



AGENDA

ECONOMIC DEVELOPMENT, BUSINESS AND CORPORATE COMMITTEE

9 JULY 2018

MEMBERSHIP: Councillors J Diffey, V Etheridge, D Grant, D Gumley, A Jones, S Lawrence, G Mohr, K Parker, J Ryan and B Shields.

The meeting is scheduled to commence at .

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EDBC18/35 REPORT OF THE ECONOMIC DEVELOPMENT, BUSINESS AND CORPORATE COMMITTEE - MEETING 12 JUNE 2018 (ID18/1036) The Committee had before it the report of the Economic Development, Business and Corporate Committee meeting held 12 June 2018.	3
EDBC18/36 LEASE TO NSW AMBULANCE - COMMUNICATIONS TOWER ON COUNCIL OWNED 43L BUNGLEGUMBIE ROAD (ID18/975) The Committee had before it the report dated 8 June 2018 from the Manager Property Assets regarding Lease to NSW Ambulance - communications tower on Council owned 43L Bunglegumbie Road.	6
EDBC18/37 LOCAL GOVERNMENT NSW - 2018 ANNUAL CONFERENCE (ID18/1038) The Committee had before it the report dated 26 June 2018 from the Executive Manager Governance and Internal Control regarding Local Government NSW - 2018 Annual Conference.	13

EDBC18/38 DUBBO CITY REGIONAL AIRPORT DEVELOPMENT (ID18/1028)

The Committee had before it the report dated 25 June 2018 from the Director Economic Development and Business regarding Dubbo City Regional Airport development.

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)).



**DUBBO REGIONAL
COUNCIL**

Report of the Economic Development, Business and Corporate Committee - meeting 12 June 2018

AUTHOR: Administration Officer - Governance
REPORT DATE: 26 June 2018

The Committee had before it the report of the Economic Development, Business and Corporate Committee meeting held 12 June 2018.

RECOMMENDATION

That the report of the Economic Development, Business and Corporate Committee meeting held on 12 June 2018, be noted.



**REPORT
ECONOMIC DEVELOPMENT, BUSINESS AND
CORPORATE COMMITTEE
12 JUNE 2018**

PRESENT: Councillors J Diffey, V Etheridge, D Grant, D Gumley, A Jones, G Mohr, K Parker, J Ryan and B Shields.

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Executive Manager Governance and Internal Control, the Team Leader Governance, the Director Corporate Services, the Director Economic Development and Business, the Communications Coordinator, the Director Infrastructure and Operations, the Director Planning and Environment and the Director Community and Recreation.

Councillor G Mohr assumed chairmanship of the meeting.

The proceedings of the meeting commenced at 5.38pm.

**EDBC18/32 REPORT OF THE ECONOMIC DEVELOPMENT, BUSINESS AND CORPORATE
COMMITTEE - MEETING 14 MAY 2018 (ID18/881)**

The Committee had before it the report of the Economic Development, Business and Corporate Committee meeting held 14 May 2018.

Moved by Councillor J Diffey and seconded by Councillor D Grant

MOTION

That the report of the Economic Development, Business and Corporate Committee meeting held on 14 May 2018, be noted.

CARRIED

EDBC18/33 INVESTMENT POLICY AND STRATEGY REVIEW (ID18/924)

The Committee had before it the report dated 31 May 2018 from the Manager Financial Operations regarding Investment Policy and Strategy Review.

Moved by Councillor J Diffey and seconded by Councillor J Ryan

MOTION

- 1. That the draft Investment Policy June 2018 and the Draft Investment Strategy June 2018 attached as Appendix 1 and Appendix 2 to the report of the Manager Financial Operations dated 31 May 2018 be adopted.**
- 2. That Council's Investment Policy and Investment Strategy be again reviewed and submitted to Council for determination in December 2018.**
- 3. That the monthly report to Council regarding Investment also include detail on any Environmental and Socially Responsible investments.**

CARRIED

Councillor K Parker declared a pecuniary, significant interest in the matter now before the Committee and left the room and was out of sight during the Committee's consideration of this matter. The reason for such interest is that Councillor K Parker is the Manager of the Dubbo Branch of the Bank of Queensland, a bank that Council has funds invested with.

EDBC18/34 LEAVE OF ABSENCE

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

Moved by Councillor K Parker and seconded by Councillor V Etheridge

MOTION

That such request for leave of absence be accepted and Councillor S Lawrence be granted leave of absence from this meeting.

CARRIED

The meeting closed at 5.40pm.

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CHAIRMAN



REPORT: Lease to NSW Ambulance - communications tower on Council owned 43L Bunglegumbie Road

AUTHOR: Manager Property Assets
REPORT DATE: 8 June 2018
TRIM REFERENCE: ID18/975

EXECUTIVE SUMMARY

NSW Ambulance currently operate a communications tower at Dubbo Regional Airport, west of the public carpark. A larger, higher capacity communications tower that requires more than one hectare of land is required to be installed and there is insufficient land available at the airport to effectively cater for such a tower.

Additional land owned by the Airport Function at 43L Bunglegumbie Road is assessed by NSW Ambulance, Council's property and engineering function as being suitable for the communications tower.

ORGANISATIONAL VALUES

Customer Focused: The alternative location at 43L Bunglegumbie Road was investigated to enable NSW Ambulance to continue operating effectively.

Integrity: The lease agreement will be prepared by Council's solicitors to ensure compliance with all legislation and Council policy.

One Team: Council's Property Asset Function and Design Engineers have assisted Airport function to find a suitable solution.

FINANCIAL IMPLICATIONS

The annual lease fee of \$1,000 exc. GST will be allocated to the Airport Fund.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

- 1. That Council (as the lessor) enter into a lease agreement with Health Administration Corporation on behalf of NSW Ambulance involving 4 x five year consecutive leases for the erection and operation of a communications tower on part Lot 801 DP 586082, 43L Bunglegumbie Road.**
- 2. That the lease include an annual rent of \$1,000 exc. GST, increased annually in line with CPI (Sydney All Groups).**
- 3. That each party be responsible for their own legal expenses.**
- 4. That Council be responsible for preparation and registration of the plan of subdivision for lease purposes.**
- 5. That the Chief Executive Officer be authorised to complete any documentation under his Power of Attorney.**

Simon Tratt
Manager Property Assets

BACKGROUND

Council leases to Health Administration Corporation (HAC), a parcel of land near Dubbo Regional Airport on which NSW Ambulance operate a communications tower and associated infrastructure. The current lease site is 65m x 65m (4,225 m²) and annual rent paid by HAC is currently \$625 exc. GST. The lease expires in 2030.



Image 1. Location of existing NSW Ambulance communications tower

In December 2017 HAC lodged a development application with Council for the erection and operation of a larger communications tower with a footprint of approximately one hectare. Development consent was subsequently granted.

Negotiations were held between Council staff and consultants acting for NSW Ambulance regarding concerns that the new tower's significantly larger footprint would impede future development potential of the land west of the public carpark, and any adjoining development near the tower could impede the operation of the communications tower.

Alternative sites were investigated by Council, and land adjoining the airport at 43L Bunglegumbe Road was deemed suitable by NSW Ambulance.

REPORT

The selected site for a new and larger high frequency (HF) communications tower at 43L Bunglegumbe Road is situated outside of the Obstacle Limitation Surface (OLS) for the extended runway. This will ensure the construction and operation of the communications tower will not impede any future extension of the main airport runway.

NSW Ambulance will access the Bunglegumbe Road Site at any time via the existing entrance to the property from the road. This access will be formalised as a right of way easement on the plan of subdivision.

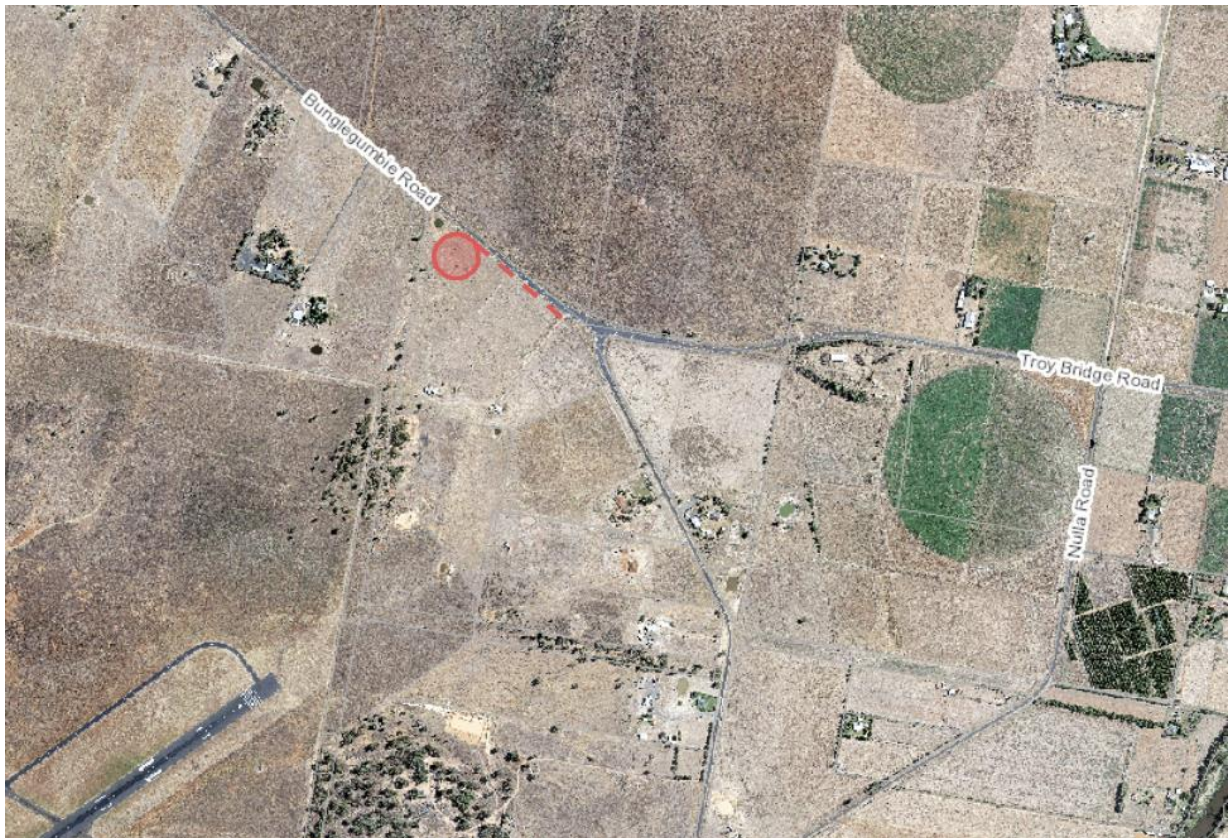


Image 2. Location of proposed communications tower at 43L Bunglegumbe Rd

Given the sensitivity to signal interference of HF communications towers, Council will consult HAC and NSW Ambulance when considering and/or approving any development or building construction within proximity to the Bunglegumbe tower Site.

NSW Ambulance will extinguish their existing lease at the airport site when the new tower has been commissioned and the new lease is registered.

Prior to extinguishment of the Current Lease, HAC and NSW Ambulance will remove its technical equipment from the Current Leased premises including radio antennas, rack equipment within the hut shelter and disconnect power and remove meters, distribution boards and other relevant equipment. Any infrastructure remaining at the Current Leased premises including the hut, tower, cabling and fencing will be the responsibility of Council to remove and ownership of this equipment and facilities will transfer to Council.

The Airport Function will be responsible for payment of any development application fee, approval/permit fees, compliance/audit fees and other costs payable to Council, associated with Council's approval of the construction and operation of the Bunglegumbie Road Site radio communications facility, as well as costs associated with the registration of the Lease and costs associated with preparation and registration of the survey plan for the Lease, not including any legal costs incurred by the lessee in relation to plan preparation and registration.

SUMMARY

The construction of a new communications tower at 43L Bunglegumbie Road, and the removal of the existing tower on airport land will result in more advanced communications capacity for NSW Ambulance and also enable Airport Function to develop the 'landside' area without restrictions from the existing tower.

Appendices:

- [1](#) Airport - Site for new Ambulance communications tower - 43L Bunglegumbie Road







DUBBO REGIONAL
COUNCIL

REPORT: Local Government NSW - 2018 Annual Conference

AUTHOR: Executive Manager Governance and
Internal Control
REPORT DATE: 26 June 2018
TRIM REFERENCE: ID18/1038

EXECUTIVE SUMMARY

The 2018 Local Government NSW Annual Conference is to be held in Albury at the Entertainment Centre from 21 to 23 October 2018.

Following consideration of Council's draft Policy in respect of the *"Payment of Expenses and Provision of Facilities for the Mayor and Councillors"*, at the April 2018 Ordinary meeting of Council, it is proposed that attendance at the Local Government NSW Conference be as follows:

- The Mayor (or his nominee)
- Three (3) other Councillors as delegates

Council must also determine an alternate delegate (to act as delegate if required).

The Policy also provides for attendance by *"Councillors as determined by Council"* and the General Manager (or nominee), as observers. As the Mayor is also a member of the board of LG NSW, the Mayor is entitled to a vote at the conference which does not form part of Council's allocated four (4) votes. Accordingly in this instance Council may determine four (4) Councillors as voting delegates at the annual conference in addition to the Mayor.

It is now proposed that Council determine four Councillor delegates in addition to the Mayor to act as voting delegates and determine the attendance of other Councillors as observers. It is proposed that the four Councillors in addition to the Mayor are Council's nominated delegates for both the voting on motions and the voting on board nominations at this conference.

ORGANISATIONAL VALUES

Customer Focused: Attendance at the conference provides representation from Council to provide input to the decision and policy making process for NSW Local Government.

Integrity: Council will adopt a policy for the Payment of Expenses and Provision of Facilities for the Mayor and Councillors in the near future which will address attendance at this conference into the future. Time constraints do not allow adoption of this policy prior to the date of the conference.

One Team: All Councillors are given the opportunity to attend the conference and final attendance is determined by the Council.

FINANCIAL IMPLICATIONS

Funding has been provided in the Governance budget to enable Councillors to attend the Local Government NSW Annual Conference 2018.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

- 1. That it be noted that Council's Policy for the Payment of Expenses and Provision of Facilities for the Mayor and Councillors specifies that the Mayor and three Councillors be determined as voting delegates to attend the LGNSW Annual Conference.**
- 2. That it be noted that the Mayor, as a board member of LG NSW is entitled to a vote at the conference in addition to the four votes allocated to Dubbo Regional Council.**
- 3. That as the Mayor is provided a vote as a board member in addition to the four allocated votes to Dubbo Regional Council, Council determine four Councillor voting delegates, alternate voting Councillor and the Councillor observers to attend the Local Government NSW Conference to be held in Albury at the Entertainment Centre from 21 to 23 October 2018.**

Michael Ferguson

Executive Manager Governance and Internal Control