing a PP through to finalisation as summarised in **Table 1**.

**Table 1 Local Environmental Plan Making Guideline 2021 - Steps**

No	Step	Explanation
1	Pre-lodgement	Early analysis of the development potential of the relevant land including key environmental or site constraints, review of the strategic planning framework, obtaining advice and consultation with authorities and government agencies and identification of study requirements to underpin a planning proposal.
2	Planning Proposal	Where the planning proposal has been initiated by a proponent, council is to review and assess the planning proposal and decide whether to support and submit it to the Department for a Gateway determination.
3	Gateway Determination	Department assesses the strategic and site-specific merit of a planning proposal and issues a Gateway determination specifying if the planning proposal should proceed and whether consultation with authorities and government agencies is required
4	Post Gateway	Actioning Gateway determination conditions PPA reviews the Gateway determination and actions any required conditions prior to public exhibition.
5	Public Exhibition and Assessment	Consultation with the community, key authorities and government agencies (as required). Review of the planning proposal to address conditions of Gateway determination and submissions.
6	Finalisation	Final assessment of the planning proposal and if supported, preparation of the draft LEP, review and finalisation. Once finalised, the LEP may be made, notified and come into effect.

A PP must also include the following components as set out within Section 3.33(2) of the *Environmental Planning and Assessment Act 1979*:

- Part 1 – Objectives and intended outcomes which should include a statement of the objectives of the proposed LEP
- Part 2 – Explanation of provisions which should provide an explanation of the provisions that are to be included in the proposed LEP
- Part 3 – Justification of strategic and site-specific merit which must provide justification of strategic and potential site-specific merit, outcomes, and the process for implementation

Planning Proposal  
R2 to R1 (small lots)



- Part 4 – Maps which are to identify the effect of the PP and the area to which it applies
- Part 5 – Community consultation which details the community consultation that is to be undertaken on the PP
- Part 6 – Project timeline which details the anticipated timeframe for the LEP making process in accordance with the benchmarks in this guideline

The following sections of this Report address this structure.

Planning Proposal  
R2 to R1 (small lots)



## The Site and Locality

### Site Location

This PP relates to a future precinct within proposed Lot 222 approved under D2022-11 at Lot 22, DP 1038924, 13L Narromine Road and Lot 7, DP 223428, Jannali Road Dubbo (**Figure 2**).

The site is located approximately 3.5km from Dubbo City Centre and is accessed by Narromine Road which runs along the north-eastern boundary of the site.



Source: Six Maps

**Figure 2** Subject site

### Site Description

The site has an overall area of 202.46ha with future lot 222 under D2022-11 having an area of 135.6ha. The frontage to Narromine Road measures 1.37km with the site also sharing a boundary to the south with the railway line measuring 1.24km.

The site currently contains a dwelling and several outbuildings which are located midway along the western boundary within a group of trees. Topographically the land is relatively flat with about half

Planning Proposal  
R2 to R1 (small lots)



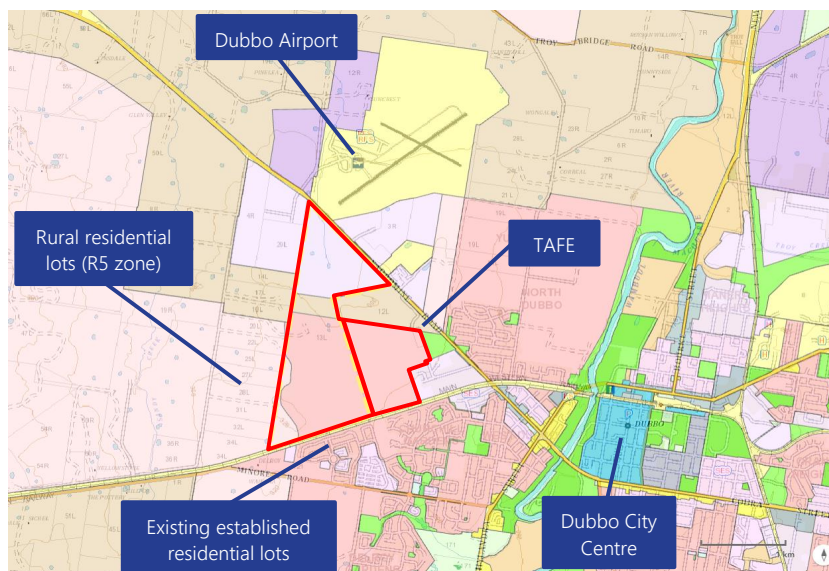
the drainage from the site being conveyed toward the north west corner at Narromine Road while the other half drains to the south.

The site is predominantly comprised of open grassland. There is an existing group of trees along the western boundary with other isolated trees located within the site. The biodiversity values of the grassland are discussed later in Part 3 of this report.

### Surrounding Locality

Surrounding the site are a number of different land uses (**Figure 3**). These include:

- Dubbo TAFE (Narromine Road) to the east
- Future sports field site to the north of the area to be rezoned
- Dubbo Airport which is located further north on the opposite side of Narromine Road
- Light industrial zoning at the northern end of the site which is to be subject to a separate PP to amend this zoning from IN2 Light Industrial to part B2 Local Centre Zone and part B5 Business Development
- Existing residential lots to the south of the site on the southern side of the railway line
- Rural residential properties to the west currently zoned R5 Large Lot Residential.



Source: ePlanning Viewer

**Figure 3** Surrounding locality

Planning Proposal  
R2 to R1 (small lots)



## Planning context

### Strategic planning background

An overview of the relevant strategic planning documents applying to the site and this rezoning is outlined within **Figure 4**.



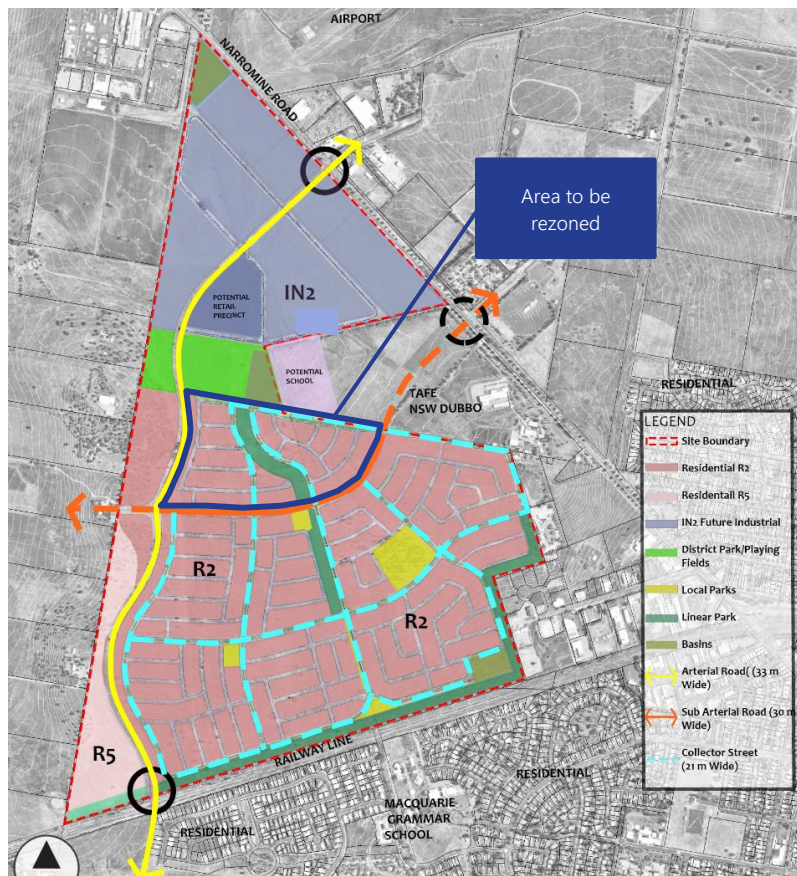
Source: GLN Planning

**Figure 4 Overview of strategic Planning Policies applying to this rezoning**

The site is located within the West Dubbo Urban Release Area (**WDURA**). The West Dubbo Residential Release Strategy was adopted by Council in March 2011. This Strategy informed the basis of the land use zoning and planning controls adopted under Dubbo Regional LEP 2022.

The Structure Plan, prepared by Sitios, for the Bathla site in relation to the R2 Low Density Residential Zone is illustrated at **Figure 5**. It shows the urban release of land including low density residential at the southern end of the site, employment type uses to the north and a new district sports field adjacent to Dubbo TAFE (Narromine Road site) which also has potential for a future school site.

Planning Proposal  
R2 to R1 (small lots)



Source – Sitios

**Figure 5 Structure Plan**

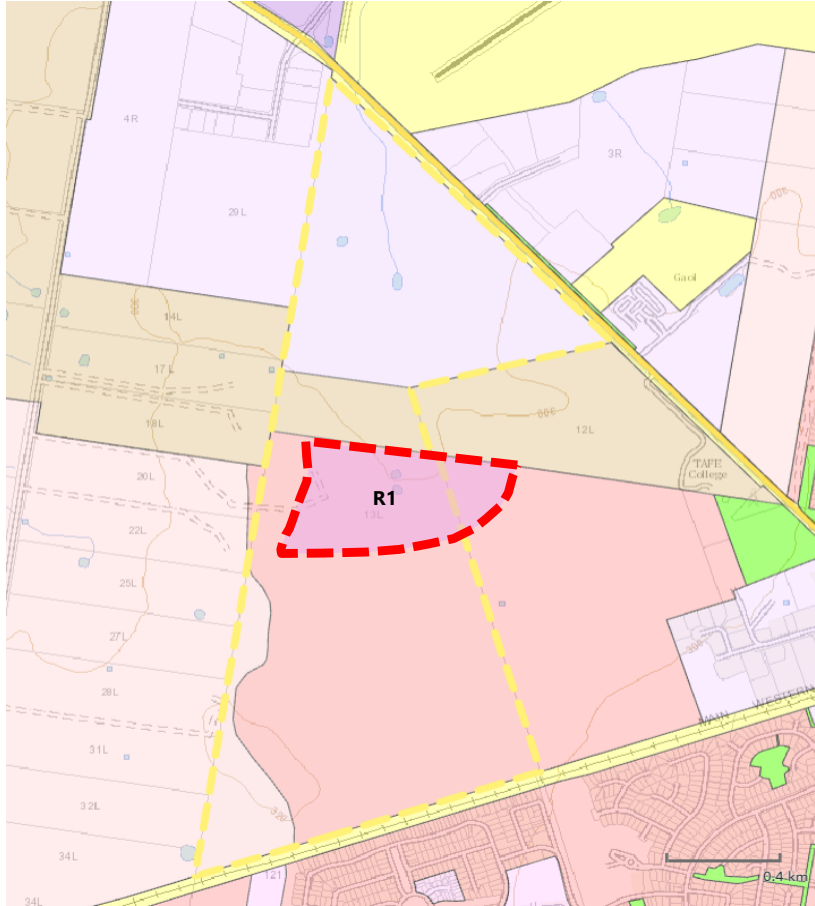
As illustrated within the Structure Plan, the area subject to this Planning Proposal is located at the northern end of the residential zoned land adjacent to key infrastructure including open space and linear parks, a potential school, future employment uses and Dubbo TAFE. The site is contained and separated from the remaining residential land by the strategic road along the western boundary that diverts to traverse through the centre of the residential land and then northwards through the TAFE site towards Narromine Road.

An opportunity was identified within this urban release area to increase housing diversity and deliver a wider range of lots throughout the Precinct. This includes providing smaller lots, down to 300m<sup>2</sup>, which allows people to downsize in areas that are well connected. It also better reflects the need for smaller housing with the 2021 census data identifying the average number of people per household

Planning Proposal  
R2 to R1 (small lots)

within the Dubbo LGA is 2.5 persons. Despite this, 41.7%<sup>1</sup> of people occupy a 4+ bedroom house within the LGA with 27.2% of households occupied by single (lone) persons.

The area subject to this rezoning is identified within **Figure 6**. It relates to a total area of 23.3ha of R2 Low Density Residential zone which is proposed to be rezoned to R1 General Residential with a minimum lot size of 300m<sup>2</sup>. This includes all internal roads but excludes the external roads (arterial and sub-arterial) bordering the site.



Source: NSW Planning viewer

**Figure 6** Proposed rezoning

<sup>1</sup> ABS Census 2021. <https://abs.gov.au/census/find-census-data/quickstats/2021/SED10026>

Planning Proposal  
R2 to R1 (small lots)



This PP is submitted following further investigations which have identified an opportunity for smaller lots to be created within a well-connected area in close proximity to the playing fields and linear spaces which provides active transport links to other areas and parks, shops, TAFE and potential future school. The intent is to provide housing diversity as part of this new residential estate to facilitate a range of lot sizes to accommodate different housing product to attract buyers at different price points.

As the land is in a nominated 'urban release area', Clause 6.3 of the LEP requires a DCP that includes measures 'to encourage higher density living around transport, open space and service nodes'. This would not occur under the current R2 Low Density Residential Zoning without this Planning Proposal. This Planning Proposal applies to a small well-located precinct to implement the outcomes expressed in Clause 6.3 of the LEP which are reinforced through the Local Strategic Planning Statement and broader Strategic Planning documents. This area has been deferred from the DCP relating to the remaining residential lands with a view that appropriate standards will be added to the DCP when this Planning Proposal is finalised.

Planning Proposal  
R2 to R1 (small lots)



## Part 1 – Objectives of the Planning Proposal

The objective and intended outcomes of this Planning Proposal are as follows:

### Objective

The objective of this PP is to amend Dubbo Regional LEP 2022 to rezone a precinct of land from R2 Low Density Residential to R1 General Residential. The precinct is bound by the proposed strategic north-south road in the west, the east west connection through the residential areas in the south, and the playing fields park, TAFE and potential future school in the north. The precinct is located partly within proposed Lot 222 approved under D2022-11 at Lot 22, DP 1038924, 13L Narromine Road and part Lot 7, DP 223428, Jannali Road, Dubbo.

The rezoning relates to a total area of 23.3ha which is currently zoned R2 Low Density Residential and is proposed to be rezoned to R1 General Residential. This includes all internal roads but excludes the external roads (arterial and sub-arterial). The rezoning would provide more opportunities for housing diversity through either smaller built form and/or the introduction of a new minimum lot size within the R1 zone down to 300m<sup>2</sup> per lot.

### Intended Outcomes

- To rezone the precinct from R2 Low Density Housing to R1 General Residential.
- To provide appropriate planning controls to guide future development including a minimum lot size of 300m<sup>2</sup>.
- To provide site specific controls for developing future residential lots within the precinct subject to this rezoning



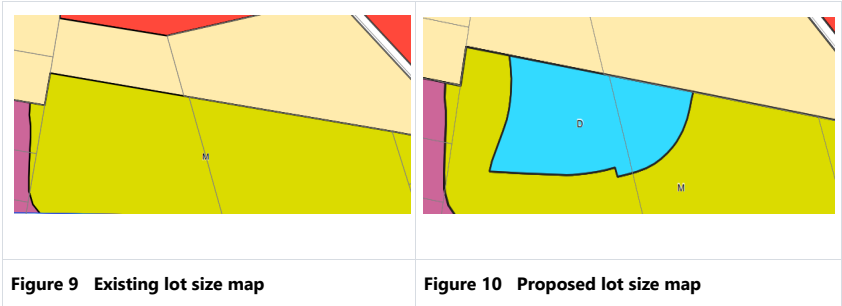
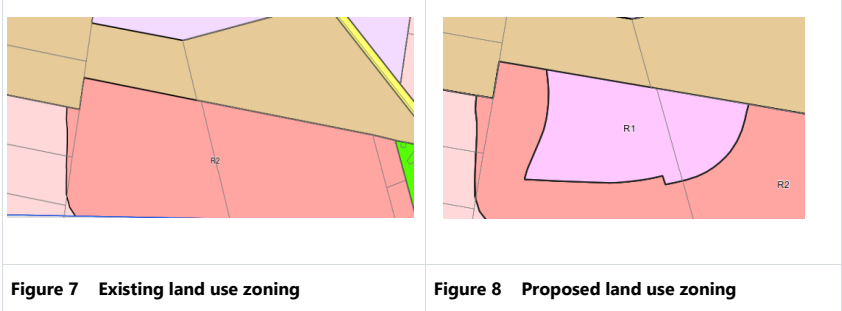
Part 2 – Explanation of provisions

This section provides a detailed statement of how the objectives or intended outcomes will be achieved by amending an existing LEP.

Intended Provisions

The objectives can be achieved by amending the Land Zoning Map (Tile LZN\_001A and LZN\_002A) for Dubbo Regional LEP 2022 to show the land currently zoned R2 Low Density as R1 General Residential. It also requires an amendment to the Lot Size Map (Tile LZN\_001A and LZN\_002A) so that the minimum lot size relating to the land to be rezoned is shown with a minimum lot size of 300m<sup>2</sup>.

The existing and proposed changes to Dubbo Regional LEP 2022 are shown within **Figure 7** to **Figure 10**



The site is not subject to a FSR or maximum height of buildings. Therefore, no other provisions of Dubbo Regional LEP 2022 require amending. The LEP already includes the R1 General Residential land use zone within the Land Use Table. The land use objectives along with permitted and prohibited development are outlined within **Table 2** which would apply to the site to be rezoned.

Table 2 R1 Land Use Table

Planning Proposal  
R2 to R1 (small lots)



R1 Land Use Table	
<b>1. Objectives of the R1 zone</b>	<ul style="list-style-type: none"> <li>○ To provide for the housing needs of the community.</li> <li>○ To provide for a variety of housing types and densities.</li> <li>○ To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>○ To ensure development is consistent with the character of the immediate locality.</li> </ul>
<b>2. Permitted without consent</b>	Environmental protection works; Home-based child care; Home occupations; Roads
<b>3. Permitted with consent</b>	Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Restaurants or cafes; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water reticulation systems; Any other development not specified in item 2 or 4
<b>4. Prohibited</b>	Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

It is intended that any new controls for this land will be incorporated into the draft Clearmont Rise DCP already submitted to Council for the remainder for the land to apply to this area once rezoned. The key planning controls to guide development on blocks down to 300m<sup>2</sup> is provided at **Appendix C**.

Planning Proposal  
R2 to R1 (small lots)



## Part 3 – Justification

This section provides a detailed assessment of the proposal's strategic and site-specific merit to determine whether the PP should be supported.

The following sections discuss the considerations within the Department's *Local Environmental Plan Making Guidelines* for determining the strategic merit.

### Section A – Need for the Planning Proposal

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

Yes, the PP is consistent with the Dubbo Local Strategic Planning Strategy (**LSPS**) which was adopted by Council in 2020, the Residential Release Strategy – West Dubbo Urban Release Area adopted by Council on 28 March 2011 and the Dubbo Transportation Strategy 2020 adopted 25 October 2021.

The *Residential Release Strategy – West Dubbo Urban Release Area* was adopted by Council in 2011. It identifies the southern end of the site, generally consisting of future Lot 222, as forming part of the 'south west district' which is identified to assist in contributing to the future housing supply and zoned residential areas.

Since the Residential Release Strategy was prepared, planning for the area has progressed with the area having now been rezoned. While this Strategy informed the initial base justification for the rezoning, more detailed and up to date Policies have been released including the Dubbo LSPS.

As illustrated within **Figure 11**, the rezoning is consistent with the LSPS with the rezoning located within the boundaries of the identified Urban Release Area (**URA**).

Dubbo LSPS identifies that '*there is a need to cater for shifting demographic trends, and respond to increased demand for smaller lots and dwelling sizes to ease rental and mortgage stress, particularly for families, lone person households, seniors, students, workers and those in need of housing.*'

Planning Priority 12 'Create sustainable and well-designed neighbourhoods', Action 12.3 requires the preparation of a Structure Plan for the North West Urban Release Area. This Structure Plan is to consider the key planning objectives as outlined within the LSPS as detailed below:

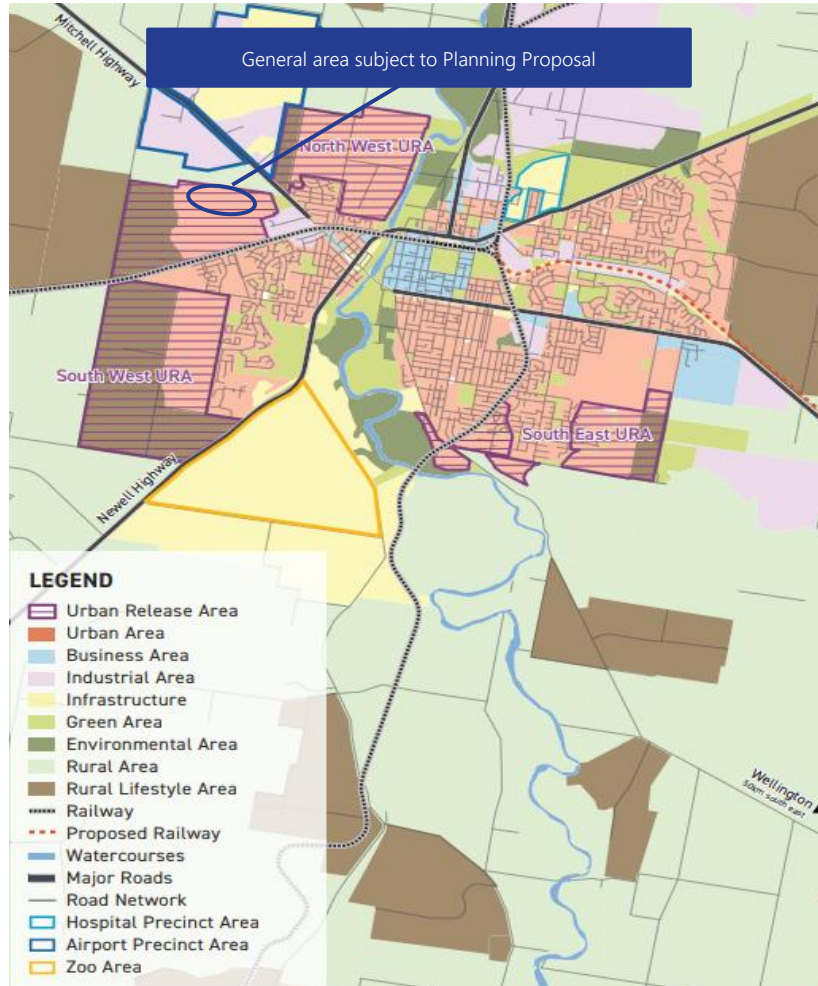
- Providing a range of lot sizes to cater for the different demographics and changing needs of the community and to encourage diversity
- Planning for new housing with high accessibility to pedestrian, cycling and transport links.
- Provide active transport options in new residential areas.
- Prepare local design guidelines for housing that mitigates and adapts to climate change impacts.
- Limit urban sprawl by directing new residential development to established residential zones and urban expansion areas.
- Ensure functional open space is provided for increased housing and population growth.

Planning Proposal  
R2 to R1 (small lots)



This PP is consistent with the Structure Plan prepared by Sitios and the LSPS objectives detailed above.

It will provide for housing diversity within the URA which aims to create smaller lots (300m<sup>2</sup>+) around key areas with good connections to the local shops, parks, Dubbo TAFE, employment uses and a potential future school. This better utilises this infrastructure and provides more variety in lot sizes throughout the URA which can target different price points in the housing market to suit more potential buyers.



Source: Dubbo LSPS

**Figure 11 Dubbo LSPS – Urban Release Areas**

Planning Proposal  
R2 to R1 (small lots)



In addition, the provision of smaller lots within the market better reflects the 2021 Census data which identifies:

- the average number of people per household is 2.5.
- the average number of bedrooms per dwelling is 3.3.
- up to 27.2%<sup>2</sup> of households are occupied by single (lone) persons
- 40.5% of coupled families have no children at home

This data demonstrates that larger dwellings are not necessary required with an oversupply of larger houses (determined by the number of bedrooms) in comparison with the average number of people per household. Further, a large portion of dwellings within Dubbo are either occupied by single (lone) persons or a couple with no children at home and therefore do not necessarily require large houses on big lots to accommodate their needs.

**Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes, the PP is the only way of achieving the objectives and intended outcome. The proposed amendments are required to update the Land Zoning Map and Minimum Lot Size Map to apply the relevant planning controls and guide future development.

It is intended that the DCP for the remainder of this release include a section providing key controls to guide development within this area and specifically on smaller lots sizes as outlined within **Appendix C**.

While dual occupancies are permissible and enable the only other form of housing diversity within the Precinct on lots potentially down to 300m<sup>2</sup>, they are considered to have limited impact on housing diversity. This is due to this type of housing needing to construct housing products prior to subdivision occurring with built form typically designed to mirror the housing product which can be incompatible with other dwellings within the street. As such it can deter both developers and residents from this type of housing in contrast to single dwellings on smaller lots.

## Section B – Relationship to the strategic planning process

**Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?**

Yes. The PP supports the intended outcomes within both the existing Central West and Orana Regional Plan 2036 and draft Central West and Orana Regional Plan 2041 (**draft CWORP**).

- **Objective 7** of the draft CWORP aims to provide well located housing options to meet demand. This includes an adequate supply of affordable, well-designed housing in places where people want to live.

<sup>2</sup> ABS Census 2021 - <https://abs.gov.au/census/find-census-data/quickstats/2021/SED10026>

Planning Proposal  
R2 to R1 (small lots)



The site is located around 3.5km from Dubbo town centre and is a planned expansion of the city forming part of the West Dubbo URA. The site, once developed, will be well connected, and be supported by employment opportunities to the north of the site and will be well connected to open space, linear parks and a potential future school site.

This PP will provide for additional housing opportunities in a well-connected area with good connectivity to future planned infrastructure. By reducing the minimum lot size down to 300m<sup>2</sup> in this area, it will increase the housing diversity within the Precinct and attract different purchasers at different price points in the market to accommodate a larger pool of purchasers. This is considered to provide a benefit to the availability of housing choice within Dubbo.

- **Objective 8** of the draft CWORP aims to plan for diverse, affordable, resilient and inclusive housing. This relates to aspects such as lot sizes, the type of dwelling, number of bedrooms and suitability of accommodation for different people within the community.

This PP will introduce a new lot size within the area to provide for properties with a minimum lot size down to 300m<sup>2</sup>. While this lot size is not uncommon in new greenfield subdivisions, the majority of Dubbo town centre has a minimum lot size of 600m<sup>2</sup>. Although there are small isolated pockets within Dubbo that have a minimum lot size of 300m<sup>2</sup>, these areas are limited.

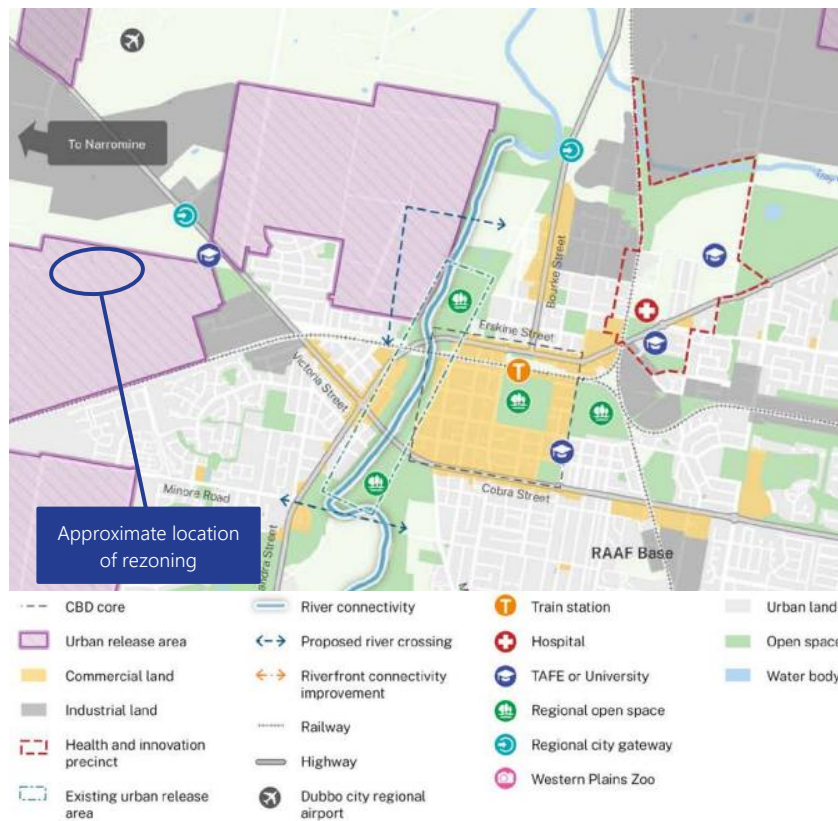
This PP provides an opportunity to introduce a new area with smaller lots sizes in an appropriate setting to provide residents with more choice in the housing market. The introduction of new lot sizes also brings new dwelling designs and housing options which can attract a larger range of purchasers for reasons including but not limited to downsizers, first home buyers trying to get on the property ladder and residents living in single (lone) households. As such, this PP is considered achieve the intent of Objective 8.

- **Objective 19** of the draft CWORP aims to strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities. This includes focusing on the provision of new residential development in and around CBDs which will support population growth. Relevant to this PP is the strategic focus for Dubbo to '*facilitate new residential development in the existing urban release area and new development areas in Dubbo's north west, south west and south east.*'<sup>3</sup>

As illustrated within **Figure 12** the rezoning is located within the identified URA and will provide for increased density through the introduction of a new minimum lot size down to 300m<sup>2</sup> around planned infrastructure including shops, open space and education uses. This is consistent with objective 19 for the planned expansion of new residential development within Dubbo.

<sup>3</sup> Draft Central West and Orana Regional Plan 2041, Page 81

Planning Proposal  
R2 to R1 (small lots)



Source: DPE - draft Central West and Orana Regional Plan 2041

**Figure 12 Dubbo City Centre Plan**

**Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?**

Yes, this PP is consistent with the Dubbo LSPS and will assist in the delivery of housing as part of the West Dubbo URA – refer to Section A 'Is the Planning Proposal a result of an endorsed LSPS, strategic study or report' on Page 14.

**Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

The PP is broadly consistent with Future Transport Strategy 2056 which seeks greater consideration of providing social and physical infrastructure required by future residents in release areas without relying on cars. The co-location of this infrastructure, as proposed in the Structure Plan, will provide for good active transport links and opportunities for public transport noting the site is bound by the

Planning Proposal  
R2 to R1 (small lots)



future arterial road and sub-arterial road. Additionally, future residents of this area will be within walking distance of future district and linear parks, employment uses and a potential future school site which will assist to reduce the reliance on private vehicles.

#### Is the planning proposal consistent with applicable SEPPs?

The PP has been reviewed against the provisions of relevant State Environmental Planning Policies (SEPPs) to confirm the outcomes would be consistent and not compromise future applications once rezoned – refer to **Table 3**.

**Table 3 Assessment against relevant SEPPs**

SEPP Title	Comment
<b>State Environmental Planning Policy (Biodiversity and Conservation) 2021</b>	The Planning Proposal does not include any provisions which impede the operation of this SEPP over the subject land.
Ch 2 Vegetation in non-rural areas	<p>This chapter is applicable to the PP as involves a change from R2 Low Density Residential to R1 General Residential zone which is captured within the relevant non-rural zones identified under s2.3(1)(b) of the Biodiversity Conservation SEPP.</p> <p>The development and rezoning of the site aligns with the West Dubbo Urban Release Area and Structure plan prepared for the Precinct albeit with a reduced lot size down to 300m<sup>2</sup>. No additional impacts are proposed from that previously considered when the site was rezoned to R2 Low Density Residential which would necessitate the clearing of some native vegetation in order to develop the site in the future.</p> <p>The proposed clearing required over the site for roads or subdivision may exceed the biodiversity offset scheme threshold. Therefore, as part of any future development application over the site, Bathla will engage an accredited assessor to prepare a Biodiversity Development Assessment Report (<b>BDAR</b>) who will apply the biodiversity assessment method (<b>BAM</b>) to assess the impacts of the proposal on the biodiversity. This will be further addressed as part of the DA process as it relates to a wider site context and will confirm the off-sets required in association with the required impacts to this existing native vegetation.</p>
<b>State Environmental Planning Policy (Resilience and Hazards) 2021</b>	The Planning Proposal does not include any provisions which impede the operation of this SEPP over the subject land.
Ch 4 Remediation of land	Preliminary Investigations identify minor potential for contaminants associated with the former agricultural use of the land. However, this is not identified to prevent the proposed rezoning of the area from R2 to R1.
<b>State Environmental Planning Policy (Transport and Infrastructure) 2021</b>	The Planning Proposal does not include any provisions which impede the operation of this SEPP over the subject land.
Ch 2 Infrastructure	The Mitchell Highway (Narromine Road) is a classified road. Any development with frontage to a classified road must consider safe access to and operation of the classified road. Development listed in Schedule 2 of the SEPP is required to be assessed as 'Traffic Generating Development'. Further, future development would also need to consider

Planning Proposal  
R2 to R1 (small lots)



SEPP Title	Comment
	<p>safety, noise and vibration impacts from the railway line located along the southern boundary of the site.</p> <p>These provisions would apply to the future development of the land under the DA process and do not impact this rezoning application.</p> <p>An Acoustic Report has been prepared to investigate the potential noise impacts with appropriate recommendations provided to mitigate noise from the arterial and sub-arterial road on the subject area to be rezoned.</p>
<b>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>	Exempt and complying development under this SEPP will continue to apply as relevant to the individual site.

#### Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)

The Minister for Planning and Environment issues Local Planning Directions that Councils must follow when preparing a PP. This PP is generally consistent with the Section 9.1 directions. **Appendix D** provides a statement of consistency against each of the directions.

### Section C – Environmental, social and economic impact

#### Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The area subject to this rezoning is already zoned R2 Low Density Residential and the Planning Proposal seeks to rezone a well located definable precinct within this area to R1 General Residential.

Preliminary ecological investigations for the Precinct identify the following species may be impacted as a result of future development works:

- PCT 511 – Queensland Bluegrass - Redleg Grass - Rats Tail Grass - spear grass - panic grass derived grassland of the Nandewar Bioregion and Brigalow Belt South Bioregion.
- PCT 458 – White Cypress Pine - Buloke - White Box shrubby open forest on hills in the Liverpool Plains – Dubbo region, Brigalow Belt South Bioregion.

The affected areas are generally located within the southern half of the site covering parts of future Lot 222 including areas already zoned R2 Low Density Residential under Dubbo Regional LEP and forming part of the West Dubbo URA. A BDAR is being finalised in accordance with the *Biodiversity Conservation Regulation 2017*. This will identify the impacted areas and anticipated ecosystem credits required for the precinct to offset the impacts as part of future development.

The removal of vegetation and finalisation of the BDAR to identify the offsets will be submitted as part of the initial development application lodged to develop the area.

Planning Proposal  
R2 to R1 (small lots)



**Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?**

No.

- **Geotechnical and Contamination**

Preliminary site investigations concluded that there is low risk of soil contamination.

Following the demolition of existing structures/dwellings on site, a data gap contamination assessment is required to be undertaken. This is to confirm whether there are any 'areas of environmental concern' within the footprint of these existing buildings. However, the buildings are not located in the part of the site and it is not a matter for consideration under the PP.. (See **Appendix E**).

- **Aboriginal Heritage**

An Aboriginal Heritage Assessment was prepared by Apex Archaeology. This report found that there was no registered Aboriginal sites and no sub surface archaeological potential within the subject site. It also identified that no further Aboriginal archaeological assessment is required prior to the commencement of development works as described within the Report (see **Appendix F**).

- **Traffic**

A Traffic and Transport Assessment was completed by Amber. This report assessed the potential development of the site as a result of this PP which increases the number of lots within Stage 3 (i.e. area subject to this PP).

The report concludes that the increase in lots associated with Stage 3 is expected to result in similar operating conditions to that of the current scenario with the land being zoned R2. The internal road is expected to continue to operate with a good level of service and acceptable delays and queue lengths. The intersections of the Mitchell Highway with the Bypass Road and Western Boulevard are expected to operate near capacity but with acceptable conditions.

Notwithstanding the above, the development of the site will result in some intersections reaching capacity which will require upgrades as part of the proposed future development works. These upgrade works have been outlined within the Traffic Report and will be staged in line with the delivery of the project to accommodate the growth. This can be conditioned appropriately as part of the subdivision of the site to deliver the precinct roads.

- **Water Cycle Management Strategy**

The site will convey water from the residential subdivision once constructed through the employment lands to the north under Narromine Road. This will be achieved through a combination of pits and pipes that will be integrated with the road network. Importantly the Water Cycle Management process designed by Maker Engineering will utilise dry basins to deter birds from creating habitats or gathering in close proximity to the airport.

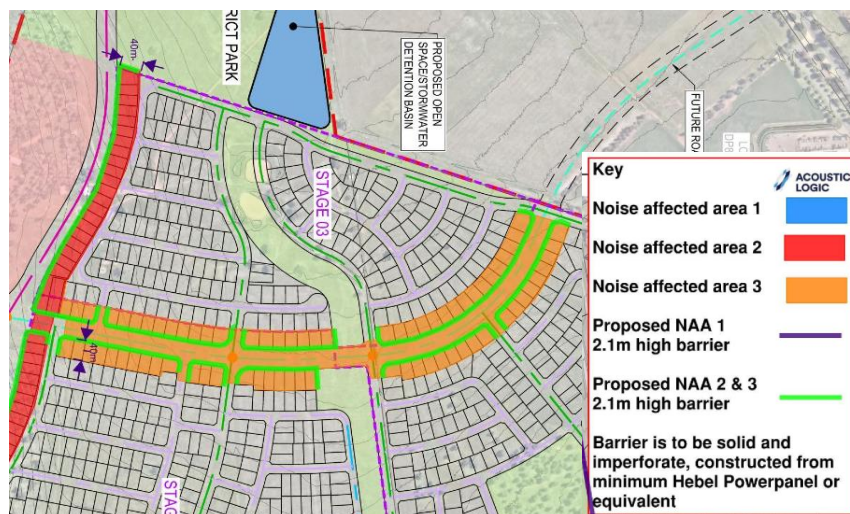
- **Acoustic**

Planning Proposal  
R2 to R1 (small lots)

An Environmental Noise Impact Assessment was prepared by Acoustic Logic. This report investigated the potential impacts from traffic, rail, aircraft and industrial noise sources within the surrounding area to the site.

The site forming part of this rezoning is located away from the railway line but is bound by the future north south strategic road which is likely to convey heavy vehicles up to and through the Employment Land as well as the Western Boulevard that links the north south Strategic Road through the site and TAFE land to Narromine Road. This Precinct is also located outside of the flight path and ANEF contours required to be considered in relation to Dubbo City Regional Airport.

Traffic noise was considered on the subject site from both of the nominated strategic roads bordering the precinct on a worst case scenario. As a result, the report recommended a 2.1m high acoustic barrier to be constructed to the rear of lots on the north-south road and that façade upgrades or acoustic fencing could be used along the front of properties along the Western Boulevard to mitigate noise impacts.



Source: Acoustic Logic (Appendix 1)

**Figure 13 Acoustic Recommendations relating to site**

A copy of the Acoustic Report is provided at **Appendix G**.

- Dark Sky Planning**

Under the EP&A Regulations, any development application located within 200km of the Siding Spring Observatory where the application is state significant, designated development or development specified within *State Environmental Planning Policy (Planning Systems) 2021*, Schedule 6 (i.e. regionally significant), is required to consider the Dark Sky Planning Guideline prepared by DPE.

Planning Proposal  
R2 to R1 (small lots)



Additional planning considerations are provided under clause 5.14 'Siding Spring Observatory – maintaining dark sky' within Dubbo Regional LEP that must be considered as part of any development consent issued.

While not necessary as part of this rezoning, any future DA will consider these requirements for dark sky planning, as necessary.

#### **Has the planning proposal adequately addressed any social and economic effects?**

There are not considered to be any negative social or economic effects as a result of the rezoning which is intended to enable more diverse and affordable housing in locations where there is key infrastructure to benefit the community. The location of the lots proposed to be rezoned with a minimum lot size of 300m<sup>2</sup> are positioned within close proximity to open space, future employment and shops to the north as well as Dubbo TAFE and a potential new school. The change in housing density will provide more diversity in the housing stock and better maximise the infrastructure required to be installed for the Precinct ultimately providing an economic benefit.

### **Section D – Infrastructure (Local, State and Commonwealth)**

#### **Is there adequate public infrastructure for the planning proposal?**

The Precinct provides for adequate public infrastructure including public utilities and servicing which will cater for these lots. The lots are already zoned part R2 Low Density Residential and were catered for as part of the initial public infrastructure arrangements.

As a result of this PP, the number of lots is anticipated to increase from approximately 1,650 lots to around 1,750 within the area proposed to be rezoned. This results in an increase of around 100 lots as a result of this PP to reduce a minimum lot size down to 300m<sup>2</sup>.

#### **Open Space**

Cred Consulting undertook a review of open space to consider the planned increase in the number of lots. In this regard it considered that based on an anticipated population of up to 5,400<sup>4</sup> or 1750 lots, it would generate the need for around 15.19ha of open space. This includes local, district and regional open space.

The CRED report references the draft Greener Places Design Guide standards, being more contemporary standards for the design and provision of open space in comparison to the standards adopted by Council in 2019. These standards sit alongside the Independent Pricing and Regulatory Tribunal (IPART) that has adopted the more traditional and widely accepted standard of 2.83ha/1,000 for the greenfield release areas in the Sydney Growth Centre Contribution Plan reviews. Council's adopted rate of 7.8ha/1,000 is therefore well above the standard commonly used within other new release areas.

The report concludes that the structure plan meets the established benchmark of 2.83ha of open space per 1000 people, as well as the proximity benchmarks set by the draft Green Places Design

<sup>4</sup> Based on an average household size of 3.1 persons per dwelling

Planning Proposal  
R2 to R1 (small lots)



Guide. It will ultimately deliver 15.022ha of open space with most residents living within 400m of an open space area having a minimum size of 0.5ha.

#### Servicing

Servicing considerations will be reviewed by Dubbo Council in relation to wastewater and potable water. Initial investigations identified that there was existing capacity available in the immediate vicinity to service the site for potable water with a new pumping station likely to be required for wastewater. The design of this infrastructure will consider the additional 100 lots anticipated to be delivered within the R1 zone.

#### Section E – State and Commonwealth Interests

##### **What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination**

Preliminary consultation has been undertaken with Transport for NSW and DPE relating to the delivery of the residential urban release area in addition to the PP located to the north seeking to rezone the land from IN2 to part B2 Local Centre and part B5 Business Development zone.

No specific feedback has been provided that would impact the determination of this PP.

Planning Proposal  
R2 to R1 (small lots)



Part 4 – Maps

The following map tiles are proposed to be amended as part of the PP.

Map	Tile Number
Land Zoning	Sheet LZN_001A and Sheet LZN_002A
Lot Size	Sheet LSZ_001A and Sheet LSZ_002A

The existing and proposed land zoning and lot size maps relevant to this PP under Dubbo Regional LEP 2022 are attached at **Appendix H**.

Planning Proposal  
R2 to R1 (small lots)

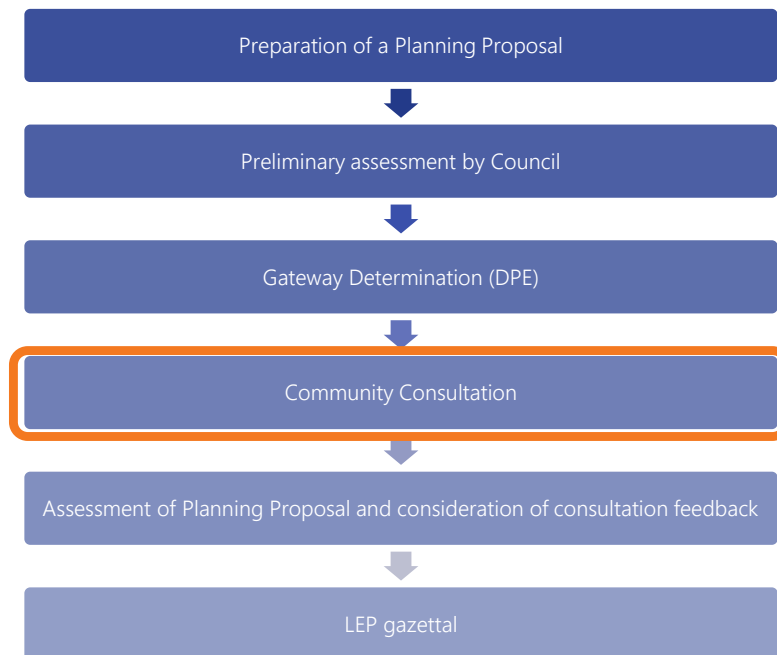


## Part 5 – Community consultation approach

Schedule 1, clause 4 of the EP&A Act requires the relevant planning authority to consult with the community for PPs to amend an LEP in accordance with the Gateway determination.

The Dubbo Regional Council Community Participation Plan identifies that PPs are required to be notified for a minimum period of 28 days (unless this timeframe is modified as part of the Gateway Determination process). Community consultation is required to be undertaken by written notice and on the website. However, this will be a process for Council and DPE to undertake.

The key steps in relation to the PP are outlined below showing when community consultation occurs in the process.



**Figure 14** Key steps in Planning Proposal process

Planning Proposal  
R2 to R1 (small lots)



## Part 6 – Project timeframe

The project timeline provides a mechanism to monitor and resource the various steps required to progress the PP through the plan making process. **Table 4** Project Timeline provides estimated timeframes for the various steps of the process. Council will need to review these to ensure they align with resourcing and meeting agendas.

**Table 4 Project Timeline**

Step	Anticipated Date
Consideration by Council	4 <sup>th</sup> October 2022
Council Decision	21 <sup>st</sup> October 2022
Gateway Determination	8 <sup>th</sup> November
Pre-Exhibition	15 <sup>th</sup> November
Public exhibition period	22 <sup>nd</sup> November – 20 <sup>th</sup> December 2022
Consideration of submissions	21 <sup>st</sup> January 2023
Post-exhibition review and additional studies	24 <sup>th</sup> March 2023
Submission to the Department for finalisation (where applicable)	3 <sup>rd</sup> April 2023
Gazettal of the LEP amendment	28 <sup>th</sup> April 2023

Planning Proposal  
R2 to R1 (small lots)



## Conclusion

This Planning Proposal seeks to amend Dubbo Regional LEP 2022 to rezone a small precinct within the West Dubbo urban release area from R2 Low Density Residential to R1 General Residential. The site is located within proposed Lot 222 approved under D2022-11 at Lot 22, DP 1038924, 13L Narromine Road and Lot 7, DP 223428 Jannali Road, Dubbo.

The rezoning will facilitate more housing diversity within the future residential estate with lots down to 300m<sup>2</sup> proposed within an R1 zone. The total area of R2 Low Density Residential land to be rezoned is approximately 23.3ha (including the linear park traversing centrally through the site). The delivery of these lots will provide greater choice for potential purchasers and target different price points in the market compared with other lots in the wider area. The area subject to this Planning Proposal is well connected being close to district and linear parks, future shops, TAFE and a potential school site which maximise the infrastructure to be constructed.

The rezoning is consistent with the Structure Plan for the West Dubbo Urban Release Area and will facilitate the development of this land for residential uses. It is also consistent with relevant Local and State Strategic Plans including the LSPS which will facilitate the intended built form outcome for this urban release area.

Planning Proposal  
R2 to R1 (small lots)



## Glossary

Abbreviation	
Bathla	Bathla Group
BAM	Biodiversity Assessment Method
BDAR	Biodiversity Development Assessment Report
Council	Dubbo Regional Council
DA	Development Application
DP	Deposited Plan
DPE	Department of Planning and Environment
Draft CWORP	draft Central West and Orana Regional Plan 2041
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Strategy
PP	Planning Proposal
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
URA	Urban Release Area
WDURA	West Dubbo Urban Release Area

Planning Proposal  
R2 to R1 (small lots)



## APPENDIX A: PRE-LODGEEMENT MEETING MINUTES

Planning Proposal FINAL  
September 2022  
30



**Pip Hyde**

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**From:** Pip Hyde  
**Sent:** Friday, 9 September 2022 1:17 PM  
**To:** Pip Hyde  
**Subject:** FW: 13L Narromine Road, Dubbo - Delay in Scoping Report

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**From:** Tim Howlett <[Tim.Howlett@dubbo.nsw.gov.au](mailto:Tim.Howlett@dubbo.nsw.gov.au)>  
**Sent:** Thursday, 25 August 2022 3:21 PM  
**To:** Paul Solomon <[paul.solomon@bathla.com.au](mailto:paul.solomon@bathla.com.au)>; Peter Lawrence <[peter@glplanning.com.au](mailto:peter@glplanning.com.au)>  
**Cc:** Steven Jennings <[Steven.Jennings@dubbo.nsw.gov.au](mailto:Steven.Jennings@dubbo.nsw.gov.au)>; Shoilee Iqbal <[Shoilee.Iqbal@dubbo.nsw.gov.au](mailto:Shoilee.Iqbal@dubbo.nsw.gov.au)>  
**Subject:** 13L Narromine Road, Dubbo - Delay in Scoping Report

Hi Paul and Peter,

Unfortunately I'll have to delay providing comments on the traffic study, utilities report and wastewater strategy as Council's Manager Infrastructure, Strategy and Design has recently changed positions. I can provide the following preliminary comments on the other strategies though:

General comments

Both planning proposals appear to have strategic merit, and nothing at a high-level would prevent them from progressing

The Australian Bureau of Statistics (ABS) released the 2021 census data on 28 June 2022, with additional employment and location-based variables being released on 12 October 2022. The background studies will need to be updated to reflect the latest census figures.

The 2022 census identifies the average number of people per household for the local government area to be 2.5 people, with 2.8 people per household for the Southlakes Estate. Council acknowledges the Southlakes Estate had 3.1 people per household in 2016, and it is requested that population projections in all background studies reference both 2.5 and 3.1 people per household.

The number of lots and population projections are inconsistent throughout the background studies. For example, the traffic study indicates 1845 lots, and the social infrastructure study indicates 1750 lots

Market potential report

Council adopted the Employment Lands Strategy on 11 March 2019. The Strategy aims to ensure the City of Dubbo has an appropriate level of commercial, industrial and tourist zoned land to meet the long-term requirements of Dubbo and the Region.

The Preliminary Market Potential Report prepared by Location IQ will need to be updated to ensure it appropriately considers Council's Employment Lands Strategy. The following sections of the Strategy are relevant:

- Section 4 of the Strategy provides commentary on the five levels within the employment land hierarchy.
  - The Dubbo CBD attracts a significant portion of the north-western region of NSW and should remain at the centre of the city.

- Orana Mall comprises of a B2 local centre, B6 enterprise corridor and SP3 tourist zone, and includes a self-contained shopping centre. It is the second largest commercial centre in Dubbo, and should complement rather than undermine the CBD's character and role
- Section 12.3.9 of the Strategy includes commentary about the North West Urban Release Area Neighbourhood Centre. Given the trend of smaller supermarkets being located in residential fringe areas to provide convenience shopping, the north west catchment will include a neighbourhood shopping centre and B1 zone within a suitable location.
- Section 12.8 of the Strategy provides commentary about the Airport Precinct. The rezoning of the industrial precinct would have minimal impact on the supply of industrial land, noting that the current Dubbo Regional LEP 2022 permits several light industrial uses within the B5 Business Development Zone. The anticipated phasing for a commercial zone in West Dubbo is medium to long term though.
- Section 2.10 of the Strategy provides commentary on Bluebridge Business Park. This precinct has become a growth area for light industrial and larger format commercial uses, and a similar format is anticipated for west Dubbo.

The Report refers to the Narromine Urban Release Area, but this area is colloquially referred to as the Central West Urban Release Area.

Council would undertake an independent assessment of any Market Potential Report to ensure its impact on the employment land hierarchy (including the north west urban release area) is not significantly affected.

#### Social infrastructure and open space report

Council adopted the Open Space Master Plan on 13 May 2019. The Master Plan sets the framework, strategic directions and actions in the delivery of open spaces, and identifies cycle/pedestrian/recreation trail network gaps (the green web network) and the street tree network requirements.

The Social Infrastructure and Open Space Needs Assessment prepared by Cred Consulting will need to be updated to ensure it appropriately considers Council's Open Space Master Plan. The following sections of the Master Plan are relevant:

- Page 40 of the Master Plan identifies the desired level of service for local, district and regional parks, and the average hectare of open space required per 1,000 residents. The current standards are:

Park category	Desired level of service (ha/1000 people)
Local	1.5
District	3.0
Regional	0.5
Sporting	2.8
Total	7.8

Based on these standards and 2.5 and 3.1 people per household, the following open space may be required:

	1650 lots		1750 lots	
	4125 people	5115 people	4375 people	5425 people
Local	6.19	7.67	6.56	8.14

District	12.38	15.35	13.13	16.28
Regional	2.06	2.56	2.19	2.71
Sporting	11.55	14.32	12.25	15.19
Total	32.18	39.90	34.13	42.32

- Drainage corridors provide an opportunity to provide pedestrian and cycle links that are generally off-road. The Study will need to identify the areas of open space included in the calculations, noting drainage corridors should only be used for pedestrian and cycle links, and not open space.

#### Acoustic report

It is requested that clarification be provided on why a receiver wasn't located close to the Jannali Road industrial precinct

#### Traffic and transport assessment (preliminary comments)

Council adopted the Dubbo Transportation Strategy 2020 on 25 October 2021. The Traffic and Transport Assessment prepared by Amber Organisation will need to be updated to ensure it appropriately considers Council's Transportation Strategy.

The Traffic and Transport Assessment indicates that turning movement count surveys were conducted on Thursday 12 May from 7:30am to 9:30am and 4:30pm to 6:30pm. Traffic volumes vary between hours of the day, days of the week, and between weeks/months of the year, and this count may not adequately establish existing traffic flows in the area. Additional traffic counts may therefore be required to more accurately reflect traffic movements

The road widths in the traffic study appear different to those mentioned in the Dubbo Transportation Strategy.

It is requested that clarification be provided on how 7.4 trips per dwelling were determined

Please don't hesitate to contact Council if you have any further questions. I apologise for the delay and hope to get relevant comments on the other strategies to you soon.

Kind regards,



**Tim Howlett**  
**Team Leader Growth Planning Projects**  
 Growth Planning | Dubbo Regional Council  
 P 02 6801 4671  
 Tim.Howlett@dubbo.nsw.gov.au

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We acknowledge the Wiradjuri people, the traditional custodians of the land. We pay respects to Elders past, present and emerging of the Wiradjuri Nation.

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Planning Proposal  
R2 to R1 (small lots)



## APPENDIX B: PLANNING PATHWAYS TO DELIVER HOUSING DIVERSITY MEMORANDUM

Planning Proposal FINAL  
September 2022  
32





## Memorandum

8 April 2022

### Strategy and Planning Pathways to deliver Housing Diversity and Stage1 - Dubbo

#### Background

Bathla has secured an interest in the North West Dubbo Release Area and is seeking to deliver a high quality urban environment supported by appropriate infrastructure and housing typologies that support a community with a range of housing options.

The release area is zoned part IN1 and part R2 Low Density Residential under Dubbo Local Environmental Plan 2011 (Dubbo LEP). This memo relates primarily to the make-up and delivery of housing in the R2 Low Density Zone.

Under Dubbo LEP, the existing R2 Low Density Residential Zone has a single minimum lot size of 600m<sup>2</sup>. In preliminary discussions, Council has advised that it is willing to consider proposals that provide more diverse housing particularly adjacent to key infrastructure and more broadly to achieve interesting streetscape outcomes in the right circumstances. A Planning Proposal would be required to implement changes to the current minimum lot size requirement.

Clause 6.3 of Dubbo LEP requires that before consent is granted in this area that a development control plan needs to be in place. Any DCP would need to align with proposals for more diverse housing and hence will be tied to and only applied after the Planning Proposal process is complete.

An imperative of Bathla is to progress a first stage release while the broader Planning Proposal and DCP for the diverse housing package progress through the planning process. This memo sets out a pathway that achieves both for Council's consideration.

#### Purpose of Memorandum

The purpose of this memo is to:

1. Outline planning amendments and outcomes to achieve more diverse housing to support infrastructure and deliver broader streetscape improvements
2. Identify opportunities to enable Bathla to commence a discrete first stage residential subdivision while the broader Planning Proposal and DCP progress through the planning process.

#### 1. Planning Amendments for Housing Diversity

As noted above the entire North Dubbo Release is zoned R2 Low Density Residential with a minimum subdivision size of 600m<sup>2</sup>.

8 April 2022



Dual occupancies are permissible and enable the only housing diversity, potentially on lots as small as 300m<sup>2</sup>. This diverse housing option is limited value for a genuine affordable and diverse housing as Council would expect the dual occupancy built form to be complete before subdivision occurs. It is clear that the built form pursued by applicants for dual occupancy often adopt attached mirror reverse designs which can be incongruous with other dwellings in the street.

Diverse housing in a greenfield release is seen as important as:

- It provides different price points for purchasers including first time property purchasers
- It enables densities to be planned (and more people to live close) to important urban infrastructure such as shops, schools and open space
- It can produce more interesting and visually diverse streetscapes.

Enabling diverse housing by varying lot sizes (and more importantly lot frontages) permits different affordability price points and a varied streetscape that are desired features of greenfield release areas.

The opportunities for diverse housing in Dubbo North would be focussed around key infrastructure to support these land uses as well as more generally spread throughout the remaining areas to deliver improved streetscape outcomes.

The planning approaches to achieve these outcomes used in other areas have applied either a density target or a lot cap applicable to the nominated street block(s). Dwelling caps are derived from a "site density" calculation, based on the residential street blocks within an area i.e. excluding roads and open space, as opposed to Net Developable Area which includes roads and local open space in the density calculation. The site density is a more accurate calculation to determine the yield in each area.

The density or lot cap has the same effect in that it determines the number of dwellings that can be achieved in the street block(s) by adopting an average lot size based on its location to the different types of infrastructure, with a minimum lot size set to regulate the smallest lot size.

Every time a smaller lot that is under the average lot size is proposed, the remaining lots in the street block(s) must be larger than the average, so that the overall cap or density is not exceeded. This offsetting approach facilitates different lot frontages and more diverse product as shown in the figure below taken from work on another project where the example compares an average lot size of 450m<sup>2</sup> delivered compared to the outcome where the cap or net density is set on the same 450m<sup>2</sup> lot size, but where a minimum lot size of 300m<sup>2</sup> is adopted to enable diverse outcomes. To achieve a visually diverse streetscapes, the emphasis is shifted to enabling different frontages.

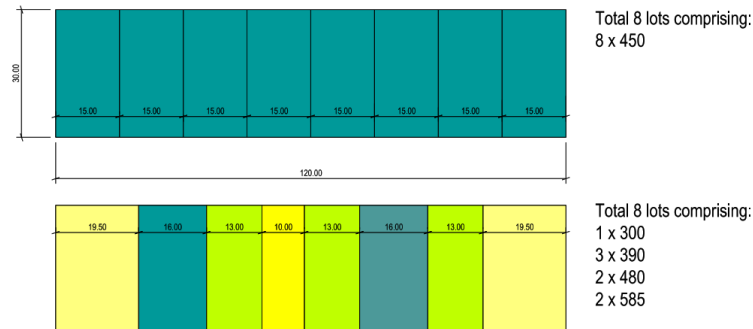
In greenfield release areas, lot caps based on an average lot sizes and a minimum lot sizes that is lower than the average have been proposed as the mechanism to achieve these outcomes in Local Environmental Plans or through Development Control Plans.

2

Memo\_Housing Diversity and Planning Pathways\_Final  
April 2022



8 April 2022



This density driven approach that can target nominated street block(s) is appropriate as it can be used to deliver the smaller lot and diverse outcomes depending on the scale of the infrastructure that the street blocks are located adjacent and in proximity to. Increases in density would be limited to the street block(s) immediately surrounding local open space areas, whereas district sporting spaces, schools and local shops present the opportunity to transition density to more street blocks up to a walking distance of 400m.

Within the remaining residential areas not proximate to key infrastructure items, there is also the opportunity to use the same approach to generate improved streetscape outcomes as a preference to dual occupancy development that would likely occur in these areas. The opportunities for diverse housing in this North Dubbo Release are described in more detail below:

#### Around local open space

This opportunity exists around local parks (typically 0.5ha or more) to improve casual surveillance and increase the number of people living in close walking distance.

This opportunity would only be applied to the street blocks immediately adjacent to the nominated local open space area to produce smaller lots that can be sold to the public without first building the product.

Within the street block(s) opposite local open space, lots immediately opposite would be to an average of 375m<sup>2</sup> (12.5m x 30m) with a minimum of 300m<sup>2</sup> (down to 10m frontage). Lots with frontage less than 12.5m would require zero lot line provisions. The lots in the same street block(s) not immediately opposite the park would have an average of 450m<sup>2</sup> (15m x 30m) with a minimum of 400m<sup>2</sup>. Beyond the perimeter street block would be the regular subdivision.

Compared to a standard subdivision of 600m<sup>2</sup>, the yield around the park would increase by 12 lots from 28 to 40 lots assuming this were applied to each immediately adjoining street block opposite a local open space area of 0.5ha. If the open space is larger, then there would potentially be a correspondingly greater increases opposite the larger open space road frontages.

8 April 2022



Comparing the density outcomes based on the local open space example above, the street blocks would go from 16.6 dwellings per net ha to 30 dwellings/net ha



Dual occupancies would be assessed under the lot cap/density controls.

#### Around District Open Spaces, Shops and Schools

The opportunity that exists around district open space (ie district sports fields and other recreation opportunities), local shops and schools is similar to that described for local open space, with the exception that the densities will transition to street blocks located in close walking distance from these infrastructure items to ensure they are well used and activated.

These infrastructure items have areas ranging from over 0.7ha for shops and around 5ha for district sports fields. Therefore, the increase in density will be different depending on the infrastructure items and adjoining road frontage.

Within the entire street block(s) immediately opposite these infrastructure items, lots opposite would be to an average of 375m<sup>2</sup> (12.5m x 30m) with a minimum of 300m<sup>2</sup> (down to a 10m frontage).

The next street block would be an average of 450m<sup>2</sup> (15m x 30m), with a minimum lot size of 400m<sup>2</sup> down to a 13.5m frontage.

The next street block after would be an average of 525m<sup>2</sup> (17.5 x 30m), with a minimum lot size of 480m<sup>2</sup> down to a 16m frontage.

The next street block would revert to 600m<sup>2</sup> lots, subject to the discussion in the next section.

4

Memo\_Housing Diversity and Planning Pathways\_Final  
April 2022

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8 April 2022



#### Remaining Low Density Residential Areas

This opportunity applies to the remainder of the residential zones not in proximity to infrastructure that is currently subject to a 600m<sup>2</sup> minimum lot size. This area already permits dual occupancy so higher density product on lot sizes down to 300m<sup>2</sup> are possible.

A typical street block (60m x 250m) of 600m<sup>2</sup> lots would yield 24 lots (corner lots slightly wider) or 12 lots to each long street. Assuming that dual occupancy product represents up to 10% of dwelling stock over the next 10 or so years, there is the opportunity to incorporate 2 additional lots into each street block.

If this higher yield becomes the lot cap or nominated density with a lot average of 577m<sup>2</sup>, with a minimum lot size of 500m<sup>2</sup> down to a 16.5m frontage.

#### 2. Opportunity for first stage release while the Planning Proposal is being assessed

The planning amendments to enable more diverse and affordable housing will require a Planning Proposal supported by a Development Control Plan detailing additional urban design controls and the other requirements relating to the release. Such a Planning Proposal typically takes well over one year to process through the planning process.

Bathla is keen to create a presence on site and a cash flow to fund essential lead in infrastructure. A pathway to achieve this end would be to lodge a concept development application (CDA) under Division 4.4 of the Environmental Planning and Assessment Act (the Act) for concept approval for the lead in and collector roads to lock in place the structure, provision of services and stormwater, and biodiversity outcomes, as well as a first stage comprising two lanes of the 4 lane north south road and subdivision of the first stage into minimum lot sizes of 600m<sup>2</sup> as per the current Dubbo LEP. The 2 eastern most lanes of the north south carriage way and intersection to Narromine Road will be constructed and operate in the interim for north south traffic to connect to the Stage 1 release. The remaining sections of the north south roads will be outlined in the concept application for subsequent stages.

The land is located in a urban release area. Clause 6.3 requires that a Development Control Plan be in place before Council can determine an application. As noted above, it is intended that a DCP be prepared and is necessary to address the release area and in particular the controls for housing diversity. However, the provisions for CDAs in the Act provides that CDAs can satisfy the requirement for a DCP. However, the application will nonetheless need to address the same matters that would have been in a DCP.

The framework provided by the Act and Dubbo LEP would enable the discrete Stage 1 Release to enable Bathla to get underway, whilst leaving the substantive remainder of the release to progress through the much slower rezoning process. Council can have comfort that Stage 1 will have to address the same DCP matters but applied to this individual stage. The Concept Development Application would of course include the indicative structure Plan for the remainder of the release recognising that the north south collector road to access the release is infrastructure that Council has advised is required for any development on the land. To give context to this Strategy, the

5

Memo\_Housing Diversity and Planning Pathways\_Final  
April 2022



8 April 2022



following concept shows our preliminary thoughts for the location of the Stage 1 release, with the collector roads in blue.

We believe this is a reasonable proposal that will best address both Bathla's and Council's objectives for the area.



6

Memo\_Housing Diversity and Planning Pathways\_Final  
April 2022

Planning Proposal  
R2 to R1 (small lots)



## APPENDIX C: KEY PLANNING CONTROLS – SITE SPECIFIC DCP

Planning Proposal FINAL  
September 2022  
34



Planning Proposal  
R2 to R1 (small lots)



### Site Specific DCP controls – R1 zone

The following table provides an overview of key planning controls to help guide the future development of lots within the R1 General Residential zones land. This is anticipated to form a new chapter within Dubbo DCP for site specific planning controls related to this area and can be further expanded up as required.

**Table 5 Summary of key planning controls**

Element	Control	Comment
Objectives	<ul style="list-style-type: none"> <li>○ To provide for smaller lot sizes in appropriate locations which are well connected to open space and shops.</li> <li>○ To promote housing diversity and affordability through a range of housing sizes and products.</li> <li>○ To establish and maintain the desired character of the R1 zoned residential area.</li> <li>○ To support and provide for vegetation which can ultimately provide green canopies.</li> <li>○ To ensure local infrastructure is sufficient to cope with population growth.</li> </ul>	Guiding objectives to achieve through the planning controls for the R1 zoned land.
Lot frontage	<p>Minimum 10m</p> <p>No more than 50% of the residential lots within a street block may have a frontage of less than 12m.</p> <p>Note: A street block is defined as being enclosed by (usually four) neighbouring and intersecting streets as illustrated below.</p>	<p>Cross overs should be considered and designed of an appropriate width to ensure sufficient space between driveways to accommodate on-street parking.</p> <p>The requirement limiting the number of lots under 12m within a street block is designed to promote housing diversity within the estate. This ensures that 10m wide lots will not be replicated on mass throughout the Precinct and promotes diversity in the housing typologies delivered within the area. This is based on typical housing designs being created for lots with a frontage of 10m, 12.5m, 14m and 15+. Therefore, up to 50% of the lots could be delivered based on a 10m wide lot with the remaining street block being comprised of lot sizes above 12m which introduces a variety of</p>

Planning Proposal  
R2 to R1 (small lots)



Element	Control	Comment
Typical street block which is enclosed by (usually four) neighbouring and intersecting streets.		
Front setback	<p>Minimum 3.5m to the building façade.</p> <p>Minimum 5.5m to a garage.</p>	A reduced front setback of 3.5m provides better opportunity for private open space within the rear of the lot which is more likely to be used by residents while also allowing for soft landscaping at the front of the dwelling. The front of the dwelling will benefit from large street trees that are capable of being planted along the street
Side setback	<p>Detached boundary = Minimum 0.9m</p> <p>Zero lot boundary (to one side only):</p> <ul style="list-style-type: none"> <li>Ground floor = 0m</li> <li>First floor = 0m</li> </ul> <p>Maximum length of zero lot line = 15m</p>	The zero lot boundary is to be set on the high side of the lot with the burdened lot on the low side. A 0.9m easement will also be required adjacent to the zero lot line to provide opportunities for maintaining this façade. No structures will be permissible within this easement.
Rear setback	Minimum 5m	This ensures sufficient space to provide private open space, achieve solar access requirements and provide space to accommodate a reasonable size

Planning Proposal  
R2 to R1 (small lots)



Element	Control	Comment
		tree per lot to achieve a green canopy through the mid-block  This rear setback includes pergolas and other structures attached to the house but excludes small garden sheds and other ancillary structures.
Corner lots	Minimum lot size of 500m  The dwelling design shall address both street frontages.  Substations and kiosks shall be considered in the design of corner lots and should be located on the secondary street frontage.	Corner lot dwellings should emphasise the corner and address both street frontages. A larger lot facilitates this and provides a better urban design outcome by providing sufficient space to achieve this and identify the street entrance with a more prominent building form.
Private open space	Minimum 20m <sup>2</sup>	The amount of POS will largely be determined by setbacks.  The POS should generally be provided as a flat useable area.
Site coverage	Upper level no more than 40% of lot area	Ground floor site coverage will be determined based on setbacks and landscaping / open space requirements.
Soft landscaped area	Minimum 15% of the lot.  One mature tree (minimum 75L pot size) should be provided within the rear POS of each lot to assist in establishing a green canopy mid-block.	The requirement for one mature tree is designed to achieve a green canopy centrally through the subdivision and compliment the street tree canopy to be established along the streets at the front of the lots.
Solar access	At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required POS to both: <ul style="list-style-type: none"> <li>All affected neighbouring properties</li> <li>The proposed dwelling</li> </ul>	
Parking	Minimum car parking rate of: <ul style="list-style-type: none"> <li>1 space for 1-2 bedroom dwellings</li> <li>2 car parking spaces for 3+ bedroom dwellings</li> </ul>	The location of driveways crossovers should consider on-street parking to provide sufficient on-street parking between neighbouring driveways.

Planning Proposal  
R2 to R1 (small lots)



## APPENDIX D: STATEMENT OF CONSISTENCY – SECTION 9.1 DIRECTIONS

Planning Proposal FINAL  
September 2022  
38

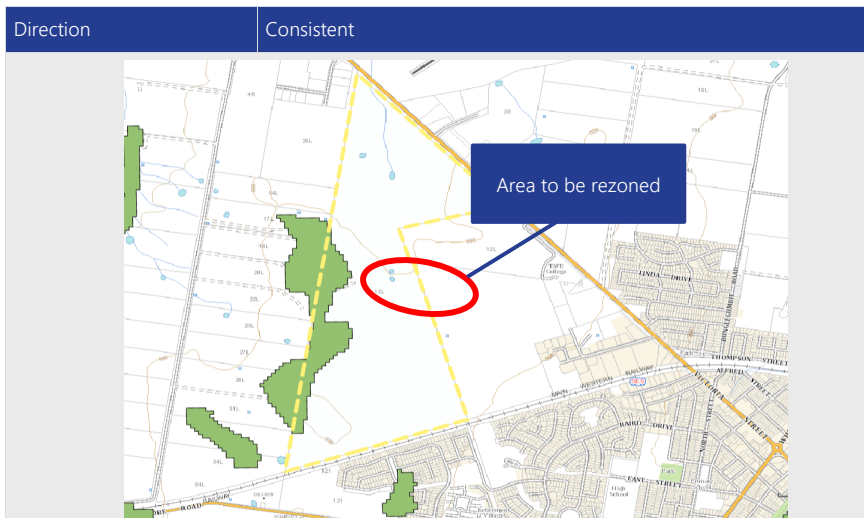


Planning Proposal  
R2 to R1 (small lots)



### Statement of Consistency – Section 9.1 Directions

Direction	Consistent
Focus Area 1: Planning Systems	
1.1 Implementation of Region Plans	The Planning Proposal is consistent with the draft Central West and Orana Regional Plan 2041 as discussed within Section B – Relationship to the strategic planning process on page 16.
1.3 Approval and Referral Requirements	No new unnecessary referral or concurrence conditions are proposed as part of the PP.
1.4 Site Specific Provisions	The PP utilises appropriate zones to achieve the intended land use outcomes which do not require or impose any additional provisions or development standards and hence is consistent with this direction.
Focus Area 1: Planning Systems – Place-based	Not applicable
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	<p>The PP proposes to rezone certain land within the site from R2 Low Density Residential to R1 General Residential.</p> <p>Direction 3.1 aims to protect and conserve environmentally sensitive areas. Dubbo LEP 2022 maps biodiversity as illustrated within</p> <p>Figure 15. This shows that the site is not impacted by mapped terrestrial biodiversity.</p> <p>Notwithstanding, the site still contains native vegetation. As such, a BDAR will be prepared to investigate biodiversity offsets holistically across the site which will be further assessed as part of any future DAs relating to the development of this site.</p>



3.2 Heritage Conservation	<p>The PP does not propose changes to the LEP clause or Maps relating to Heritage.</p> <p>All future DAs submitted will be required to comply with the relevant provisions within the LEP, <i>National Parks and Wildlife Act 1974</i> and <i>Heritage Act 1977</i>.</p> <p>The PP is consistent with this Direction.</p>
Focus Area 4: Resilience and Hazards	
4.1 Flooding	Not applicable. The site is not identified as flood prone land.
4.3 Planning for Bushfire Protection	The land is not mapped as bushfire prone land.
4.4 Remediation of Contaminated Land	Preliminary site Investigations found low risk of contamination with further analysis required following the demolition of existing structures. This will occur following these demolition works but are located outside the boundaries of this PP.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>Future residential lots will be provided with access to key transport nodes/networks via appropriate road, cycle and pedestrian linkages within the estate</p> <p>The PP is considered consistent with this Ministerial Direction.</p>
5.2 Reserving Land for Public Purposes	Not applicable.

Planning Proposal  
R2 to R1 (small lots)



Direction	Consistent
5.3 Development Near Regulated Airports and Defence Airfields	The site is not located within Dubbo Regional Airport's ANEF contours. The site is currently zoned for residential uses with this PP seeking to rezone the site to R1 General Residential with a minimum lot size of 300m <sup>2</sup> to increase opportunities for housing diversity within the Precinct.  Consultation with the airport will occur as part of the PP consultation.
Focus Area 6: Housing	
6.1 Residential zones	This PP is consistent with this Direction as it will facilitate the delivery of residential lots down to 300m <sup>2</sup> which will provide for increased variety of housing typologies to suit the needs of people within the community. This provides opportunities for smaller lot sizes which will target different price points in the market and accommodate a greater variety of housing designs.  It will also make efficient use of infrastructure to be provided within the URA therefore being able to easily connect into the wider network.
Focus Area 7: Industry and Employment	Not applicable
Focus Area 8: Resources and Energy	Not applicable
Focus Area 9: Primary Production	Not Applicable

Planning Proposal  
R2 to R1 (small lots)



## APPENDIX E: CONTAMINATION AND GEOTECHNICAL REPORT

Planning Proposal FINAL  
September 2022  
42



Planning Proposal  
R2 to R1 (small lots)



Planning Proposal  
R2 to R1 (small lots)



## APPENDIX F: ABORIGINAL HERITAGE ASSESSMENT

Planning Proposal FINAL  
September 2022  
44



Planning Proposal  
R2 to R1 (small lots)



## APPENDIX G: ACOUSTIC REPORT

Planning Proposal FINAL  
September 2022  
45



Planning Proposal  
R2 to R1 (small lots)



APPENDIX H: MAPS





# Dubbo Regional Local Environmental Plan 2022

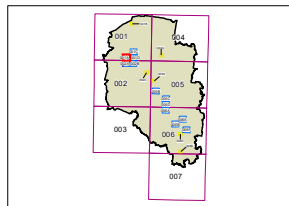
## Land Zoning Map - Sheet LZN\_001A

### Zone

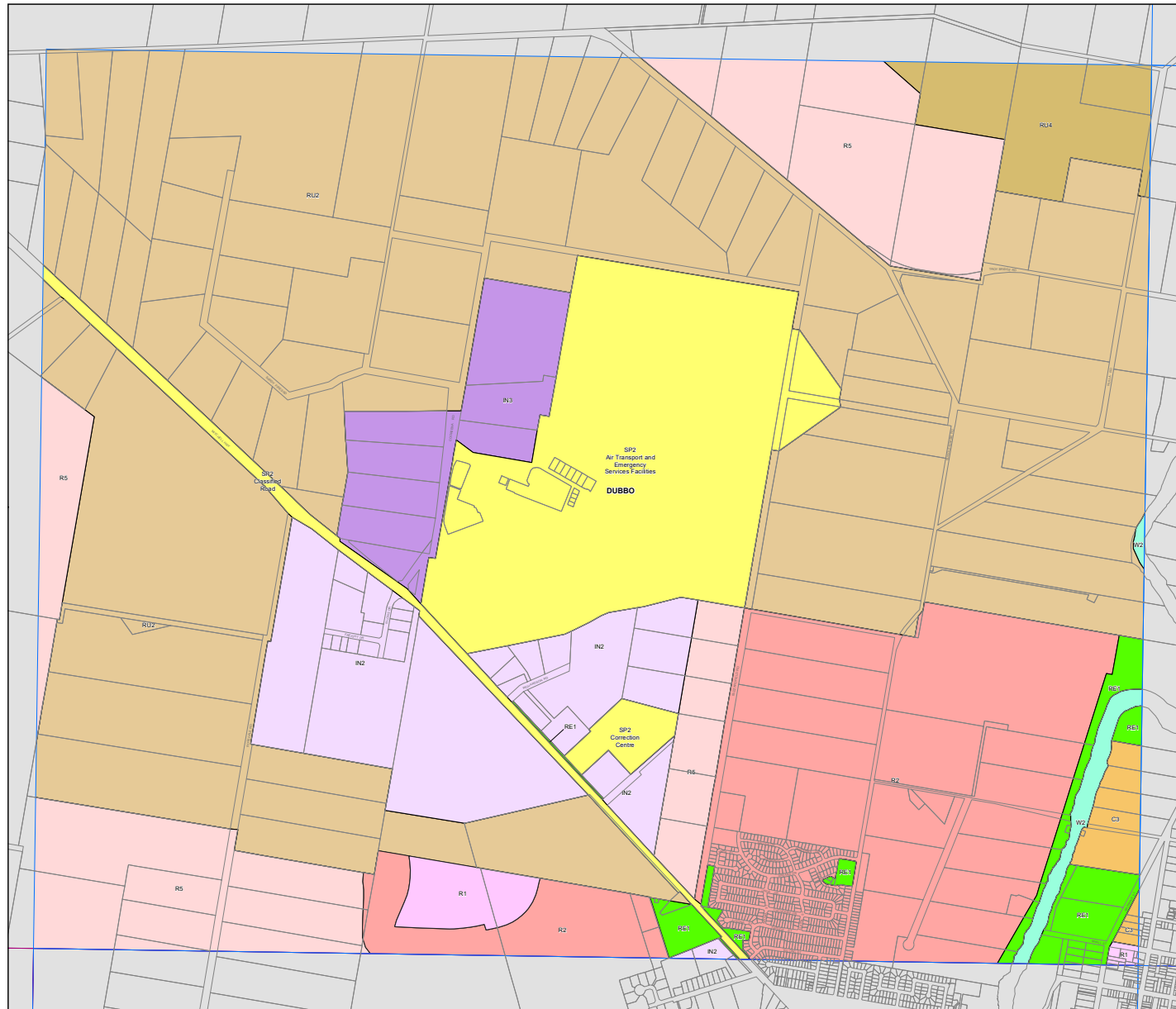
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- C1 National Parks and Nature Reserves
- C2 Environmental Conservation
- C3 Environmental Management
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU3 Forestry
- RU4 Primary Production Small Lots
- RU5 Village
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways

### Cadastre

Cadastre 17/03/2022 © Spatial Services



0 0.7
   
 Kilometres
   
 Scale: 1:20,000 @ A3
   
Projection: GDA 1984  
MGA Zone 55
  
Map Identification Number: 5301\_COM\_LZN\_001A\_020\_20220317





**Dubbo Regional  
Local  
Environmental  
Plan 2022**

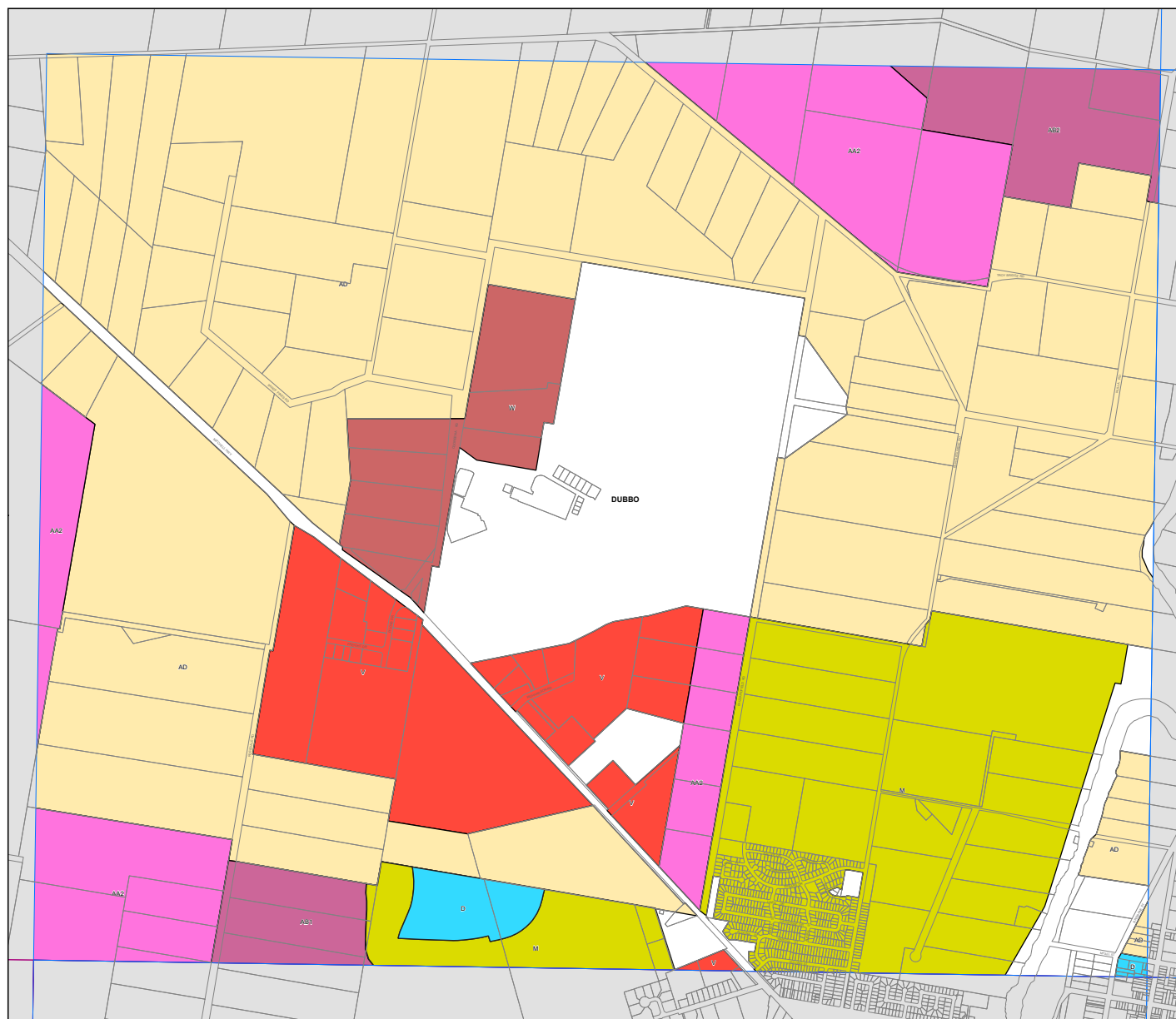
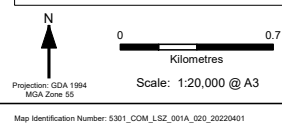
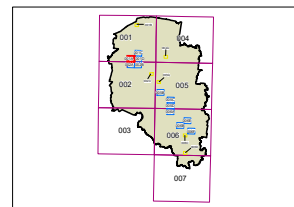
**Lot Size Map  
- Sheet LSZ\_001A**

**Minimum Lot Size (sq m)**

D	300
G	450
M	600
S	800
U	1,000
V	2,000
W	4,000
X1	6,000
X2	7,000
Y1	1 ha
Y2	1.5 ha
Z1	2 ha
Z2	3 ha
Z3	4 ha
AA1	5 ha
AA2	8 ha
AB1	10 ha
AB2	20 ha
AB3	25 ha
AB4	35 ha
AC	50 ha
AD	100 ha
AE	250 ha
AF	400 ha
AH1	800 ha
AL	2,000 ha
	Refer to Clause 4.1 (3A) & 7.18

**Cadastral**

Cadastral 01/04/2022 © Spatial Services



GLN Planning Pty Ltd Trading as GLN Planning  
ABN 39 585 269 237

A Level 10, 70 Pitt Street Sydney NSW 2000  
P GPO Box 5013, Sydney NSW 2001  
E [info@glntesting.com.au](mailto:info@glntesting.com.au)  
T (02) 9249 4109 F (02) 9249 4111

[glntesting.com.au](http://glntesting.com.au)





## REPORT: 2023 NSW Touch Football Junior State Cup Dubbo

**DIVISION:** Infrastructure  
**REPORT DATE:** 5 December 2022  
**TRIM REFERENCE:** ID22/2575

### EXECUTIVE SUMMARY

<b>Purpose</b>	Seek endorsement Seek direction or decision	Fulfil legislated requirement/compliance
<b>Issue</b>	<ul style="list-style-type: none"><li>This report details the traffic management requirements for the temporary closure of the southern section of Bligh, South and lower Tamworth streets to facilitate the 2023 NSW Touch Football Junior State Cup to be held along the Macquarie River Sporting Precinct from 24 to 26 February 2023.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>The Dubbo region has a proven record of hosting large scale events of National and State significance and has a passionate touch football community supported by the Dubbo Touch Association boasting more than 1,700 members. The Association has a proven history of arranging and delivering events and have pledged resources and financial support for the 2023 NSW Touch Junior State Cup. The Sporting Precinct has an abundance of quality playing fields and associated facilities to be able to facilitate the expected number of teams and supporters expected to be in the order of 10,000 participants.</li><li>Seeking concurrence to the temporary road closures of the Sporting Precinct's internal roads, providing an environment free of traffic and parking activity to ensure the safety of the expected large volume of pedestrians associated with the event.</li><li>Roads Act 1993 and Roads (General) Regulation 2018.</li></ul>	
<b>Financial Implications</b>	Budget Area	Community Culture and Places
	Funding Source	Recreation and Open Spaces
	Proposed Cost	In-kind contribution of \$45,000 for traffic management
	Ongoing Costs	
<b>Policy Implications</b>	Policy Title	
	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: 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

Theme: 2 Infrastructure  
CSP Objective: 2.1 The road transportation network is safe, convenient and efficient  
Delivery Program Strategy: 2.1.5 Council works collaboratively with the government and stakeholders on transport-related issues

### RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE

That Council approval be granted for the implementation of the following temporary road closures between 5 am to 7 pm to facilitate the 2023 NSW Touch Football Junior State Cup to be held along the Macquarie River Sporting Precinct from 24 to 26 February 2023, in accordance with Council's Traffic Guidance Scheme TM 7545 (Appendix 1):

1. Bligh Street from Bultje Street to Macquarie Street
2. South Street from Bligh Street to Tamworth Street
3. Tamworth Street from Macquarie Street west to its conclusion
4. Tamworth Street between Macquarie Street and Brisbane Street
5. Reakes Avenue from Macquarie Street to Brisbane Street
6. Sandy Beach Road and Ian Drake Drive (authorised access only).

### LOCAL TRAFFIC COMMITTEE CONSIDERATION

This matter was considered by the Local Traffic Committee at its meeting held on Monday 5 December 2022. The Committee had unanimous support in the adoption of the recommendation.

**RECOMMENDATION**

That Council approval be granted for the implementation of the following temporary road closures between 5 am to 7 pm to facilitate the 2023 NSW Touch Football Junior State Cup to be held along the Macquarie River Sporting Precinct from 24 to 26 February 2023, in accordance with Council's Traffic Guidance Scheme TM 7545 (Appendix 1):

1. Bligh Street from Bultje Street to Macquarie Street
2. South Street from Bligh Street to Tamworth Street
3. Tamworth Street from Macquarie Street west to its conclusion
4. Tamworth Street between Macquarie Street and Brisbane Street
5. Reakes Avenue from Macquarie Street to Brisbane Street
6. Sandy Beach Road and Ian Drake Drive (authorised access only).

*Luke Ryan*  
Director Infrastructure

*DV*  
Senior Traffic Engineer

## BACKGROUND

The NSW Touch Football Junior State Cup has been traditionally run in regional centres across the State. Dubbo Regional Council undertook a commitment and subsequently prepared a submission to host the 2023 Junior State Cup in Dubbo from Friday 24 February to Sunday 26 February 2023.

Council has the capacity and proven ability to successfully host large-scale events such as the Junior State Cup. The Dubbo Region's strength as a venue for sporting events is its central location and being accessible from all corners of the State.

The Region has a passionate football community strongly supported by the Dubbo Touch Association with some 1,700 members and a proven history of arranging and delivering events. The association has also pledged resources and financial support for the event.

Council has been successful in its bid to host the 2023 NSW Touch Football Junior State Cup.

## REPORT

The NSW Touch Football Junior State Cup event will be held along the Macquarie River Sporting Precinct, encompassing the Lady Cutler Ovals bounded by Bligh, South, Tamworth and Macquarie streets. There is an anticipated 10,000 participants who will access the Sporting Precinct over the three days. It is proposed to secure the Precinct from the general public for the duration of the event in order to remove unwarranted through traffic along the venues road network and enhance the expected high volume of pedestrian activity.

A Traffic Guidance Scheme TM 7545 (**Appendix 1**) has been prepared to facilitate the expected influx of traffic to the venue and maximise the pedestrian safety within the playing fields and overall Precinct.

There are numerous impacts identified to the locality as a consequence of the event including:

- Event and local traffic mix
- Pedestrian safety within the precinct
- CBD traffic and access congestion
- Event parking
- Resident access
- Commercial bus route.

In order to address the identified impacts, consideration was firstly given to removing all vehicular access, with the exception of authorised event vehicles, from the playing fields precinct. Bligh Street, South Street and Sandy Beach Road effectively severs the playing fields where there will be consistent pedestrian road crossing activity between fields, amenities and supporting services, (refer to Playing Fields Site Map (**Appendix 2**)). Lower Tamworth Street, west of Macquarie Street, borders the southern boundary of the playing fields and will be used for access to an event car parking area on the southern side of Tamworth Street.

Consideration was therefore given to removing all traffic from within the playing fields and pedestrian active areas of the event precinct with the closing of Bligh Street south of Bultje Street to Macquarie Street, South Street, Sandy Beach Road and Lower Tamworth Street (event parking access only). Authorised vehicles will access from the Bultje Street road closure, where windscreen identification cards will be checked in the closed section of Bligh Street south of Bultje Street prior to precinct access via Ian Drake Drive. There will be no public vehicle access to the event precinct, pedestrians will be permitted into the river corridor. Subject to the expected need for additional event parking, Ollie Robbins Oval will be the secondary car parking area.

To reduce the congestion and interaction of the event and local traffic, Macquarie Street between Tamworth Street and Cobra Street (Mitchell Highway), will be designated as 'Local Resident Access Only' to reduce unwarranted traffic in Macquarie Street. Access will be retained to all residents in Macquarie Street and surrounding streets. Cross traffic movements into Macquarie Street will be restricted at Tamworth Street and Reakes Avenue. The western side of Macquarie Street, between Bligh Street and Cobra Street, will be barricaded off to restrict parking in this location. Mitchell Street intersection will remain open.

The Buslines commercial bus service runs north along Macquarie Street to Brisbane Street, left into Tamworth Street then right into Macquarie Street. The service will be retained, however it will continue along Macquarie Street from the Brisbane Street intersection. The Manager Dubbo Buslines has concurred with the slight detour from Brisbane Street.

It is recognised that there will be expected traffic congestion in the CBD with the Bligh Street closure and in the local streets south of Cobra Street, with event traffic seeking on-street parking close to the venue. The dispersion of local traffic will be encouraged with the placement of Variable Message Signs (VMS) strategically located prior to and on event days in the CBD and South Dubbo advising the event, congestion and alternate routes to and from the CBD via Darling and Brisbane Street. Event parking traffic will be advised by the NSW Touch Football in the event package of the preferred route from south Macquarie Street to the lower Tamworth Street car park.

The NSW Touch Football Junior State Cup is a major event for Dubbo that will have some impact on the local road network in the vicinity of the Macquarie River Sporting Precinct, CBD and the Macquarie, Brisbane and Darling streets local residential area. There will be expected traffic congestion being so close to the CBD during the teams am and pm block arrival and departure periods. However, am and pm block playing periods are designed to have teams play a series of games over a period, rather than a single game then leave the fields and return several times throughout the day. Being close to the CBD may also reduce the number of vehicle trips.

Traffic management has been considered to lessen the traffic impact with the development of a Traffic Guidance Scheme (**Appendix 1** - Traffic Guidance Scheme TM 7545) to provide specific direction to visitors and local traffic on using designated roads for movement through

and around the precinct, CBD and south Dubbo. The temporary road closures will be in place between 5 am and 7 pm from 24 to 26 February 2023.

#### Consultation

- The Local Traffic Committee including representatives from NSW Police, the Local State Member of Parliament, Transport for NSW and Council will review and discuss the Traffic Management proposal for the event.
- Council's Events and Communication Team will be preparing information for ongoing dissemination to all residents that may be affected by the event in advance of and prior to the event.

#### Resourcing Implications

- As Council is hosting the event, resources will be engaged across several divisions and functions of Council to facilitate the playing fields, associated assistance and services, communication and traffic management.

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	45,000	0	0	0	0	0
c. Operating budget impact (a – b)	45,000	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	45,000	0	0	0	0	0

**Table 1.** Ongoing Financial Implications



## REPORT: 2023 Wellington Vintage Fair Street Parade

**DIVISION:** Infrastructure  
**REPORT DATE:** 5 December 2022  
**TRIM REFERENCE:** ID22/2577

### EXECUTIVE SUMMARY

<b>Purpose</b>	Seek endorsement                      Seek direction or decision	
<b>Issue</b>	<ul style="list-style-type: none"><li>The Vintage Fair Committee are seeking approval to hold the 2023 Wellington Vintage Fair and Street Parade.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>The Vintage Fair Committee have sought approval from Council in previous years to hold the event, which due to its success, is now an annual event in Wellington.</li></ul>	
<b>Financial Implications</b>	Budget Area	There are no financial implications arising from this report.
	Funding Source	N/A
	Proposed Cost	N/A
	Ongoing Costs	N/A
<b>Policy Implications</b>	Policy Title	There are no policy implications arising from this report.
	Impact on Policy	N/A

### STRATEGIC DIRECTION

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

Theme:	2 Infrastructure
CSP Objective:	2.1 The road transportation network is safe, convenient and efficient
Delivery Program Strategy:	2.1.2 The road network meets the needs of the community in terms of traffic capacity, functionality and economic and social connectivity
Theme:	2 Infrastructure
CSP Objective:	2.1 The road transportation network is safe, convenient and efficient
Delivery Program Strategy:	2.1.5 Council works collaboratively with the government and stakeholders on transport-related issues

## RECOMMENDATION TO THE LOCAL TRAFFIC COMMITTEE

That Council approval be granted to the Rotary Club of Wellington Vintage Fair Committee to undertake the 2023 Wellington Vintage Fair Street Parade on Saturday 4 March 2023, and implement temporary road closures of the Mitchell Highway between Maughan and Lee streets from 10.00 am to approximately 11.00 am and Percy Street between Maxwell and Maughan streets from 9.00 am to 11.30 am on Saturday, 4 March 2023, subject to Transport for NSW (TfNSW) approval and conditions of Dubbo Regional Council and NSW Police as considered necessary:

- a. The Parade will be marshalled on the western side of Percy Street between Maxwell and Maughan streets at 9.00 am. The Parade will commence at 10.00 am and enter Nanima Crescent, then north through the Wellington CBD adjacent to Cameron Park, to the Warne Street roundabout and return to Percy Street. The event is to be undertaken under Police escort, in accordance with the requirements of NSW Police and approval documentation forwarded to Council for notation. Event set-up time to commence at 9.00 am with pack-down finish time at 11.30 am.
- b. The submission of a Traffic Management Plan and Traffic Control Plan to Council and NSW Police Service prior to the event date. All traffic control measures contained in the Plan are to be in accordance with the Australian Standard (AS 1742.3:2019) and TfNSW's 'Guide to Traffic Control at Worksites and approved by an accredited person. Council Traffic Control Plan TM 7241 is to be implemented for the event.
- c. The organiser is to provide Council's relevant appointed officer with a copy of the Public Liability Insurance Policy for the amount of at least \$20 million. Such policy is to note that Council, TfNSW and the NSW Police are indemnified against any possible action as a result of the Parade.
- d. The implementation of the traffic management and traffic control is to be undertaken by an accredited traffic control company with personnel required to have current TfNSW certification.
- e. The applicant is responsible for all traffic control required for the event in accordance with the approved Traffic Control Plan.
- f. The applicant is to provide Council with a formal letter of acceptance of the conditions prior to final approval.
- g. The traffic control company is to ensure that the roadway is clear of any residue that might be deposited by participants along the Parade route.
- h. The traffic control company is to gain approval from TfNSW for the closure and detour of the Mitchell Highway and a Road Occupancy Licence with evidence provided to Council of such conditions as warranted.
- i. All costs associated with implementing the event are to be met by the event organiser.

## LOCAL TRAFFIC COMMITTEE CONSIDERATION

This matter was considered by the Local Traffic Committee at its meeting held on Monday 5 December 2022. The Committee had unanimous support in the adoption of the recommendation.

**RECOMMENDATION**

That Council approval be granted to the Rotary Club of Wellington Vintage Fair Committee to undertake the 2023 Wellington Vintage Fair Street Parade on Saturday 4 March 2023, and implement temporary road closures of the Mitchell Highway between Maughan and Lee streets from 10.00 am to approximately 11.00 am and Percy Street between Maxwell and Maughan streets from 9.00 am to 11.30 am on Saturday, 4 March 2023, subject to Transport for NSW (TfNSW) approval and conditions of Dubbo Regional Council and NSW Police as considered necessary:

- j. The Parade will be marshalled on the western side of Percy Street between Maxwell and Maughan streets at 9.00 am. The Parade will commence at 10.00 am and enter Nanima Crescent, then north through the Wellington CBD adjacent to Cameron Park, to the Warne Street roundabout and return to Percy Street. The event is to be undertaken under Police escort, in accordance with the requirements of NSW Police and approval documentation forwarded to Council for notation. Event set-up time to commence at 9.00 am with pack-down finish time at 11.30 am.
- k. The submission of a Traffic Management Plan and Traffic Control Plan to Council and NSW Police Service prior to the event date. All traffic control measures contained in the Plan are to be in accordance with the Australian Standard (AS 1742.3:2019) and TfNSW's 'Guide to Traffic Control at Worksites and approved by an accredited person. Council Traffic Control Plan TM 7241 is to be implemented for the event.
- l. The organiser is to provide Council's relevant appointed officer with a copy of the Public Liability Insurance Policy for the amount of at least \$20 million. Such policy is to note that Council, TfNSW and the NSW Police are indemnified against any possible action as a result of the Parade.
- m. The implementation of the traffic management and traffic control is to be undertaken by an accredited traffic control company with personnel required to have current TfNSW certification.
- n. The applicant is responsible for all traffic control required for the event in accordance with the approved Traffic Control Plan.
- o. The applicant is to provide Council with a formal letter of acceptance of the conditions prior to final approval.
- p. The traffic control company is to ensure that the roadway is clear of any residue that might be deposited by participants along the Parade route.
- q. The traffic control company is to gain approval from TfNSW for the closure and detour of the Mitchell Highway and a Road Occupancy Licence with evidence provided to Council of such conditions as warranted.
- r. All costs associated with implementing the event are to be met by the event organiser.

*Luke Ryan*  
Director Infrastructure

*DV*  
Senior Traffic Engineer

## REPORT

Council has received an application (**Appendix 1**) from the Rotary Club of Wellington requesting Council's approval to conduct the 2023 Wellington Vintage Fair Street Parade and associated activities that require temporary road closures of the Mitchell Highway and Percy Street from 10.00 am to 11.30 am on Saturday 4 March 2023.

The main activities for the Vintage Fair will occur at the Showground. However, the Mitchell Highway adjacent to Cameron Park and through the CBD will be required to facilitate the Street Parade. The Mitchell Highway is proposed to be closed for approximately one hour to accommodate the Street Parade with Percy Street closed for two and a half hours to facilitate the Parade assembly and dispersion.

### **Street Parade Closure (10.00 am to 11.30 am)**

- Set-up at 9.00 am and pack-down to finish at 11.30 am.
- Parade commences at 10.00 am.
- Mitchell Highway, between Maxwell and Lee streets.
- The roundabout intersection of Nanima Crescent, Percy Street and Maughan Street will only be closed for a short period, to allow the Parade to start and finish, with traffic movements permitted east and west between Maughan Street and Showground Road prior to the Parade's return to Percy Street.

The organiser has submitted a Special Event Transport Management Plan (**Appendix 1**) with Council Traffic Control Plan TM 7241 (**Appendix 2**) addressing all requirements specific to an event of this nature. Traffic control will be altered to accommodate the time period of road closures. The event is considered to have an impact on the Wellington CBD and Mitchell Highway traffic environment, however suitable traffic diversions will be in place for traffic accessibility and detours of highway traffic via the Wellington Heavy Vehicle Route along Maxwell, Thornton and Gisborne streets. A light traffic detour will also be posted along Arthur, Warne, Percy and Gisborne streets.

Traffic control will be undertaken by an accredited traffic control company, which includes the set-up and erection of signs, implementation of road closures and pull-down of signage at the conclusion of Parade. The traffic control company will be responsible for the traffic management during the event. The local Police have been notified of all road closures and will assist where required, as they have in previous years. The traffic control company is to seek approval from TfNSW for the Mitchell Highway road closure and detour with the granting of a Road Occupancy Licence.

It is recommended that Council approval be granted to the Rotary Club of Wellington Vintage Fair Committee to implement temporary road closures, as detailed in the report, to facilitate the 2023 Wellington Vintage Fair Street Parade on Saturday, 4 March 2023, between 9.00 am to 11.30 am, subject to approval and conditions set down by TfNSW, Council and NSW Police.

**Consultation**

- The Local Traffic Committee including representatives from NSW Police, the Local State Member of Parliament, Transport for NSW and Council will review and discuss the Traffic Management proposal for the event.

**Resourcing Implications**

- There are no Council resources required.
- A private traffic control company will undertake the traffic management for the event.



## REPORT: Water and Sewer Fee Harmonisation

**DIVISION:** Organisational Performance  
**REPORT DATE:** 9 January 2023  
**TRIM REFERENCE:** ID23/26

### EXECUTIVE SUMMARY

<b>Purpose</b>	Seek endorsement	Provide review or update
	Seek direction or decision	
	Strategic Project Update	
<b>Issue</b>	Existing pricing regimes for the former Dubbo City Council and Wellington Council areas have continued since merger for water and sewerage to allow Council to undertake a comprehensive review.	
<b>Reasoning</b>	Council will be considering changes to achieve harmonisation of water and sewerage pricing and ensuring equitable prices for all residents and businesses across the Dubbo Regional Council local government area.	
<b>Financial Implications</b>	Budget Area	Water and Sewerage
	Funding Source	Water and Sewerage reserves
	Proposed Cost	There are no financial implications arising from this report
	Ongoing Costs	There are no financial implications arising from this report
<b>Policy Implications</b>	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: 4.2 The resources of Council are sustainably managed  
Delivery Program Strategy: 4.2.1 The system of raising revenue is equitable and revenue from grants and other income sources is maximised

**RECOMMENDATION**

- 1. That Council endorse the single tiered water tariff approach for a harmonised water and sewerage fee structure for the purposes of public engagement.**
- 2. That Council note the inform style engagement activities proposed in the body of the report to inform the community rationale behind the preferred pricing regime.**
- 3. That Council note a collaborative style engagement process will take place during the Public Exhibition period of Council's Draft Budget which will include that includes details of fees and charges for water and sewer.**

*Dean Frost*  
Director Organisational Performance

*MH*  
Chief Financial Officer

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**BACKGROUND**

In order to operate, maintain, upgrade and expand our water supply and sewerage services, Council levies water and sewerage charges. Existing pricing regimes for the former Dubbo City Council and Wellington Council areas have continued since merger for water and sewerage to allow Council to undertake a comprehensive review.

Council will be considering changes to achieve harmonisation of water and sewerage pricing and ensuring equitable prices for all residents and businesses across the Dubbo Regional Council local government area. Objectives of pricing harmonisation include:

- Consider the Best Business Practice Management guidelines for Local Water Utilities.
- Develop uniform tariffs which provide appropriate pricing signals.
- Assess the impact of new tariff options on various customer groups.
- Raise the income required for the long-term financial sustainability of the water/sewer business.
- Achieve efficient water usage as customers face appropriate pricing signals.

In 2023 Council will be engaging the community to make sure that they are fully informed.

**WATER PRICES**

Supplying water to the community is one of Council's major activities. To pay for this supply, Council collects revenue from people who benefit from access and usage of the water supply. Water prices consist of a fixed water service access charge and volumetric usage charge.

1. An access charge; the charge is a fixed annual charge and serves, in part, to recover the costs of providing water services
2. A usage charge; the charge is applied to the volume of water used by a customer.

The access charge for both Residential and non-residential properties is charged depending on water meter connection size and the number of services to the property. To properly reflect the water load a water connection can place on the system, annual access charges are proportional to the square of the size of the customer's water supply service, which is in accordance with the NSW State Government's Best Practice Management of Water Supply and Wastewater Guidelines. Council may apply a water access charge for a lesser than actual water service size diameter if the larger service is required due to the property being in a very low water pressure area or if the service is a combined supply for both normal and fire service provisions.

The water usage charge is applied to the volume of water used by an individual customer and can either be a single tariff or an inclining tariff. In accordance with best practice, inclining tariffs traditionally have a significant increase between water usage tiers as an incentive to use water efficiently. The initial tariff needs to consider declining water sales and the impact on income.

The determination of the split between access charge and usage charge for a typical residential bill (TRB) impacts on Councils yield from water due to the methodology in calculating water access charges and usage charges for non-residential accounts.

Below is a comparison of the 2022/23 financial year pricing structure:

Access Charge

Former Dubbo City Council	Access Charge
20mm	\$293.56
25mm	\$457.95
30/32mm	\$751.48
40mm	\$1,174.19
50mm	\$1,834.68
65mm	\$3,099.86
80mm	\$4,696.77
100mm	\$7,338.70
150mm	\$16,520.85
200mm	\$29,355.52

Former Wellington Council	Access Charge
Domestic	\$450.56
Commercial 20mm	\$545.73
Commercial 25mm	\$844.34
Commercial 31mm	\$1,303.97
Commercial 32mm	\$1,389.93
Commercial 38mm	\$1,969.66
Commercial 40mm	\$2,171.27
Commercial 50mm	\$3,388.93
Commercial 80mm	\$8,684.61
Commercial 100mm	\$13,572.52
Commercial 150mm	\$30,528.06
Un-connected services	\$450.54
Connected service – no meter	\$545.73
Dedicated fire service	\$545.73
Commercial (Non Profit)	\$844.34
Commercial 50mm	
Un-connected service	\$450.54
Connected service – no meter	\$545.73
Dedicated fire service	\$545.73
Church Properties	
Connected Wellington – non residential	\$436.54
Connected Village	\$360.42

Usage Charge

Former Dubbo City Council

Residential and Non Residential Properties	
All consumption – per kilolitre	\$2.22

Former Wellington Council

Tariff	Usage Charge	Usage Charge	Usage Charge	Usage Charge
From KL	0	301	501	10,001
To KL	300	500	10,000	-
Domestic	\$2.42	\$2.47	\$2.65	\$2.86
Commercial	\$1.67	\$1.80	\$2.19	\$2.75

Typical residential bill

Former Dubbo City Council	\$849
Former Wellington Council	\$1,007

The Independent Pricing and Regulatory Tribunal (IPART) is responsible for setting the maximum prices following water utilities set for water, wastewater and other services they provide as a Water Supply Authority.

- Central Coast Council
- Hunter
- Sydney

During a review of Central Coast Council water prices IPART noted that while some stakeholders preferred a higher usage charge considering it more equitable and a better signal for water conservation, they found a higher water usage charge results in only a very small reduction in the service charge and overall bills for customers with low water usage, however it increases bills for most other customers, including large families and renters and may disproportionately impact low-income households with higher water usage. IPART also accepted the Central Coast Council proposal to set a flat water usage charge, rather than an inclining tariff.

### **SEWERAGE PRICES**

Council's wastewater (sewer) pricing structure for residential and non-residential properties is set to comply with Water NSW best practice pricing guidelines

- For residential properties – fixed annual access charge only (based on the size of the water meter connection)
- For non-residential properties – fixed annual access charge (based on the size of the water meter connection/s + volumetric usage charge based on the estimated percentage of water returned to the sewerage system. Best practice pricing recommends that the sewer usage charge should be 1-1.5 of the long run marginal cost of sewerage collection, treatment and disposal in \$/Kl.

#### Residential

The residential sewerage charge is a uniform charge for all residential properties connected (or able to connect) to a sewerage network. The annual residential sewerage charge will apply to all properties (including strata and community title properties and vacant land) that are able to connect and are within 75 metres of Council's Sewerage mains.

#### Non Residential

Non-residential sewerage bills are based on cost reflective two-part tariff with an annual access charge and a sewer usage charge per kilolitre (kl). The non-residential sewer charge is proportional to the size of the water supply service connected to the property in order to reflect the potential load placed on the sewerage system.

In accordance with best practice non-residential sewer guidelines, the minimum non-residential sewer charge must not be less than the annual residential sewer charge. For non-residential customers, an appropriate sewer usage charge is required for the estimated volume discharged to the sewerage system, together with an access charge based on the water meter size that is applied for each and every meter connection (based on the capacity requirements that their loads place on the system relative to residential customers).

Below is a comparison of the 2022/23 financial year pricing structure:

Access Charge

Residential

Former Dubbo City Council	Access Charge
Residential	\$835.88
Residential multiple occupancy	\$417.94

Former Wellington Council	Access Charge
Wellington	\$732.43
Mumbil	\$686.29
Geurie	\$732.43
Religious	\$587.07
Wellington Unoccupied	\$648.24
Mumbil Unoccupied	\$648.24
Geurie Unoccupied	\$648.24

Non Residential

Former Dubbo City Council	Quarterly Amount	Annual Equivalent
20mm	\$109.95	\$439.80
25mm	\$171.80	\$687.19
32mm	\$281.47	\$1,125.89
40mm	\$439.80	\$1,759.20
50mm	\$687.19	\$2,748.75
65mm	\$1,161.35	\$4,645.39
80mm	\$1,759.20	\$7,036.80
100mm	\$2,748.75	\$10,995.00
150mm	\$6,184.69	\$24,738.75

Former Wellington Council	Quarterly Amount	Annual Equivalent
20mm	\$97.64	\$390.56
25mm	\$152.56	\$610.25
31mm	\$234.58	\$938.32
32mm	\$249.96	\$999.83
38mm	\$352.48	\$1,409.92
40mm	\$390.56	\$1,562.24
50mm	\$610.25	\$2,441.00
80mm	\$1,562.24	\$6,248.96
100mm	\$2,441.00	\$9,764.00
150mm	\$5,492.25	\$21,969.00
Un-connected service	\$155.49	\$621.97
Connected Service No Meter	\$176.51	\$706.04
Commercial (non-profit) 50mm	\$156.70	\$626.78
Churches*		
Connected Villages		\$503.14
Connected Wellington		\$503.14

Usage Charge

Former Dubbo City Council	\$2.40/KL
Former Wellington Council	\$1.04/KL

*Typical residential bill (TRB)*

Former Dubbo City Council	\$836
Former Wellington Council	\$732

In making our recommendation on prices, several different price paths were considered and aimed to balance affordability with the need to ensure Dubbo Regional Council has enough income to meet its obligations and service standards and improve services over time.

## REPORT

### Consultation

- Council engaged the following external consultants for legislative advice and scenario modelling:
  - NSW Public Works
  - Morrison Low
- A number of key internal stakeholder sessions were held to discuss the financial impact of various scenarios

### Resourcing Implications

- There are no resourcing implications arising from the report or recommendation

### Financial Implications

Modelling for the proposed pricing structures is based on the average water consumption for the last three financial years (2019/2020, 2020/2021 and 2021/2022). Climatic conditions and customer response to increasing usage prices are both a factor in total water consumption sales.

The recommended pricing structures for Water and Sewer Harmonisation have been developed to minimise the impact on ratepayers. It is considered the strong current financial position of both the water and sewer fund allow Council to consider adopting pricing structures that harmonise the charges and maintain the existing 2022/2023 income. The recommended pricing structures do not result in a CPI increase to Council's total water and sewer income in 2023/2024.

Budget forecasting for 2023/2024 for the recommended water pricing structure would result in a potential reduction in total water income of -\$115,000 (access and usage) if water usage remains similar to prior financial years. Actual water consumption for the 2023/2024 financial year will determine the impact on Councils income.

Budget forecasting for 2023/2024 for the recommended sewer pricing structure would result in a \$25,000 increase in total sewer income.

Full budget implications will be considered with the 2023/2024 Draft Operational Plan.

### Options Considered

- Single tiered water tariff versus inclining water tariff
- Maintain the existing pricing regime and not harmonise
- Harmonise and use a pricing regime based on the former Dubbo City Council
- Approximate typical residential bills advised by Public Works
- Approximate typical residential bills advised by Morrison Low

### Preferred Option

- Single tiered water tariff

Limitations of all of the options considered are:

- The proportion of income that is generated from non-residential customers has a significant impact on the outcomes, as typical residential bills are affected by the contribution of non-residential customers to the total income.
- The typical residential bill is the bill paid by a residential customer who uses the average residential water consumption.
- The 'average residential water consumption' may be impacted by climatic conditions.
  - 2017 data shows that the average residential consumption per property was 322kl
  - 2022 data shows that the average residential consumption per property was 250kl

Limitations of the preferred options are:

- Public Works only provide a typical residential bill and do not specify what the access charge and usage charge should be.

Below are examples of properties and the impacts using the preferred option:

### Residential

Former Council	Water Access Charge	Water Usage Kl	Water Bill	Sewer Bill	Total Bill
Dubbo	Water access 20mm	45	\$393	\$836	\$1,229
Wellington	Domestic	45	\$559	\$732	\$1,291
<b><u>Preferred Option</u></b>	<b><u>Water access 20mm</u></b>	<b><u>45</u></b>	<b><u>\$404</u></b>	<b><u>\$806</u></b>	<b><u>\$1,210</u></b>
Dubbo	Water access 20mm	150	\$627	\$836	\$1,462
Wellington	Domestic	150	\$813	\$732	\$1,546
<b><u>Preferred Option</u></b>	<b><u>Water access 20mm</u></b>	<b><u>150</u></b>	<b><u>\$644</u></b>	<b><u>\$806</u></b>	<b><u>\$1,450</u></b>
Dubbo	Water access 20mm	250	\$849	\$836	\$1,684
Wellington	Domestic	250	\$1,055	\$732	\$1,788
<b><u>Preferred Option</u></b>	<b><u>Water access 20mm</u></b>	<b><u>250</u></b>	<b><u>\$872</u></b>	<b><u>\$806</u></b>	<b><u>\$1,678</u></b>
Dubbo	Water access 20mm	500	\$1,404	\$836	\$2,239

<b>Wellington</b>	Domestic	500	\$1,670	\$732	\$2,402
<b><u>Preferred Option</u></b>	<b><u>Water access 20mm</u></b>	<b><u>500</u></b>	<b><u>\$1,441</u></b>	<b><u>\$806</u></b>	<b><u>\$2,248</u></b>
<b>Dubbo</b>	Water access 20mm	1,000	\$2,514	\$836	\$3,349
<b>Wellington</b>	Domestic	1,000	\$2,996	\$732	\$3,728
<b><u>Preferred Option</u></b>	<b><u>Water access 20mm</u></b>	<b><u>1,000</u></b>	<b><u>\$2,581</u></b>	<b><u>\$806</u></b>	<b><u>\$3,388</u></b>

Non Residential

Former Council	Description	Water Access Charge	Water/Sewerage Usage Kl	Water Bill	Sewer Bill	Total Bill
<b>Dubbo</b>	Beautician	Water access 20mm	184	\$702	\$793	\$1,495
<b>Wellington</b>	Beautician	Commercial 20mm	184	\$853	\$524	\$1,377
<b><u>Preferred Option</u></b>	<b><u>Beautician</u></b>	<b><u>Water access 20mm</u></b>	<b><u>184</u></b>	<b><u>\$721</u></b>	<b><u>\$819</u></b>	<b><u>\$1,540</u></b>
<b>Dubbo</b>	Bakery	Water access 20mm	275	\$904	\$990	\$1,894
<b>Wellington</b>	Bakery	Commercial 20mm	275	\$1,005	\$643	\$1,648
<b><u>Preferred Option</u></b>	<b><u>Bakery</u></b>	<b><u>Water access 20mm</u></b>	<b><u>275</u></b>	<b><u>\$929</u></b>	<b><u>\$1,081</u></b>	<b><u>\$2,009</u></b>
<b>Dubbo</b>	Fast Food	Water access 32mm	5,500	\$12,961	\$13,610	\$26,571
<b>Wellington</b>	Fast Food	Commercial 32mm	5,500	\$13,201	\$6,384	\$19,585
<b><u>Preferred Option</u></b>	<b><u>Fast Food</u></b>	<b><u>Water access 32mm</u></b>	<b><u>5,500</u></b>	<b><u>\$13,312</u></b>	<b><u>\$14,157</u></b>	<b><u>\$27,469</u></b>
<b>Dubbo</b>	Motel	Water access 40mm	1,500	\$4,504	\$5,091	\$9,595
<b>Wellington</b>	Motel	Commercial 40mm	1,500	\$5,222	\$2,966	\$8,188
<b><u>Preferred Option</u></b>	<b><u>Motel</u></b>	<b><u>Water access 40mm</u></b>	<b><u>1,500</u></b>	<b><u>\$4,627</u></b>	<b><u>\$5,273</u></b>	<b><u>\$9,900</u></b>
<b>Dubbo</b>	Grocery Outlet	Water access 50mm	2,695	\$7,818	\$8,295	\$16,113
<b>Wellington</b>	Grocery Outlet	Commercial 50mm	2,695	\$9,057	\$4,719	\$13,776
<b><u>Preferred Option</u></b>	<b><u>Grocery Outlet</u></b>	<b><u>Water access 50mm</u></b>	<b><u>2,695</u></b>	<b><u>\$8,031</u></b>	<b><u>\$8,595</u></b>	<b><u>\$16,626</u></b>

**Planned Communications**

- In 2023 Council will be engaging the community to make sure that they are fully informed.
- A flyer was included in the February 2023 rates instalment that outlines Council's consideration of achieving harmonisation of water and sewerage pricing across the Dubbo Regional Council local government area. The February Rates instalments was issued to all ratepayers on 19 January 2023.
- Following from Council's decision, a series of information sessions will be conducted with identified community groups/stakeholders – this is to inform the rationale behind Council's proposal.
- Then the collaborative style engagement will take place during the Public Exhibition period of Council's Draft Budget that includes details of fees and charges for water and sewer, with consultation happening in April/May 2023.



## REPORT: Local Government Elections 2024 to be run by NSW Electoral Commission

**DIVISION:** Organisational Performance  
**REPORT DATE:** 30 November 2022  
**TRIM REFERENCE:** ID22/2504

### EXECUTIVE SUMMARY

<b>Purpose</b>	Seek endorsement	
<b>Issue</b>	<ul style="list-style-type: none"><li>The upcoming 2024 NSW Local Government Elections.</li><li>Council must resolve whether it will engage the NSW Electoral Commissioner to conduct the election on Council's behalf, or conduct the election itself.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>All previous elections at Dubbo Regional Council have been conducted by the NSW Electoral Commissioner, the elections have been professional and efficient.</li><li>By engaging the NSW Electoral Commissioner to conduct the election, it provides increased transparency and independence.</li><li>Under Section 296AA of the Local Government Act 1993, this decision must be made 18 months prior to the next ordinary election of councillors for a council.</li></ul>	
<b>Financial Implications</b>	Budget Area	Corporate Governance.
	Funding Source	2024 Election Expenses.
	Proposed Cost	\$638,000
	Ongoing Costs	Costs are funded in forward budgets.
<b>Policy Implications</b>	Policy Title	Nil.
	Impact on Policy	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

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**RECOMMENDATION**

1. Pursuant to sections 296(2) and (3) of the Local Government Act 1993 (NSW) (“the Act”) and subject to confirmation of estimates as provided by the Electoral Commissioner, that an election arrangement be entered into by contract for the Electoral Commissioner to administer all elections of the Council.
2. Pursuant to sections 296(2) and (3) of the Act, as applied and modified by section 18, that a council poll arrangement be entered into by contract for the Electoral Commissioner to administer all council polls of the Council.
3. Pursuant to sections 296(2) and (3) of the Act, as applied and modified by section 18, that a constitutional referendum arrangement be entered into by contract for the Electoral Commissioner to administer all constitutional referenda of the Council, if required.

*Dean Frost*  
Director Organisational Performance

*AR*  
Manager Corporate  
Governance

## BACKGROUND

The 2024 NSW Local Government Elections are 19 months away, however council's must resolve to engage the NSW Electoral Commission, or to conduct the next ordinary election itself, 18 months in advance of the next ordinary elections.

The NSW Electoral Commission has provided council with their service cost estimates and this is attached as **Appendix 1** to this report.

## REPORT

The next NSW Local Government election will be held September 2024. Section 296AA of the Local Government Act 1993 states (in part):

- (1) At least 18 months before the next ordinary election of councillors for a council, the council must resolve:
  - (a) to enter into an arrangement with the Electoral Commissioner, by contract or otherwise, for the Electoral Commissioner to administer elections of the council (as provided by section 296), or
  - (b) that the elections of the council are to be administered by the general manager of the council.

Dubbo Regional Council's experience with previous Local Government Elections conducted by the NSW Electoral Commissioner are positive; the elections have been conducted professionally and efficiently. By having the NSW Electoral Commissioner conduct the election, it also provides an additional layer of transparency and impartiality.

The 2021 NSW Local Government Election for Dubbo Regional Council cost \$494,252, which was lower than the original estimation.

The estimate received in January 2023 is significantly higher than the December 2021 election, and the Electoral Commission has also flagged that costs will likely continue to rise between now and September 2024.

The Electoral Commission also advise that they do not apply any margin to the costs and that the estimates do not include the 'core' costs of running the election, these costs are covered by the NSW Government. The factors contributing to the increase are outlined in **Appendix 1**, they include:

- Early voting centre rental costs have significantly increased since LGE21
- Logistics costs are increasing by 10% each year-on-year
- The fuel levy for material deliveries and collections has increased by 24%
- The 3-year CPI increase is 13.12%pa
- Growth in the number of electors is 3.34% over 3 years
- Paper costs have risen (affecting ballot papers and printed rolls)

While the estimated costs from the NSW Electoral Commission are significant, it is still considered a more effective means compared to Dubbo Regional Council running it. The

Electoral Commission have the in house experience and expertise to follow all legislative processes. The Electoral Commission can take advantage of large scale contracts and corporate knowledge such as voting papers, number or voting locations for each LGA, central suppliers, established IT software and tracking systems to locate voters.

In comparison, Dubbo Regional Council would need to employ additional full-time staff for the next 18 months with training and experience, find locations and set-up office space and resources such as printers, a venue for early elections, voting sites, supervision for the entire voting program, and so on. These costs would accumulate quickly, and any discrepancies would be the responsibility of Council.

Accordingly, it is recommended that Council make arrangements to enter into a contract with the Electoral Commissioner for the NSW Electoral Commission, to administer its elections (other than elections for Mayor and Deputy Mayor), bi elections, constitutional referendums and rolls until the conclusion of the 2024 ordinary election of councillors.

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	0	638,253	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	638,253	0	0	0	0
Does the proposal require ongoing funding?			No			
What is the source of this funding?			Election Expenses			

**Table 1.** Ongoing Financial Implications

#### Options Considered

- Have NSW Electoral Commissioner conduct the election on Council's behalf.
- Have Council conduct their own election.
- NSW Election Commission has the knowledge and experience to conduct elections and have done so for Dubbo Regional Council since 2017.
- Council has not conducted their own election and would need to look at education and employment of staff and resources to undertake this.


#### Preferred Option

- Resolve to have the NSW Electoral Commission conduct the election on Council's behalf.

**Planned Communications**

- Need to advise the NSW Electoral Commission of Council's resolution by 13 March 2023.

**APPENDICES:**

- 1  Local Government Election 2024 Council Estimate\_ Dubbo Regional Council



**2024 Local Government Election - Cost Estimate**  
**as at 30th January 2023**

**Dubbo Regional Council**

Projects / Deliverables	Amount
<i>Ballot Papers</i>	7,449
<i>Call Centre</i>	10,623
<i>Counting and Results - Centralised</i>	-
<i>Counting and Results - Declaration Voting</i>	7,178
<i>Event Staffing</i>	368,729
<i>Information Technology</i>	13,519
<i>Logistics</i>	22,775
<i>Postal Voting Services</i>	12,483
<i>Venues</i>	109,095
<i>Voter Awareness</i>	23,468
<i>Financial Services</i>	4,912
<i>Constitutional Referendum</i>	-
<i>Council Poll</i>	-
<b>TOTAL (excluding GST)</b>	<b>580,230</b>
<b>GST</b>	<b>58,023</b>
<b>TOTAL (including GST)</b>	<b>638,253</b>

**Note**

*This estimate is based on the Council election being fully contested*

*Shared resources will be utilised where practical*



## REPORT: Proposed Road Closures - Road Corridors Adjacent to Dubbo Regional Airport

**DIVISION:** Organisational Performance  
**REPORT DATE:** 13 December 2022  
**TRIM REFERENCE:** ID22/2622

### EXECUTIVE SUMMARY

<b>Purpose</b>	Seek endorsement	Provide planning approval
<b>Issue</b>	<ul style="list-style-type: none"><li>Unused roads adjacent to the Dubbo Regional Airport to be consolidated into a separate lot directly adjacent to the airport.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Road corridors currently not used can be consolidated into land that can be released for commercial use.</li><li>Closing of Council Roads by Councils, Part 4 Division 3 of Roads Act 1993</li></ul>	
<b>Financial Implications</b>	Budget Area	Organisational Performance
	Funding Source	Land Development
	Proposed Cost	\$15,000
	Ongoing Costs	Nil
<b>Policy Implications</b>	Policy Title	Land Development
	Impact on Policy	Improved Council Performance
<b>Consultation</b>	Organisational Performance	Through property and airport working groups, and Council's Road Services Engineers.

### STRATEGIC DIRECTION

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

Theme: 4 Leadership

CSP Objective: 4.2 The resources of Council are sustainably managed

Delivery Program Strategy: 4.2.4 The business activities of Council are financially sustainable and provide financial returns to the community

Theme: 2 Infrastructure

CSP Objective: 2.3 Transportation systems support connections within and outside the region

Delivery Program Strategy: 2.3.4 Our community has convenient air access to a variety of destinations

**RECOMMENDATION**

1. That Council consent to the closure of the road corridors adjacent to the Dubbo Regional Airport.
2. That Council undertake the Roads Act Council Road Closure Process: Closing of Council Public Roads by Councils, Part 4 Division 3 of Roads Act 1993.
3. That Council provide appropriate easements for all essential Energy overhead and underground assets.
4. That Council classifies the lot as operational land pursuant to s31 of the local Government Act 1993 (NSW).
5. That all documentation in relation to this matter be signed under the Common Seal of Council.

*Dean Frost*  
Director Organisational Performance

*BR*  
Manager Commercial  
Strategy

## BACKGROUND

Council has undertaken a review of road corridors located within and adjacent to the Dubbo Regional Airport that are not currently used, nor intended to be used, as public roads. These road corridors currently occupy road reserve land situated directly adjacent to the airport which has a higher and better beneficial use if closed, thus maximising the use of the land and better defining the boundaries surrounding the airport.

Council's Infrastructure team is planning the upgrade of services including underground power, telecommunications and pressure sewer, all of which run through this area. Upon closure, the closed road corridors will be consolidated into the one lot.

### Previous Resolutions of Council

Council at its meeting held 14 September 2020 resolved:

1. *That Council Consent to the closure of the road corridors at the Dubbo City Regional Council Airport.*
2. *That Council proceed with Part 4 Division 3 Roads Act 1993 – Closing of Council Public Roads by Council.*
3. *That Council provide appropriate easements for all essential Energy overhead and underground assets.*
4. *That all documents in relation to this matter be executed under power of Attorney.*

Council is now in the process of closing the above road corridors under the Part 4 Division 3 of the Roads Act 1993, as per resolution point 2 above.

## REPORT

The resolutions of 14 September 2020 required that the road corridors be closed and land be incorporated into the airport precinct.

Conversely, this report recommends that whilst Council still closes the public road, it creates a separate lot to the airport.

Following the road closure process it is intended to propose to rezone the lot from its road reserve status to IN2 (light Industrial). This will allow greater commercial flexibility rather than incorporating the lot into the airport precinct lot under its current SP2 (Infrastructure) zoning.

This proposed zoning IN2 would allow for future commercial uses to be considered with the intention to generate future commercial returns to Council. Opportunities include hotel accommodation, motor vehicle service station and convenience store and other light industrial activities.

The infrastructure team is planning the upgrade of services including underground power, telecommunications and pressure sewer, all of which run through this site. Upon closure the closed road (indicated in green, blue and yellow in attached plan M7313 **Appendix 1**) will be consolidated into the new lot, directly adjacent to but separate from the airport precinct lot.

As Per Section 38D (2)(a) of the Roads Act 1993 No 33, Council has notified Transport for NSW about the closure of Mitchell Highway corridor (Classified State Road) and entered into an agreement with TfNSW for a modified road closure boundary, that excludes the Mitchell Highway corridor, to ensure an adequate area for utility location and drainage to support the highway formation as indicated in green, blue and yellow on the attached plan M7313 (Appendix 1).

Consultation with NSW Department Planning, Industry and Environment – Crown Lands (the Department) has indicated they do not object to:

- The closure of the road corridors as indicated in **Appendix 1**
- The proposed vesting to Council upon closure.

Further, the former report and resolution referred to documentation be executed under power of attorney. Previous resolutions of Council have revoked the power of attorney to the CEO, and requires that matter be dealt with under common seal of Council. This new resolution (5) addresses the anomaly.

#### **Consultation**

- Council's Property and Airport working group, road engineers and Infrastructure teams;
- Transport for NSW
- NSW Department Planning Industry and Environment

#### **Resourcing Implications**

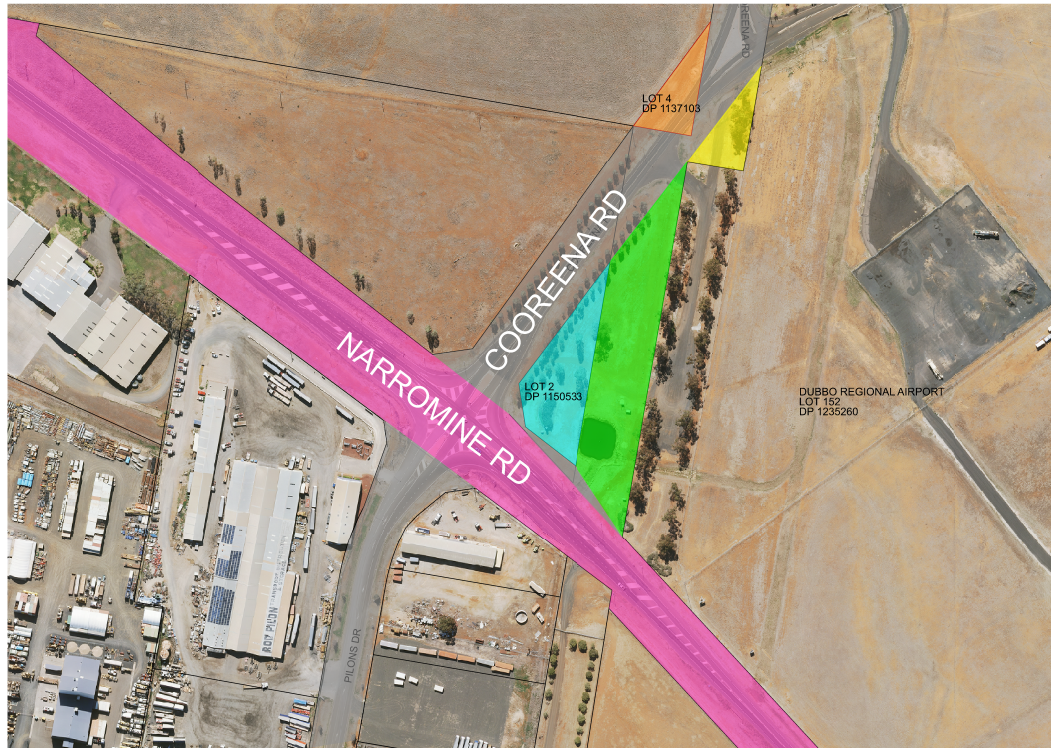
- Cost of road closure program has been estimated at \$15,000

#### **APPENDICES:**

- 1 [↓](#) Proposed Road Closures Site Plan



# PROPOSED ROAD CLOSURES ADJACENT TO DUBBO REGIONAL AIRPORT



LGA: DUBBO REGIONAL  
LOCALITY: DUBBO  
PARISH: DUBBO  
COUNTY: GORDON

## LEGEND:

- TRANSPORT FOR NSW ROADS
- COUNCIL ROADS
- COUNCIL PUBLIC ROAD CORRIDOR AND ASSOCIATED STORMWATER DRAINAGE
- COUNCIL PUBLIC ROAD CORRIDOR
- COUNCIL PUBLIC ROAD CORRIDOR
- LAND TO BECOME ROAD CORRIDOR (OWNED BY COUNCIL)

## DISCLAIMER:

The information contained in this map has been provided in good faith. Whilst all effort has been made to ensure the accuracy and completeness of this information, the data providers take no responsibility for errors or omissions nor any loss or damage that may result from the use of this information.

CHECKED - SENIOR DESIGN ENGINEER	PRINT DATE: 19/01/2023 04:48:34 PM	PERMANENT MARK: N/A	RL: N/A	DATUM: AHD71 & GDAG4/MGA ZONE 55	STATUS	 <div>DUBBO REGIONAL COUNCIL</div> <div>INFRASTRUCTURE STRATEGY &amp; DESIGN</div> <div>1. City Council &amp; Shire of Dubbo P.O. Box 800 2. 1001 1001 Dubbo NSW 2880 3. 1001 1001 4. 1001 1001 5. 1001 1001</div>	PROJECT TITLE	PROPOSED ROAD CLOSURES ADJACENT TO DUBBO REGIONAL AIRPORT	SHEET NO.
INT. DATE	SURVEY DATE	REV. DATE	INT. DATE	DETAILS OF AMENDMENTS	SCALE				1 OF 1
APPROVED - MANAGER INFRASTRUCTURE STRATEGY	DESIGN DATE	2. 04/01/2023	JB	APPROVED					A
INT. DATE	DRAWING DATE 23/09/2019								PLAN NO.
									M 7313
DRAWING FILE		C:\Users\james.brown\Documents\2019-2020\Infra Delivery - Road Closures - Cooreena Rd Narromine Rd Intersect\GIS\Boromation Drafting File_Cooreena\Main Roadway Road Sign				ORIGINAL SIZE A3	ROAD CLOSURES PLAN		
						0 1 2 3 4 5 cm			



## REPORT: Local Government Disaster Recovery Grant

**DIVISION:** Organisational Performance  
**REPORT DATE:** 18 January 2023  
**TRIM REFERENCE:** ID23/80

### EXECUTIVE SUMMARY

<b>Purpose</b>	Provide review or update	
<b>Issue</b>	<ul style="list-style-type: none"><li>Allocation of funding from Local Government Recovery Grant.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Update councillors on the allocation of funding.</li></ul>	
<b>Financial Implications</b>	Budget Area	Recreation & Open Space Infrastructure Strategy & Design
	Funding Source	Local Government Recovery Grant
	Proposed Cost	\$1,295,000
	Ongoing Costs	Nil
<b>Policy Implications</b>	Policy Title	N/A
	Impact on Policy	N/A
<b>Consultation</b>	ELT	ELT meeting

### STRATEGIC DIRECTION

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

Theme:	4 Leadership
CSP Objective:	4.2 The resources of Council are sustainably managed
Delivery Program Strategy:	4.2.1 The system of raising revenue is equitable and revenue from grants and other income sources is maximised
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

**That the report of the Local Government Recovery Grant, date 18 January 2023, be noted.**

*Dean Frost*  
Director Organisational Performance

*PL*  
Emergency and Risk  
Management Officer

## BACKGROUND

On 4 July 2022 the NSW Government issued the natural disaster declaration 'AGRN 1025 - NSW Severe Weather and Flooding from 27 June 2022 onwards' which included 23 local government areas across NSW. On 3 September this declaration was extended to include Dubbo Regional Council.

The declaration of a natural disaster activates the Category B of the Disaster Recovery Funding Arrangements (DRFA). This category includes assistance to local governments for the restoration of essential public assets such as roads and bridges.

In recognition of the diverse impact of these storm and flood events the Australian and NSW Government have jointly funded a Local Government Recovery Grants Program. Councils who were included in the natural disaster declaration AGRN 1025 received an upfront payment of \$1,000,000 to support recovery projects at a local level. Council received notification of the funding on October 2022 but severe weather and flooding continued until November with significant impacts. Project identification and planning could only be undertaken once flooding had ceased and the full scope of damage could be assessed.

Eligible projects under this funding fall within Category D of the DRFA and exclude essential public assets.

## REPORT

The details of the Local Government Recovery Grant were presented to ELT in September 2022. Consultation was had with staff as to possible projects. ELT decided on a short list for potential projects and funding amounts to allocate to each project. The CEO in consultation with ELT made the final decision on the funding allocation which is shown below.

Project name		Wellington Cemetery flood study			
Grant contribution	\$80,000.00	Council contribution	\$ -	Total cost	\$80,000.00
Project summary					
Damage to graves and land within the Wellington Cemetery causes significant distress among members of the community. Requests have been made to Council to install flood levies to protect the area. Significant study needs to be completed to understand the impact of any levy installed. The study will include public consultation and will provide direction to Council on what actions can be taken to protect the Wellington Cemetery from future damage.					
Project name		Riverbank erosion analysis			
Grant contribution	\$17,100.00	Council contribution	\$ -	Total cost	\$17,100.00
Project summary					
Four erosion points on the Macquarie River are of high concern due to the vulnerability and potential damage to civil infrastructure. Department of Regional NSW will undertake analysis and prepare a report which will include recommendations on how to minimise further erosion at the nominated sites.					
Project name		Tracker Riley Cycle Way			

Grant contribution	\$150,000.00	Council contribution	\$ -	Total cost	\$150,000.00
Project summary					
A section of Tracker Riley Cycle Way was impacted by riverbank collapse during the flooding events. This project will restore and improve the cycle way at locations of lower risk of erosion. The new sections will be comprised of materials resistant to water flow and inundation					
<b>Project name</b>	<b>Tracker Riley fencing</b>				
Grant contribution	\$30,000.00	Council contribution	\$ -	Total cost	\$30,000.00
Project summary					
Sections of fencing along the northern side of Tracker Riley became unstable due to flooding events. Fencing will be replaced on stable land.					
<b>Project name</b>	<b>Pioneer Park Pathway &amp; Wellington Showground Footpath</b>				
Grant contribution	\$650,000.00	Council contribution	\$295,000.00	Total cost	\$945,000.00
Project summary					
Pioneer Park, Wellington, pathway and access road has suffered catastrophic damage due to repeated flooding event. The project will restore access and function for this highly utilised sporting venue, and will be constructed in a manner that will limit future losses and damage to infrastructure. A new pathway will be installed to improve access from Pioneer Park to the showground. This will be comprised of materials resistant to water flow and inundation.					
<b>Project name</b>	<b>Wellington Caves</b>				
Grant contribution	\$72,900.00	Council contribution	\$ -	Total cost	\$72,900.00
Project summary					
Flooding from June onwards of the Bell River has seen the underground flow increase to the point it has flooded the caves. Damage has been sustained including the opening of a sink hole on the cave floor and weakening stability of the cave walls. Large sections of the caves are now closed to public due to the risks. This is a unique environmental asset and as such council staff have limited knowledge and resources to rehabilitate after the flooding. A geotechnical report will provide direction for Council and an understanding of the works required to restore the area allowing full access for customers. Further inspections and reports may be required which will show the most responsible and sensitive way to make the area accessible.					

#### Consultation

- ELT meeting September 2022
- ELT updated regularly by e-mail
- Directors consulted with managers for potential projects

**Resourcing Implications**

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	\$1,295,000	0	0	0	0	0
c. Operating budget impact (a – b)	\$1,295,000	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	0	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	Local Government Recovery Grant					

**Table 1.** Ongoing Financial Implications

**Planned Communications**

- Each project will include a communication plan to inform the community. Some projects will include consultation with public.

**Next Steps**

- Projects have commenced and Council staff will continue to liaise with Office of Local Government for reporting.



## REPORT: Questions on Notice - Councillor Shibli Chowdhury

**DIVISION:** Elected Members  
**REPORT DATE:** 27 January 2023  
**TRIM REFERENCE:** ID23/115

### QUESTION ON NOTICE

As per section 3 clause 3.13 of Council's Code of Meeting practice a Councillor may, by way of a notice submitted under clause 3.9, ask a question for response by the Chief Executive Officer about the performance or operations of the council.

Clause 3.15 permits the Chief Executive Officer or their nominee, to respond by way of a report included in the business papers for the relevant meeting of the council.

This allows the question and response to be public. Councillors are not able to further debate these responses it is only for notation.

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. What is council current plan for Keswick Estate fence line through Mitchell Highway? Have council done any community consultation and if any work plan when will complete?*

#### Response:

Property and Land Development (PALD) are planning to do some landscaping at the front of the acoustic fence in late February 2023. This will consist of removing the back line of trees so there will only be one line of trees, (there are currently two lines there at the moment; approximately ten trees will be removed), removing another three trees and replacing it, and planting one line of trees in front of the Stage Five area (approximately 14 new trees). There are no plans to upgrade or remove the acoustic fencing.

No community consultation regarding the landscaping was undertaken, however we have communicated with the Communication team and we are working on notifying the community of the proposed landscaping works. We also brought this before Executive Leadership Team (ELT) in November 2022.

*2. Current update of fluoride and when this issue will resolve?*

#### Response:

Updates on the fluoride situation in Dubbo are as follows:

- NSW Public Works have been engaged to provide technical advice, project management and contract administration during the tendering, construction and commissioning of the new Fluoride Dosing System.
- A pre-tender meeting was held at the John Gilbert Water Treatment Plant 30 January 2023, facilitated by Dubbo Regional Council and NSW Public Works to discuss the construction/modifications works required for the new Fluoride Dosing System.
- The tender for the new Fluoride Dosing System will close 14 February 2023. The tender is a design and construct style tender.
- It is expected that construction works will commence on the new Fluoride Dosing System before the end of June 2023 and the timeframes will be firmed up once the contract is awarded. Works will include the construction of a new purpose built storage facility and dosing equipment.

SC  
Councillor