



# AGENDA

## ORDINARY COUNCIL MEETING

### 15 AUGUST 2024

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

The meeting is scheduled to commence at 5.30 pm.

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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".

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#### CCL24/187 LEAVE OF ABSENCE (ID24/1628)

#### CCL24/188 CONFLICTS OF INTEREST (ID24/1629)

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

#### CCL24/189 PUBLIC FORUM (ID24/1630)

#### CCL24/190 CONFIRMATION OF MINUTES (ID24/1631)

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 25 July 2024.

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#### CCL24/191 FLUORIDE UPDATE PRESENTATION (ID24/1508)

The Council will be provided with a presentation by the Manager Strategy Water Supply and Sewerage.



**INFORMATION ONLY MATTERS:**

- |                  |  |     |
|------------------|--|-----|
| <b>CCL24/192</b> | <b>MAYORAL APPOINTMENTS AND MEETINGS (ID24/1505)</b><br>The Council had before it the report dated 22 July 2024 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.  | 27  |
| <br>             |  |     |
| <b>CCL24/193</b> | <b>2023/2024 DELIVERY PROGRAM AND OPERATIONAL PLAN - FINAL PROGRESS REPORT (ID24/1600)</b><br>The Council had before it the report dated 30 July 2024 from the Corporate Strategy Performance Coordinator regarding 2023/2024 Delivery Program and Operational Plan - Final Progress Report.                 | 32  |
| <br>             |  |     |
| <b>CCL24/194</b> | <b>INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - JULY 2024 (ID24/1469)</b><br>The Council had before it the report dated 5 August 2024 from the Revenue Accountant regarding Investment Under Section 625 of the Local Government Act - July 2024.  | 120 |
| <br>             |  |     |
| <b>CCL24/195</b> | <b>MONTHLY REPORTING SNAPSHOT FOR COUNCILLORS - JULY 2024 (ID24/1640)</b><br>The Council had before it the report dated 1 August 2024 from the Corporate Strategy Performance Coordinator regarding Monthly Reporting Snapshot for Councillors - July 2024.  | 137 |
| <br>             |  |     |
| <b>CCL24/196</b> | <b>REGIONAL EXPRESS UNDER VOLUNTARY ADMINISTRATION: IMPACTS ON DUBBO REGIONAL AIRPORT (ID24/1641)</b><br>The Council had before it the report dated 2 August 2024 from the Director Organisational Performance regarding Regional Express under Voluntary Administration: Impacts on Dubbo Regional Airport. | 149 |

**MATTERS CONSIDERED BY COMMITTEES:**

- |                  |   |     |
|------------------|---|-----|
| <b>CCL24/197</b> | <b>REPORT OF THE WELLINGTON TOWN COMMITTEE - MEETING 15 JULY 2024 (ID24/1638)</b><br>The Council had before it the report of the Wellington Town Committee meeting held 15 July 2024. | 155 |
|------------------|---|-----|

- CCL24/198     REPORT OF THE VILLAGES COMMITTEE - MEETING 17 JULY 2024**  
**(ID24/1639)** 159  
The Council had before it the report of the Villages Committee meeting held 17 July 2024.

- CCL24/199     REPORT OF THE YOUTH COUNCIL - MEETING 6 AUGUST 2024**  
**(ID24/1651)** 163  
The Council had before it the report of the Youth Council meeting held 6 August 2024.

**NOTICES OF MOTION:**

- CCL24/200     FOOTPATHS IN DUBBO AND WELLINGTON (ID24/1644)** 166  
Council had before it a Notice of Motion dated 5 August 2024 from Councillor S Chowdhury regarding the Footpaths in Dubbo and Wellington.

**REPORTS FROM STAFF:**

- CCL24/201     REPATRIATION OF AXE GRINDING GROOVE ROCKS IN WIRADJURI**  
**PARK (ID24/1085)** 168  
The Council had before it the report dated 29 July 2024 from the Director Infrastructure regarding Repatriation of Axe Grinding Groove Rocks in Wiradjuri Park.

- CCL24/202     BALLIMORE FLOOD STUDY (ID24/1633)** 174  
The Council had before it the report dated 1 August 2024 from the Senior Stormwater Engineer regarding Ballimore Flood Study.

- CCL24/203      DEVELOPMENT APPLICATION D23-628, RESIDENTIAL SUBDIVISION (145 DEVELOPMENT LOTS AND 23 RESIDUE LOTS) LOT 51 DP 1282381, LOT 15 DP 1285243, LOT 7 DP 250606, LOT 64 DP 261382, 6R BUNGLEGUMBIE ROAD, 9R BUNGLEGUMBIE ROAD AND 33 CHIFLEY DRIVE, DUBBO APPLICANT: NORTH WEST PRECINCT COMMUNITY PTY LTD OWNER: BUNGLEGUMBIE PARTNERS PTY LTD AND MR COLIN MIDDLETON (ID24/1625)** 178
- The Council had before it the report dated 5 August 2024 from the Senior Planner regarding Development Application D23-628, Residential Subdivision (145 development lots and 23 residue lots) Lot 51 DP 1282381, Lot 15 DP 1285243, Lot 7 DP 250606, Lot 64 DP 261382, 6R Bunglegumbie Road, 9R Bunglegumbie Road and 33 Chifley Drive, Dubbo Applicant: North West Precinct Community Pty Ltd Owner: Bunglegumbie Partners Pty Ltd and Mr Colin Middleton.
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- CCL24/204      PLANNING PROPOSAL R23-007 - 20L ROCKY ROAD, DUBBO - RESULTS OF PUBLIC EXHIBITION (ID24/1189)** 234
- The Council had before it the report dated 25 July 2024 from the Growth Planner regarding Planning Proposal R23-007 - 20L Rocky Road, Dubbo - Results of Public Exhibition.
- 
- CCL24/205      PLANNING PROPOSAL R24-002 - ZONING AND MINIMUM LOT SIZE AREA AMENDMENTS TO PART OF KESWICK ESTATE (ID24/1375)** 297
- The Council had before it the report dated 1 August 2024 from the Senior Growth Planner regarding Planning Proposal R24-002 - Zoning and Minimum Lot Size Area Amendments to part of Keswick Estate.
- 
- CCL24/206      PLANNING PROPOSALS R22-005 AND R22-006 - 13L NARROMINE ROAD DUBBO - RESULTS OF PUBLIC EXHIBITION (ID24/1245)** 572
- The Council had before it the report dated 24 July 2024 from the Manager Growth Planning regarding Planning Proposals R22-005 and R22-006 - 13L Narromine Road Dubbo - Results of Public Exhibition.
- 
- CCL24/207      FEDERAL GOVERNMENT HOUSING SUPPORT PROGRAM - STREAM 1 (ID24/1509)** 692
- The Council had before it the report dated 23 July 2024 from the Manager Growth Planning regarding Federal Government Housing Support Program - Stream 1.

<b>CCL24/208</b>	<b>DRAFT 2024-2034 WASTE STRATEGY (ID24/1637)</b> The Council had before it the report dated 1 August 2024 from the Manager Resource Recovery and Efficiency regarding Draft 2024-2034 Waste Strategy.	697
<b>CCL24/209</b>	<b>ADOPTION OF 2024/2026 WATER SUPPLY AND SEWERAGE CUSTOMER SERVICE PLAN (ID24/1154)</b> The Council had before it the report dated 29 July 2024 from the Water and Sewer Client Services Coordinator regarding Adoption of 2024/2026 Water Supply and Sewerage Customer Service Plan.	758
<b>CCL24/210</b>	<b>RENAMING OF THE LEGACY SHARED PATHWAY - LOCATED ON LOT 7023 DP1020031 (ID24/1475)</b> The Council had before it the report dated 1 August 2024 from the LIS and E-Services Coordinator regarding Renaming of the Legacy Shared Pathway - Located on Lot 7023 DP1020031.	792
<b>CCL24/211</b>	<b>VICTORIA PARK AMENITIES - RESULTS OF PUBLIC EXHIBITION (ID24/1537)</b> The Council had before it the report dated 25 July 2024 from the Manager Recreation and Open Spaces regarding Victoria Park Amenities - Results of Public Exhibition.	800
<b>CCL24/212</b>	<b>TREE PRESERVATION ORDER - PROPOSED FRAMEWORK FOR TREE PRESERVATION ORDER AND RESOURCING IMPACTS (ID24/1487)</b> The Council had before it the report dated 16 July 2024 from the Manager Recreation and Open Spaces regarding Tree Preservation Order - Proposed Framework for Tree Preservation Order and Resourcing Impacts.	812
<b>CCL24/213</b>	<b>2024/2025 EVENT ASSISTANCE PROGRAM - UPDATED (ID24/1649)</b> The Council had before it the report dated 7 August 2024 from the Manager Regional Events regarding 2024/2025 Event Assistance Program - updated.	824
<b>CCL24/214</b>	<b>COMMUNITY SERVICES FUND 2024/2025 ROUND 1 (ID24/1320)</b> The Council had before it the report dated 28 June 2024 from the Manager Community Services regarding Community Services Fund 2024/2025 Round 1.	831

<b>CCL24/215</b>	<b>2025/2026 DESTINATION PARTNERSHIP PROGRAM FEES AND CHARGES (ID24/1535)</b>	<b>838</b>
	The Council had before it the report dated 25 July 2024 from the Manager Strategic Partnership and Investment regarding 2025/2026 Destination Partnership Program Fees and Charges.	
<b>CCL24/216</b>	<b>CENTRAL-WEST ORANA RENEWABLE ENERGY ZONE - COMMUNITY AND EMPLOYMENT BENEFIT PROGRAM (ID24/1510)</b>	<b>844</b>
	The Council had before it the report dated 23 July 2024 from the Manager Strategic Partnership and Investment regarding Central-West Orana Renewable Energy Zone - Community and Employment Benefit Program.	
<b>CCL24/217</b>	<b>EXTRAORDINARY MEETING OF COUNCIL 5 SEPTEMBER 2024 - DRAFT FINANCIAL STATEMENTS (ID24/1513)</b>	<b>849</b>
	The Council had before it the report dated 23 July 2024 from the Director Organisational Performance regarding Extraordinary Meeting of Council 5 September 2024 - Draft Financial Statements.	
<b>CCL24/218</b>	<b>QUESTIONS ON NOTICE - 3D PRINTED TOILET BLOCK SIGNAGE (ID24/1646)</b>	<b>852</b>
	The Council had before it the report dated 6 August 2024 from the Councillor regarding Questions on Notice - 3D Printed Toilet Block Signage.	
<b>CCL24/219</b>	<b>QUESTIONS ON NOTICE - COST OF RENAMING DUBBO MACQUARIE RIVER SHARED PATHWAY (ID24/1647)</b>	<b>853</b>
	The Council had before it the report dated 6 August 2024 from the Councillor regarding Questions on Notice - Cost of Renaming Dubbo Macquarie River Shared Pathway.	
<b>CCL24/220</b>	<b>COMMENTS AND MATTERS OF URGENCY (ID24/1632)</b>	

**CONFIDENTIAL**

**CCL24/221 DRAFT PLANNING AGREEMENT - SANDY CREEK SOLAR FARM (ID24/1614)**

The Council had before it the report dated 31 July 2024 from the Manager Growth Planning regarding Draft Planning Agreement - Sandy Creek Solar Farm.

*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, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).*

**CCL24/222 QUOTATION FOR THE SUPPLY AND DELIVERY OF TWO 6X4 ROAD MAINTENANCE TRUCKS (ID24/1601)**

The Council had before it the report dated 31 July 2024 from the Manager Fleet and Depot Services regarding Quotation for the Supply and Delivery of Two 6x4 Road Maintenance Trucks.

*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)).*

**CCL24/223 SAXA ROAD/COMOBELLA CROSSING REPLACEMENT PROJECT - LAND ACQUISITION (ID24/1294)**

The Council had before it the report dated 25 July 2024 from the Senior Project Engineer regarding Saxa Road/Comobella Crossing Replacement Project - Land Acquisition.

*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)).*

**CCL24/224 CONSTRUCTION OF NEW RIVER STREET WEST COLLECTOR ROAD  
STAGE 1 - TENDER RECOMMENDATION (ID24/1336)**

The Council had before it the report dated 2 July 2024 from the Senior Project Engineer regarding Construction of New River Street West Collector Road Stage 1 - Tender Recommendation.

*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)).*

**CCL24/225 DUBBO REGIONAL AIRPORT SECURITY SCREENING TENDER  
(ID24/1556)**

The Council had before it the report dated 26 July 2024 from the Manager Airport Strategy and Operations regarding Dubbo Regional Airport Security Screening Tender.

*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)).*

**CCL24/226 MACQUARIE RIVER EVENT PRECINCT CONSTRUCTION TENDER  
(ID24/1648)**

The Council had before it the report dated 6 August 2024 from the Manager Building Assets regarding Macquarie River Event Precinct Construction Tender.

*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, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).*



## Confirmation of Minutes

Council had before it the report of the Ordinary Council meeting held on 25 July 2024.

### RECOMMENDATION

That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 25 July 2024 (as attached) be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

### APPENDICES:

- [1](#) Minutes - Ordinary Council Meeting - 25/07/2024





## REPORT ORDINARY COUNCIL MEETING 25 JULY 2024

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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 Officers, the Manager People Culture Safety, the IT Support Officer, the Director Strategy, Partnerships and Engagement, the Communications Services Team Leader, the Director Development and Environment, the Manager Growth Planning, the Director Infrastructure and the Director Community, Culture and Places and the Manager Recreation and Open Spaces.

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. The acknowledgement of country was also read by Councillor L Burns.

**CCL24/159 LEAVE OF ABSENCE (ID24/1395)**

There were no requests for leave of absence.

**CCL24/160 CONFLICTS OF INTEREST (ID24/1396)**

The following Conflicts of Interest were declared:

CCL24/176 – Director Strategy Partnerships and Engagement – Significant, non-pecuniary

**CCL24/161 PUBLIC FORUM (ID24/1397)**

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

Rodney Crowfoot - CCL24/176 – Request for Interest Free Loan – Macquarie Home Stay  
Richard Mutton - CCC24/25 – Concept Dubbo Indoor Aquatic Centre  
- CSC24/39 - Australia Day Ceremonies for 2025

ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT**CCL24/162 CONFIRMATION OF MINUTES (ID24/1398)**

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 27 June 2024.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

**MOTION**

**That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council meeting held on 27 June 2024 (as attached) be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.**

**CARRIED**

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

**Against:** Councillor J Black.

**INFORMATION ONLY MATTERS:****CCL24/163 MAYORAL APPOINTMENTS AND MEETINGS (ID24/1422)**

The Council had before it the report dated 4 July 2024 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.

Moved by Councillor M Wright and seconded by Councillor P Wells

**MOTION**

**That the information contained within 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.

**CCL24/164 STATUS OF NOTICES OF MOTION - QUARTERLY UPDATE (ID24/1001)**

The Council had before it the report dated 14 May 2024 from the Manager Corporate Governance regarding Status of Notices of Motion - Quarterly Update.

Moved by Councillor R Ivey and seconded by Councillor S Chowdhury

**MOTION**

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

**CARRIED**

ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT

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

**Against:** Nil.

**MATTERS CONSIDERED BY COMMITTEES:**

**CCL24/165 REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE - MEETING 11 JULY 2024 (ID24/1399)**

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 11 July 2024.

Moved by Councillor M Wright and seconded by Councillor J Gough

**MOTION**

**That the report of the Infrastructure, Planning and Environment Committee meeting held on 11 July 2024, be adopted.**

**CARRIED**

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

**Against:** Nil.

**CCL24/166 REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 11 JULY 2024 (ID24/1401)**

The Council had before it the report of the Culture and Community Committee meeting held 11 July 2024.

Moved by Councillor J Gough and seconded by Councillor P Wells

**MOTION**

**That the report of the Culture and Community Committee meeting held on 11 July 2024, be adopted.**

**CARRIED**

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

**Against:** Nil.

**CCL24/167 REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 11 JULY 2024 (ID24/1400)**

The Council had before it the report of the Corporate Services Committee meeting held 11 July 2024.

ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**MOTION**

That the report of the Corporate Services Committee meeting held on 11 July 2024, be adopted, save and except item CSC24/39 which will be dealt with separately.

**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.

**CSC24/39 AUSTRALIA DAY CEREMONIES FOR JANUARY 2025**

The Council had before it the report dated 3 July 2024 from the Manager Corporate Governance regarding Australia Day Ceremonies for January 2025.

Moved by Councillor R Ivey and seconded by Councillor J Gough

**MOTION**

1. That the Australia Day civic ceremony and event for Wellington be held at 6:30pm on Saturday 25 January 2025 at Cameron Park.
2. That an Expression of Interest process be undertaken to form Australia Day Event Committees for Dubbo and Wellington.
3. That any additional activities surrounding the civic ceremonies for 2025 be determined between Council Events team and the Australia Day Event Committees.

**CARRIED**

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

**Against:** Councillor J Black, V Etheridge and S Chowdhury.

Moved by Councillor S Chowdhury and seconded by Councillor J Gough

**ADDITIONAL MOTION**

1. That Dubbo Australia Day civic ceremony and event be held at 8:00am on Sunday 26 January 2025 at Victoria Park.
2. That an Expression of Interest process be undertaken to form Australia Day Event Committees for Dubbo and Wellington.
3. That any additional activities surrounding the civic ceremonies for 2025 be determined between Council Events team and the Australia Day Events Committees.

**CARRIED**

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

**Against:** Councillor L Burns, M Dickerson and P Wells.

ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT

**CCL24/168    REPORT OF THE DUBBO REGIONAL LIVESTOCK MARKETS ADVISORY  
COMMITTEE - MEETING 9 JULY 2024 (ID24/1498)**

The Council had before it the report of the Dubbo Regional Livestock Markets Advisory Committee meeting held 9 July 2024.

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

**MOTION**

1. That the minutes of the Dubbo Regional Livestock Markets Advisory Committee (LMAC24/24) meeting of 9 July 2024 be noted.
2. That the per animal charge for cattle be \$16.00 (including GST) be structured as yard dues \$12.80 and agent fees \$3.20.
3. That the per animal charge for sheep be \$2.00 (including GST) be structured as yard dues \$1.60 and agent fees \$0.40.

**CARRIED**

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

**Against:** Nil.

**NOTICES OF MOTION:**

**CCL24/169    DEVELOPING A PUBLIC TOILET POLICY STRATEGY (ID24/1484)**

Council had before it a Notice of Motion dated 16 July 2024 from Councillor J Black regarding Developing a Public Toilet Policy Strategy.

Moved by Councillor J Black and seconded by Councillor L Burns

**MOTION**

1. That, just as numerous councils in NSW have done, Dubbo Regional Council develop a Public Toilet Policy/Strategy for adoption, with the vision of the policy/strategy being to ensure that Dubbo Regional Council provides an accessible, sustainable, safe and clean public toilet network that meets the current and future needs of the community.
2. That the CEO provide a report to council with a draft policy, addressing the areas that the policy would cover; to be broad and include those to do with the provision of toilets, design, style, fit out and all other associated categories, as per similar policies.
3. That, to reduce the cost of developing a policy/strategy, the CEO (or nominee) approach other councils that have an adopted public toilet policy/strategy and ask to be allowed to use parts of their document as a template for a Dubbo policy/strategy.

**LOST**

**For:** Councillors J Black, L Burns, V Etheridge, and P Wells.

**Against:** Councillor S Chowdhury, M Dickerson, J Gough, R Ivey, D Mahon and M Wright.

ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT**CCL24/170 REPORTING ON COUNCILLOR EXPENSES (ID24/1485)**

Council had before it a Notice of Motion dated 16 July 2024 from Councillor J Black regarding Reporting on Councillor Expenses.

Moved by Councillor J Black and Seconded by P Wells

**MOTION**

1. In the interests of full transparency of expenditure of ratepayers funds: That a monthly report be provided detailing Councillor expenses that are ultimately attributable to Council/Ratepayers, and that these expenses are individually reported monthly in the Business Papers, along with the reason/purpose for the expenditure/itemised account which includes the following:
  - a. Accommodation
  - b. Flights
  - c. Car kilometres claimed (both within the LGA and outside of the LGA)
  - d. Taxi/uber costs
  - e. Costs of councillors attending conferences/congresses or similar (including conference dinners and other expenditure charged)
  - f. All costs associated with activities as part of any associations, committees or similar that Council is a member of
  - g. Meal allowances
2. That the Chief Executive Officer prepare a report for the August Ordinary meeting of Council detailing the above spending during this council term, and then monthly thereafter.

Moved by Councillor P Wells and seconded by Councillor D Mahon

**AMENDMENT**

**In the interests of full transparency of expenditure of ratepayers funds: That a monthly report be provided detailing Councillor expenses that are ultimately attributable to Council/Ratepayers, and that these expenses are individually reported monthly in the Business Papers, along with the reason/purpose for the expenditure/itemised account which includes the following:**

- a. Accommodation
- b. Flights
- c. Car kilometres claimed (both within the LGA and outside of the LGA)
- d. Taxi/uber costs
- e. Costs of councillors attending conferences/congresses or similar (including conference dinners and other expenditure charged)
- f. All costs associated with activities as part of any associations, committees or similar that Council is a member of
- g. Meal allowances

## ORDINARY COUNCIL MEETING - 25 JULY 2024

## REPORT

The amendment being put to the meeting was carried

**CARRIED**

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

**Against:** Councillor J Black.

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

**LOST**

**For:** Councillors J Black, V Etheridge, D Mahon and P Wells

**Against:** Councillors L Burns, M Dickerson, R Ivey, J Gough, S Chowdhury, M Wright.

#### REPORTS FROM STAFF:

#### **CCL24/171 RIVER STREET WEST - PROPOSED REGISTRATION OF ROAD CORRIDOR (ID24/1478)**

The Council had before it the report dated 16 July 2024 from the Design Engineer regarding River Street West - Proposed Registration of Road Corridor.

Moved by Councillor D Mahon and seconded by Councillor M Wright

#### **MOTION**

1. That Council agree to dedicate parts of the following Council-owned properties to road reserve:
  - (a) Lot 10, DP 250606.
  - (b) Lot 3, DP 217195.
  - (c) Lot 1, DP 802180.
  - (d) Lot 2, DP 802180.
  - (e) Lot 2, DP 958250.
  - (f) Lot 1, DP 1206861.
  - (g) Lot 17, DP 1285243.
2. That Council approve the survey plan identified as DP1307854 and annexed to this report, depicting parts of the Council-owned properties noted in Resolution No. 1 (above), to road reserve.
3. That Council delegate to the Chief Executive Officer the power to:
  - (a) Execute DP1307854; and
  - (b) Negotiate, finalise, and execute any other documentation required to finalise the lodgement of DP1307854 with the NSW Land Registry Services.
4. That any documents which may not be executed by the Chief Executive Officer under delegation be executed under the Common Seal of 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.

ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT**CCL24/172 DRAFT PLANNING AGREEMENT - MARYVALE SOLAR FARM (ID23/2876)**

The Council had before it the report dated 9 July 2024 from the Manager Growth Planning regarding Draft Planning Agreement - Maryvale Solar Farm.

Moved by Councillor R Ivey and seconded by Councillor J Gough

**MOTION**

1. That a draft Planning Agreement be prepared in accordance with the 1.5% of Capital Improvement Value as outlined in the Renewable Energy Benefit Framework.
2. That a further report be presented to Council for consideration, including the terms of the draft Planning Agreement and allocation of funding.

**CARRIED**

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

**Against:** Councillors V Etheridge and D Mahon.

*At this juncture, the time being 7:12pm, it was moved by Councillor V Etheridge and seconded by Councillor S Chowdhury that item CCL24/176 be brought forward.*

**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.

**CCL24/176 REQUEST FOR INTEREST FREE LOAN - MACQUARIE HOME STAY (ID24/1322)**

The Council had before it the report dated 3 July 2024 from the Chief Financial Officer regarding Request for Interest Free Loan - Macquarie Home Stay.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells

**MOTION**

1. That Macquarie Home Stay Limited be provided \$100,000 interest free to support acquisition of an interim office build at 1 Tony McGrane Place Dubbo NSW 2830.
2. That payment is pending on Development Consent for the temporary administration building.
3. That the \$100,000 is to be paid back over a 5 year period with a minimum annual payment to Council of \$20,000.

**CARRIED**

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

**Against:** Councillor J Black.



**ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT**

*Director of Strategy, Partnerships and Engagement declared a non-pecuniary, significant interest in CCL24/176 before the Council and left the room during the Council's consideration of this matter. The reason for such interest is that the Director of Strategy, Partnerships and Engagement is a board member of Macquarie Home Stay.*

**CCL24/173 NAMING OF THOROUGHFARES ASSOCIATED WITH DAISY HILL ESTATE  
MASTER PLAN - EULOMOGO ROAD DUBBO (ID24/1474)**

The Council had before it the report dated 11 July 2024 from the LIS and E-Services Coordinator regarding Naming of Thoroughfares Associated with Daisy Hill Estate Master Plan - Eulomogo Road Dubbo.

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

**MOTION**

1. That road names as proposed, being Flannel Flower Drive, Desert Star Drive, Splendid Loop, Silverton Road, Shasta Drive, Koonamore Road, Livingston Road, Minnie Entrance, Paper Daisy Drive, Variable Road, Cutleaf Road and Coneflower Road be approved by Council as per the road layout plan.
2. That the proposed road names be notified on Council's website and Government Authorities in accordance with Section 162 of the Road Act 1993 and Section 7 of the Roads Regulation 2018.
3. That the owner be advised accordingly once approval under the Roads Regulation 2018 has been given and the name gazetted.

**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.

**CCL24/174 BELGRAVIA LEISURE - AQUATIC LEISURE CENTRE 2024/2025 POOL FEES AND CHARGES (ID24/922)**

The Council had before it the report dated 1 May 2024 from the Manager Recreation and Open Spaces regarding Belgravia Leisure - Aquatic Leisure Centre 2024/2025 Pool Fees and Charges.

Moved by Councillor M Wright and seconded by Councillor V Etheridge

**MOTION**

ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT

1. That Council note that the average increase across the fee structure is 9%. This is in line with Council's current fees and charges.
2. That Council note that the proposed fee structure responds to increased industry costs and brings it in line with industry competition benchmarks.
3. That Council approve the proposed Fees and Charges for Admission and Other Fees 2024/2025 associated with the Aquatic Leisure Centres.

**CARRIED**

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

**Against:** Councillors J Black, S Chowdhury and P Wells.

*Councillor L Burns left the room, the time being 7:28pm, and returned at 7:30pm.*

*Councillor V Etheridge left the room, the time being 7:32pm, and returned at 7:34pm.*

*An adjournment was called at 7:36pm and the meeting was resumed at 7:41pm.*

**CCL24/175 NEW CROWN LEASE FOR WELLINGTON COMMUNITY CHILDREN'S CENTRE  
(ID24/141)**

The Council had before it the report dated 5 July 2024 from the Manager Community Services regarding New Crown Lease for Wellington Community Children's Centre.

Moved by Councillor R Ivey and seconded by Councillor P Wells

**MOTION**

1. That the draft lease between Dubbo Regional Council and Wellington Community Children's Centre be endorsed at a cost of \$1 per annum for a term of 21 Years.
2. That in line with other comparable leases, Wellington Community Children's Centre Incorporated is to reimburse Council for the cost of annual building insurance premium.
3. That necessary documentation in relation to this matter be executed under the Council 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 - 25 JULY 2024

## REPORT

**CCL24/177 AUTHORITY TO ISSUE GOVERNMENT GAZETTE NOTICE - LOT 8 ON DP1203400 TO BE VESTED IN DUBBO REGIONAL COUNCIL AS DRAINAGE RESERVE (ID24/1237)**

The Council had before it the report dated 12 June 2024 from the Property Services Officer regarding Authority to issue Government Gazette Notice - Lot 8 on DP1203400 to be vested in Dubbo Regional Council as Drainage Reserve.

Moved by Councillor S Chowdhury and seconded by Councillor V Etheridge

**MOTION**

1. That Council approves the publication of a notice in the Government Gazette to vest Lot 8 on DP1203400 in Council's ownership, pursuant to s50 of the *Local Government Act 1993*.
2. That upon gazettal of the notice as outlined in recommendation 1, Lot 8 on DP1203400 is to be classified as operational land, in accordance with the *Local Government Act 1993*.
3. That the Chief Executive Officer is authorised to execute all documentation necessary to complete vesting of Lot 8 on DP1203400 in Council's ownership.
4. That any documents the Chief Executive Officer is unable to execute, be executed by Council 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.

**CCL24/178 QUESTIONS ON NOTICE - HOUSING OF PETS ON URBAN BLOCKS (ID24/1482)**

The Council had before it the report dated 12 July 2024 from Councillor Gough regarding Questions on Notice - Housing of Pets on Urban Blocks.

Moved by Councillor J Gough and seconded by Councillor S Chowdhury

**MOTION**

**That the information contained within 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.

**CCL24/179 COMMENTS AND MATTERS OF URGENCY (ID24/1402)**

There were no matters recorded under this clause.

## ORDINARY COUNCIL MEETING - 25 JULY 2024

## REPORT

**CONFIDENTIAL**

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

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

- *CCL24/180 – Troy Gully Sewage Pump Station – Proposed Variation to Contract T22-002* – 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)).
- *CCL24/181 – Draft Planning Agreement – Kerrs Creek Wind Farm* - information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).
- *CCL24/182 – Wiradjuri Tourism Centre – Engagement of Services* - information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).
- *CCL24/183 – Request for Approvals – Aircraft Refuelling Services at Dubbo Regional Airport* - information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).
- *CCL24/184 – Write off of Unrecoverable Debt* - the personal hardship of any resident or ratepayer (Section 10A(2)(b)).
- *CCL24/185 – Tender for the Leadership Program* - information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).
- *CCL24/186 – People Culture and Safety Quarterly Metrics Report* - personnel matters concerning particular individuals (other than Councillors) (Section 10A(2)(a)).

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

At this juncture it was moved by Councillor S Chowdhury and seconded by Councillor M Wright that the Council resolves into closed session, the time being 7:58pm.

At this juncture it was moved by Councillor S Chowdhury and seconded by Councillor D Mahon that the Council resolves back into open session, the time being 8:11pm.

The Resolutions of the Closed session of Council were displayed on the screen on recommencement of live stream.

## ORDINARY COUNCIL MEETING - 25 JULY 2024

## REPORT

**CCL24/180 TROY GULLY SEWAGE PUMP STATION - PROPOSED VARIATION TO CONTRACT T22-002 (ID24/809)**

The Council had before it the report dated 11 July 2024 from the Director Infrastructure regarding Troy Gully Sewage Pump Station - Proposed Variation to Contract T22-002.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

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)).

Moved by Councillor J Gough and seconded by Councillor S Chowdhury

**MOTION**

1. That the increased scope of works for contract T22-002 – *Construction of Upgrade Works for Troy Gully Pump Station* be noted.
2. That contract T22-002 – *Construction of Upgrade Works for Troy Gully Pump Station* be awarded to SNG Engineering Pty Ltd in accordance with Clause 178 (3) of the Local Government (General) Regulation 2021 for \$9,079,272.29 (incl GST).
3. That the necessary funds be transferred from Sewer Fund restricted assets and allocated to this project.
4. That Council delegate the Chief Executive Officer to approve extension options for this contract if required.
5. That Council delegate the Chief Executive Officer to approve contract variations for this contract if required and subject to budgetary 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.

**CCL24/181 DRAFT PLANNING AGREEMENT - KERRS CREEK WIND FARM (ID24/1330)**

The Council had before it the report dated 8 July 2024 from the Manager Growth Planning regarding Draft Planning Agreement - Kerrs Creek Wind Farm.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

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)).

ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT

Moved by Councillor R Ivey and seconded by Councillor L Burns

**MOTION**

1. That Council note the current status and discussions with the developer of the Kerrs Creek Wind Farm in relation to a Planning Agreement.
2. That a draft Planning Agreement be prepared in accordance with the terms identified in Option 1 of this report.
3. That a further report be presented to Council for consideration, including the terms of the draft Planning Agreement and allocation of funding.
4. 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.

**CCL24/182 WIRADJURI TOURISM CENTRE - ENGAGEMENT OF SERVICES (ID24/1466)**

The Council had before it the report dated 9 July 2024 from the Manager Project Management Office regarding Wiradjuri Tourism Centre - Engagement of Services.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

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)).

Moved by Councillor P Wells and seconded by Councillor V Etheridge

**MOTION**

1. That the contract for the professional services as the principal project architect for the Wiradjuri Tourism Facility be awarded to Peter Stutchbury Architects Pty Ltd for \$1,829,449.12 (including GST).
2. That contract will be awarded when the Growing Regions Program Funding Deed for the Wiradjuri Tourism Facility is executed.
3. That Council delegate the Chief Executive Officer to approve contract variations for this contract.
4. 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 - 25 JULY 2024

## REPORT

**CCL24/183 REQUEST FOR PROPOSALS - AIRCRAFT REFUELLING SERVICES AT DUBBO REGIONAL AIRPORT (ID24/1436)**

The Council had before it the report dated 5 July 2024 from the Manager Project Management Office regarding Request for Proposals - Aircraft Refuelling Services at Dubbo Regional Airport.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

**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)).**

Moved by Councillor V Etheridge and seconded by Councillor S Chowdhury

**MOTION**

1. That Council declines to accept EOI submissions as submitted.
2. That Council enters negotiations with select tenderers for fuel service arrangements, in line with the preferred option as outlined in the report.
3. 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.

**CCL24/184 WRITE OFF OF UNRECOVERABLE DEBT (ID24/1476)**

The Council had before it the report dated 12 July 2024 from the Revenue Accountant regarding Write Off of Unrecoverable Debt.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

**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 the personal hardship of any resident or ratepayer (Section 10A(2)(b)).**

Moved by Councillor D Mahon and seconded by Councillor M Wright

**MOTION**

**That in relation to the report "Write Off of Unrecoverable Debt" report of 12 July 2024 Council approve the writing off of Rates and Charges totalling \$7,600.97 in accordance with Section 719 of the Local Government Act 1993 and Section 131 of the Local Government (General) Regulation 2021.**

**CARRIED**

## ORDINARY COUNCIL MEETING - 25 JULY 2024

## 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.

**CCL24/185 TENDER FOR THE LEADERSHIP PROGRAM (ID24/1460)**

The Council had before it the report dated 8 July 2024 from the Manager People Culture and Safety regarding Tender for the Leadership Program.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

**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)).**

Moved by Councillor P Wells and seconded by Councillor S Chowdhury

**MOTION**

1. That the contract for the leadership development program be awarded to Bendelta Pty Ltd for \$592,622 (including GST).
2. That Council delegate the Chief Executive Officer to approve the extension options for this contract if required.
3. That Council delegate the Chief Executive Officer to approve contract variations for this contract within allocated budgets.
4. 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.

**CCL24/186 PEOPLE CULTURE AND SAFETY QUARTERLY METRICS REPORT (ID24/1323)**

The Council had before it the report dated 28 June 2024 from the Manager People Culture and Safety regarding People Culture and Safety Quarterly Metrics Report.

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

**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)).**



ORDINARY COUNCIL MEETING - 25 JULY 2024  
REPORT

Moved by Councillor J Black and seconded by Councillor M Wright

**MOTION**

1. That the information contained within the report of the Manager People Culture and Safety dated 28 June 2024 be noted.
2. That this report is provided quarterly.
3. 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.

The meeting closed at 8:13pm.

.....  
CHAIRPERSON



## REPORT: Mayoral Appointments and Meetings

**DIVISION:** Chief Executive Officer  
**REPORT DATE:** 22 July 2024  
**TRIM REFERENCE:** ID24/1505

### EXECUTIVE SUMMARY

<b>Purpose</b>	• Provide review or update	
<b>Issue</b>	• Details of Mayoral appointments and meetings for the period 8 July 2024 through to 28 July 2024.	
<b>Reasoning</b>	• To ensure transparency of Mayoral appointments and meetings.	
<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 within the report be noted.**

*MW*  
Chief Executive Officer

## REPORT

### Consultation

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

### Resourcing Implications

Nil

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

#### Monday, 8 July 2024

- Attended radio interview with Zoo FM.
- Attended and participated along with Councillors Shibli Chowdhury; Josh Black; Pam Wells and Matt Wright the NAIDOC March and Flag Raising Ceremony.
- Attended along with Councillors Shibli Chowdhury; Jess Gough and Richard Ivey a photo opportunity with Member for Dubbo, Dugald Saunders MP regarding funding for Teamsters Park Wellington.

#### Tuesday, 9 July 2024

- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.
- Attended a Business Continuity Plan Exercise with the Executive Leadership Team of Council.
- Attended a meeting with Councillor Vicki Etheridge.
- Attended a meeting with Councillor Pam Wells.
- Attended the NAIDOC Sports Day event at Apex Oval.
- Attended along with Councillors Josh Black; Shibli Chowdhury; Jess Gough; Richard Ivey and Matt Wright a Citizenship Ceremony.

#### Wednesday, 10 July 2024

- Attended a meeting with Director Strategy, Partnerships and Engagement, Steven Jennings and Corporate Strategy and Performance Coordinator, Zara Jom.
- Attended radio interview with 2BS Live and Local.

**Thursday, 11 July 2024**

- Attended the Catholic Healthcare 30 years celebrations.
- Attended along with Council's Chief Executive Officer, Murray Wood the Abergeldie BOOTS program graduation. The Hon. Stephen Lawrence MLC was also in attendance.
- Attended the Standing Committees Briefing.
- Attended the Standing Committees Meetings.

**Friday, 12 July 2024**

- Attended radio interview with 2DU.
- Attended radio interview with DC FM.
- Attended radio interview with Binjang.
- Attended the Trefoil Guild meeting at Orana Gardens.
- Attended along with Council's Chief Executive Officer, Murray Wood a Regional Cities NSW Delegation Pre Meeting.
- Attended along with Council's Chief Executive Officer, Murray Wood a Regional Cities NSW meeting with the Department of Transport.

**Saturday, 13 July 2024**

- Attended the Dubbo parkrun 9<sup>th</sup> birthday celebration.
- Recorded 'Straight From the Mayor's Mouth'.
- Attended and met with visiting Vet students.

**Monday, 15 July 2024**

- Attended radio interview with 2BS.
- Attended radio interview with 2WEB.
- Attended along with Councillor Josh Black, Council's Chief Executive Officer, Murray Wood and The Hon. Stephen Lawrence, MLC an announcement by The Hon. Penny Sharpe, MLC, Minister for Climate Change, Energy, Environment and Heritage.
- Attended radio interview with Triple M.
- Attended an interview with Tijana from Dubbo News.

**Tuesday, 16 July 2024**

- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.
- Attended an onsite meeting with Nick Holden and Steve Waugh from Contour3D in Sydney.
- Attended the Clean Energy Council ACES 2024 as a guest speaker in Sydney.

**Wednesday, 17 July 2024**

- Attended radio interview with Triple M.
- Attended photo opportunity at the Dubbo library regarding funding for the refurbishment of study spaces in Dubbo and Wellington.
- Attended a meeting with Council's Chief Executive Officer, Murry Wood.

**Thursday, 18 July 2024**

- Attended along with Member for Dubbo, Dugald Saunders MP the Rural Fire Service Operational Officer Level 2 Graduation ceremony.
- Attended an interview with Aston Brown from the Guardian.
- Attended along with Councillors Josh Black (online); Shibli Chowdhury (online); Vicki Etheridge; Jess Gough; Richard Ivey (online); Pam Wells (online); Matt Wright and Council's Chief Executive Officer, Murray Wood a Councillor Workshop on Regional Events Strategy, and the Tender for Leadership Program for all staff.

**Friday, 19 July 2024**

- Attended radio interview with 2DU.
- Attended along with Councillors Lewis Burns; Shibli Chowdhury; Richard Ivey; Damien Mahon and Matt Wright a tour with Mike Sutherland of ASM Dubbo Project at Toongi and the Alkane operation at Tomingley.

**Saturday, 20 July 2024**

- Recorded 'Straight From the Mayor's Mouth'.
- Attended interview with ABC about Crowdstrike.
- Attended a meeting with Councillor Shibli Chowdhury.

**Monday, 22 July 2024**

- Attended radio interview with Zoo FM.
- Attended along with Council's Chief Executive Officer, Murray Wood a meeting with Member for Dubbo, Dugald Saunders MP.
- Attended along with Council's Chief Executive Officer, Murray Wood the Rural Fire Service Dubbo District Liaison Committee Meeting.
- Attended a meeting with Kerrie MacDonald.
- Attended a meeting with Council's Chief Executive Officer, Murray Wood; Director Strategy, Partnerships and Engagement, Jessica Brown; Manager Strategic Partnerships and Investment, Kim Hague; Corporate Strategy and Performance Coordinator, Zara Jom and Communication Services Team Leader, Lynn Rayner a meeting to discuss End of Term Highlights.

**Tuesday, 23 July 2024**

- Submitted Mayoral Memo to the Daily Liberal.
- Submitted Mayoral Memo to the Wellington and District Leader.
- Attended a meeting with Council's Chief Executive Officer, Murray Wood and new Director Strategy, Partnerships and Engagement, Jessica Brown.
- Attended the CWO REZ CRG.
- Attended an interview with ABC Drive.
- Attended along with Council's Chief Executive Officer, Murray Wood a Regional Capitals Australia Board Meeting.
- Attended the Macquarie Rotary Changeover Dinner.

**Wednesday, 24 July 2024**

- Attended radio interview with Triple M.

**Thursday, 25 July 2024**

- Attended Maranatha House in Wellington to perform poetry recitals.
- Attended the Regional Leaders Network Meeting.
- Attended Councillor Briefing.
- Attended the Ordinary Council Meeting.

**Friday, 26 July 2024**

- Attended radio interview with ABC Radio.
- Attended radio interview with 2DU.
- Attended radio interview with DC FM.
- Attended radio interview with Binjang.
- Attended along with Councillors Lewis Burns; Shibli Chowdhury; Jess Gough; Richard Ivey; Damien Mahon and Matt Wright the 2021-2024 Dubbo Regional Council Highlights Event.
- Attended along with Council's Chief Executive Officer, Murray Wood a Regional Cities NSW Chair Catch up meeting.

**Saturday, 27 July 2024**

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



## REPORT: 2023/2024 Delivery Program and Operational Plan - Final Progress Report

DIVISION: Strategy, Partnerships and Engagement  
REPORT DATE: 30 July 2024  
TRIM REFERENCE: ID24/1600

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>• Provide review or update</li><li>• Fulfil legislated requirement/Compliance</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>• This report details Council's progress on implementing the 2023/2024 Delivery Program and Operational Plan.</li><li>• The Chief Executive Officer is required to provide progress updates to Council at least every six months in accordance with the Local Government Act (1993).</li><li>• 79% of actions are completed; 14% of actions are on target; 2% of actions are off target; 4% of actions are deferred; 1% of actions are cancelled (1 action).</li><li>• This information will be included in the Annual Report.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>• The Local Government Act 1993</li><li>• The Integrated Planning and Reporting Guidelines</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.
	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 principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 4 Leadership

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

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

**RECOMMENDATION**

**That the report of the Director Strategy, Partnerships and Engagement, dated 30 July 2024, be noted.**

*Jessica Brown*  
Director Strategy Partnerships and Engagement

*ZJ*  
Corporate Strategy  
Performance Coordinator



## BACKGROUND

### Previous Resolutions of Council

15 February 2024 CCL24/24	<ol style="list-style-type: none"> <li>1. <i>That the 2023/2024 Delivery Program and Operational Plan – Progress Report – July to December 2023 (attached as Appendix 1) be noted.</i></li> <li>2. <i>That the actions that are listed as cancelled/deferred for reasons outlined in this report be noted.</i></li> </ol>
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## REPORT

### Delivery Program and Operational Plan

The 2023/2024 Delivery Program and Operational Plan contains **231** actions which have been separated into the following six themes.

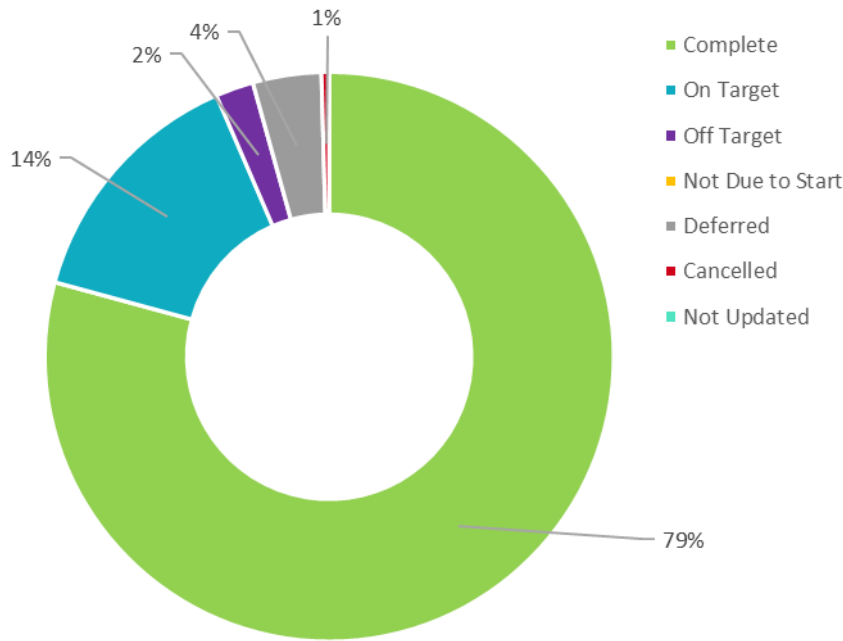
- Housing 24 actions 11% of all actions;
- Infrastructure 49 actions 21% of all actions;
- Economy 30 actions 13% of all actions;
- Leadership 44 actions 19% of all actions;
- Liveability 51 actions 22% of all actions; and
- Environmental Sustainability 33 actions 14% of all actions.

Each action has been allocated to a Directorate who is accountable for its progress. The Directorate is required to assess the status of the action in accordance with **Figure 1**.

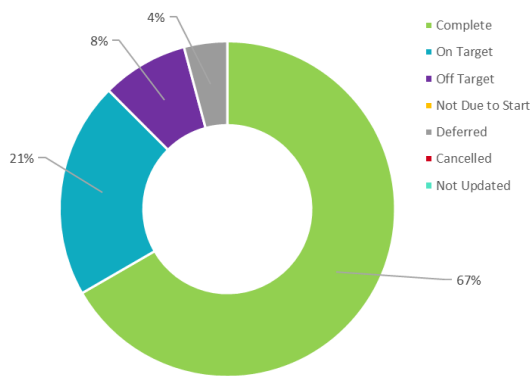
Status Option	Definition	Legend
Completed	Action completed for the year and there will be no further resources needed to deliver it.	
On Target	Action underway and is progressing as planned.	
Off Target	There is an issue that has delayed progress with this action, or it has not started due to an issue.	
Not due to start	This action is not scheduled to start until later in the year and can be updated in the relevant quarter.	
Cancelled	The action will not start/progress any further.	  
Deferred	The start date has been moved in to the next or following financial year/s.	  
Not updated	No update has been made for this action.	

**Figure 1.** Status descriptions

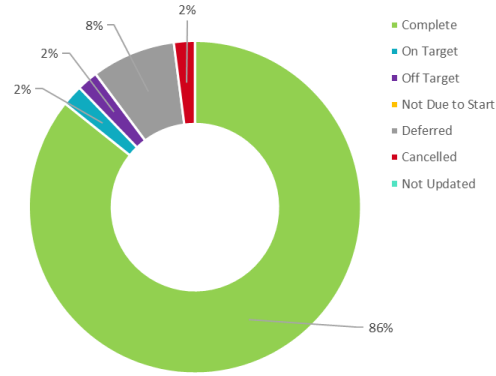
Overall



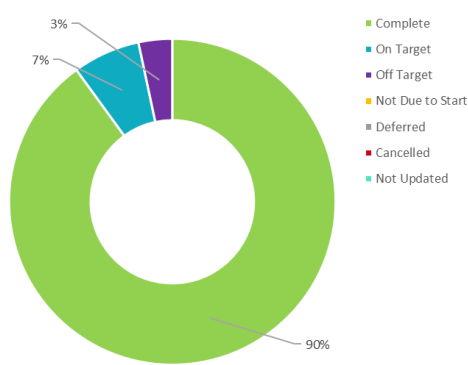
1.Housing



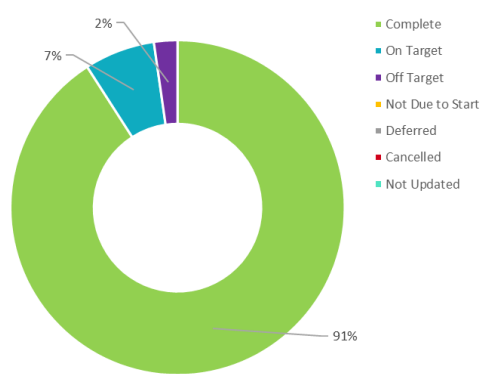
2.Infrastructure



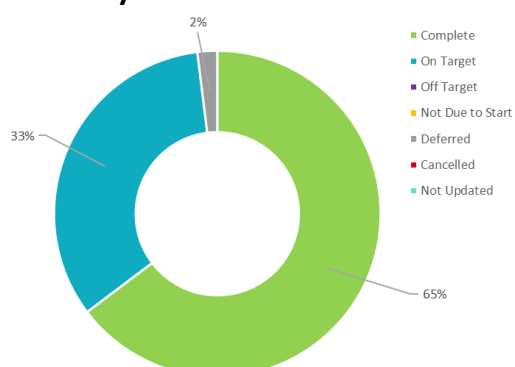
3.Economy



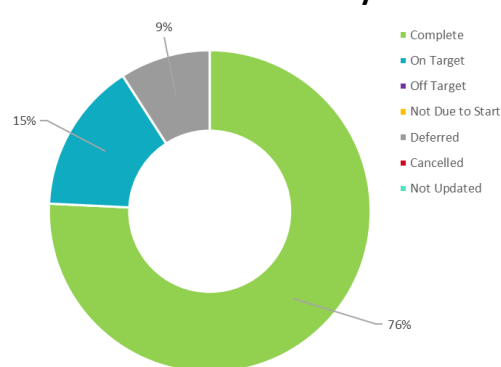
4.Leadership



## 5.Liveability



## 6.Environmental Sustainability



**Figure 2.** Status by Community Strategic Plan (CSP) theme

The detailed progress report, attached as **Appendix 1**, provides status updates and the input comment for each action. **Figure 2** summaries the status by Community Strategic Plan (CSP) theme for the 2023/2024 financial year.

- 79% of actions are completed;
- 14% of actions are on target;
- 2% of actions are off target;
- 4% of actions are deferred;
- 1% of actions are cancelled (1 action).

Information regarding the 2% (5 actions) off target, 4% (9 actions) deferred and one action cancelled is provided in the tables below.

### Off-Target Actions:

Action	Status	Final reporting Comment
Prepare a structure plan for land in the South-West Residential Urban Release Area	Off-target	Council applied for funding under the Federal Government Regional Precincts and Partnership Program - Stream 1 to prepare a structure plan for land in the South-West Urban Release Area.
Prepare a structure plan for residential land in Montefiores	Off-target	Council sought quotations from consultants, of which none were received. Staff commenced negotiations with consultants with the capability to undertake the project, however it is anticipated that this work will not commence until the 2024/2025 financial year.
Implement the Local Government Area Waste Strategy	Off-target	The Waste Strategy aims to guide the delivery of Waste services over the next 5 years, which will sit within a broader 10-year setting. In addition, the Waste Strategy

		will explore local transformation of waste rather than its export for processing outside the region, seeking to retain its social, economic, and skills-based benefits locally. The Waste Strategy Draft is due for public display in August and adoption in November 2024.
Develop a business case and feasibility analysis for renewing Phosphate Mine	<b>Off-target</b>	Site inspection undertaken with External Stakeholders and Council Safety and Caves Team in May/June to determine opportunities in the re-opening of the phosphate mine through a restoration program. Work has commenced, although only in its infancy towards a longer-term goal of re-opening.
Implement Council's Equal Employment Opportunity Management Plan and Aboriginal Employment Strategy	<b>Off-target</b>	The Inclusion Diversity and Belonging Committee have considered the factors impacting IDB at Council which forms the basis of the strategy. The Draft Strategy is still to be finalised and endorsed. Expected completion end of September 2024.

**Deferred and Cancelled Actions:**

Action	Status	Final reporting Comment
Prepare a new Developer Servicing Plan for Water and Sewer infrastructure	<b>Deferred</b>	Strategic planning for future water and sewer infrastructure is still being undertaken that is needed to inform the Plan. Growth Planning actively collaborates with Infrastructure and provides population and growth projections to help inform development of the Plan.
Conduct a service review of rural road maintenance and use recommendations to help inform business improvement and decision making	<b>Deferred</b>	This action has been formally deferred to the 2024/2025 Operational Plan as per the endorsed 2024/2025 Service Review Program.
Undertake a detailed analysis of car parking requirements in the Dubbo CBD that includes identifying future infrastructure needs and associated funding strategies	<b>Deferred</b>	This action has been deferred due to higher priorities and is an action in the 2024/2025 Operational Plan.
Progress a business case and feasibility analysis for an additional southern crossing of the Macquarie River in Dubbo	<b>Deferred</b>	This action has been deferred due to higher priorities and is an action in the 2024/2025 Operational Plan.
Ongoing analysis and solution identification for car parking and vehicle access in Dubbo and Wellington	<b>Deferred</b>	This action has been deferred due to higher priorities and is an action in the 2024/2025 Operational Plan.
Development of a future focused Cultural Precinct Plan at the Western Plains Cultural Centre	<b>Deferred</b>	This continues to be deferred until the status of the land is confirmed.

Implement the Energy Strategy and Implementation Plan	<b>Deferred</b>	Energy Report being conducted with forecasted completion in November 2024, to allow for a snapshot to be reviewed/ compared against the adopted Strategy.
Conduct strategic review of opportunities for offsetting Councils electricity costs through renewable energy projects at high energy consumption sites	<b>Deferred</b>	This action has been deferred due to higher priorities and is an action in the 2024/2025 Operational Plan.
Complete planning activities for stormwater drainage and flooding works in Wongarbron, and investigate funding opportunities and mechanisms	<b>Deferred</b>	This action has been deferred due to higher priorities.
Advocate to the State Government to ensure Dubbo is considered as part of the Fast Rail business case	<b>Cancelled</b>	The projects around Fast Rail in regional NSW have been cancelled by the NSW Government. No further action will be undertaken, noting that the Australian Government is focused on the Sydney to Newcastle route.

### **Consultation**

Consultation has occurred internally with each Directorate to ensure actions have been updated appropriately.

### **Resourcing Implications**

There are no financial or policy implications arising from this report as it is for information purposes only.

### **Timeframe**

<b>Key Date</b>	<b>Explanation</b>
October 2024	2023/2024 Annual Report, report to Council. 2021-2024 State of Our Region, report to Council.
November 2024	2023/2024 Annual Report to be published on the corporate website. 2021-2024 State of Our Region report to be published on the corporate website.

### **Next Steps**

A further report regarding the 2023/2024 Annual Report will be presented to Council for endorsement and a copy of the six-monthly progress report will be placed on the website.

A report regarding the 2021-2024 State of Our Region report will be presented to the new elected body at its second meeting (October 2024) for notation.

### **APPENDICES:**

**1** [1](#) 2023/2024 Delivery Program and Operational Plan - Final Progress Report



## 2023/2024 Delivery Program and Operational Plan

### Final Progress Report

#### How to read this report:

This heading is a theme of the Towards 2040 Community Strategic Plan





*This heading is the Towards 2040 Community Strategic Plan objective*



Code	4 Year Focus	1 Year Focus	Status	Progress	Comments	Responsible Officer
This is the reference number in the Delivery Program	This is the description of the strategy as it appears in the Delivery Program	This is the description of the action as it appears in the Operational Plan	A traffic light is provided to show the status of the action	This indicates the progress of the action	This provides an update on the progress of the action, including details of any milestones, highlights, issues or changes	This is the position title of the person who is responsible for this action

Status	Definition	Legend
Complete	Action completed for the year and there will be no further resources needed to deliver it	
On target	Action underway and is progressing as planned	
Off target	There is an issue that has delayed progress with this action, or it has not started due to an issue	
Not due to start	This action is not scheduled to start until later in the year and can be updated in the relevant quarter	
Deferred	The action will not be completed in the current financial year, and the start date has been moved into the next or following financial year/s.	
Cancelled	The action will not start/progress any further.	
Not updated	No update has been made for this action	



## Theme 1: Housing

### 1.1: Housing meets the current and future needs of our community







Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
1.1.1	A variety of housing types and densities are located close to appropriate services and facilities	Assess applications for residential housing in a timely manner		Applications for residential housing are assessed in a timely manner, with 356 new dwellings approved between July 2023-June 2024 (inclusive). Noting declining but solid numbers of residential applications lodged compared with previous years.	3-MBDS   Mgr Building & Development Services	Development and Environment
1.1.2	Housing is affordable and secure	Undertake regular engagement with stakeholders to monitor issues impacting housing affordability and choice		Council facilitated the Mayoral Developers Forum on 19 June 2024, and is in the process of rescheduling the Dubbo Housing Supply Reference Group Meeting that was planned for Thursday 6 June (due to low RSVPs).	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Investigate mechanisms to incentivise the development and release of new residential zoned land to assist the timely release of new housing supply		Council applied for Federal and State Government Grants to prepare structure plans and strategies that aim to investigate new residential zoned land and assist the timely release of new housing supply. Council has continued to progress planning proposals for the North-West and Central-West Urban Release Areas, and are actively assessing development applications in these areas.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
1.1.3	Urban renewal occurs in the Dubbo Central Business District and Wellington Town Centre	Review planning controls to ensure residential development is promoted in the Dubbo CBD and the Wellington Town Centre		Council resolved on 27 June 2024 to prepare a Planning Proposal that seeks to make residential development permitted with development consent in the Dubbo Central Business District. It is anticipated this will be submitted to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination in mid-2024. Planning controls and development activity across these two key business areas will continue to be monitored.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment






Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
1.1.4	Public and social housing are integrated into residential areas	Advocate to the State Government and developers to increase the level of public and social housing		Council staff continue to participate in meetings and forums to promote the advancement of improved social and affordable housing across the LGA	3-MCMS   Manager Community Services	Community Culture and Places
1.1.5	Development opportunities are communicated to the community	Undertake regular engagement and education activities with stakeholders to communicate development trends, permissibility of residential development, and processes		An internal 'service review' regarding Subdivision Certificate processing identified a number of process improvements. Additionally, Council has been engaging with the wider public especially with regard to housing, with workshops throughout 2023, including the Housing Reference Group, Chamber of Commerce breakfast and Mayoral Forum.	3-MBDS   Mgr Building & Development Services	Development and Environment


**1.2: An adequate supply of land is located close to community services and facilities**

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
1.2.1	Land is suitably zoned, sized and located to facilitate a variety of housing types and densities	Implement the structure plan for North-West Residential Urban Release Area		Council received a Gateway Determination from the NSW Government in January 2024 for the North-West Urban Release Area Planning Proposal, and this is likely to go on public exhibition from July 2024. Works on the precinct continue with two separate development applications for residential subdivision under assessment. Council applied for funding under the Federal Government Regional Precincts and Partnerships Program, and Housing Support Program, to assist in the delivery of enabling infrastructure and further strategic work in the precinct. A draft Infrastructure Contributions Plan was placed on public exhibition in May and June 2024.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Prepare a structure plan for land in the South-West Residential Urban Release Area		Council applied for funding under the Federal Government Regional Precincts and Partnership Program - Stream 1 to prepare a structure plan for land in the South-West Urban Release Area.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Consider planning proposals in a timely manner		Council considered and progressed planning proposals in a timely manner for the North-West Urban Release Area, Central-West Urban Release Area, Reclassification of Bourke Hill, 20L Rocky Road, Dubbo, Road closures as exempt development, and administrative amendments to the Dubbo Regional Local Environmental Plan 2022.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Review and make submissions on proposed changes to the Environmental Planning & Assessment Act, associated regulations and planning policies as opportunities arise		Submissions have been made to a number of proposed State Government planning/policy changes, including new policies for Local infrastructure contributions, an Energy policy framework, diverse and well located housing, and short term worker accommodation	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Develop a Master Plan for Keswick estate that investigates options and opportunities for rezoning to encourage a variety of housing types and densities around neighbourhood hubs		A draft master plan has been prepared, however will need to be amended based on the outcomes of consultants' reports. The draft master plan proposed re-zoning of pockets within Keswick Estate to be re-zoned to higher-density residential.	3-MPLD   Manager Property & Land Development	Organisational Performance
		Prepare a structure plan for residential land in Montefiores		Council sought quotations from consultants, of which none were received. Staff commenced negotiations with consultants with the capability to undertake the project, but it is anticipated that works will not commence until the new financial year.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Effective use of external sales and marketing resources to facilitate sales for future releases		Council has engaged 9 real estate agents on open agency agreements, and a dedicated website for the sale of lots for Keswick Estate, Stage 5 Release 2, has been developed and is fully operational. Signage along Cobra Street, as well as internally within the development, and individual corflute signage, has been erected.	3-MPLD   Manager Property & Land Development	Organisational Performance
1.2.2	Adequate land is available in the villages for development	Prepare a Large Lot Residential Strategy for land in the peri-urban areas and villages		Council received advice from the NSW Government in respect of the future of a number of R5 Large Lot Residential zoned areas, which will assist with development of the Large Lot Residential Strategy. Council applied for funding under the Federal Government - Housing	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Support Program to prepare a Large Lot Residential Strategy.		
1.2.3	Development is supported by a strategic and affordable infrastructure framework	Maintain Council's development Contribution Framework and Planning Agreement frameworks and associated registers		The integrity of the Development Contributions Framework is maintained in accordance with Legislation. Council's Planning Agreements are available online at <a href="https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-agreements">https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/planning-agreements</a> Council's development contributions plan and register is available online at <a href="https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/infrastructure-contributions">https://www.dubbo.nsw.gov.au/Builders-Developers/Planning-Controls-Tools-and-Resources/infrastructure-contributions</a>	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Assess requests to enter into Planning Agreements and Works-In-Kind Agreements in a timely manner		Council currently has 8 Planning Agreements at various stages of the assessment and consideration process. Council entered into a Planning Agreement for the Spicers Creek Wind Farm in March 2024 and a Planning Agreement for the Forest Glen Solar Farm in May 2024. Most Planning Agreements are in relation to the Central-West Orana Renewable Energy Zone	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Prepare a new Developer Servicing Plan for Water and Sewer infrastructure		Strategic planning for future water and sewer infrastructure is still being undertaken that is needed to inform the Plan. Growth Planning actively collaborates with Infrastructure and provides population and growth projections to help inform development of the Plan.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Prepare a new Roads, Traffic Facilities and Car Parking developer contributions plan for Dubbo		A new Developer Contributions Plan (incorporating road upgrading requirements) has been drafted for the North-West Urban Release Area and was placed on exhibition in May and June 2024. This is a higher priority project on the basis of the significant growth and development in this area of Dubbo, which is anticipated from 2024 onwards.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
1.2.4	Rural and productive agricultural land is managed sustainably	Advocate to the State Government to ensure development in the Central-West Orana Renewable Energy Zone is		Council staff met with Government representatives on 7 June to discuss issues in relation to the Central-West Orana Renewable Energy Zone. Council actively collaborates with	4-TLGPP   Team Leader Growth	Development and Environment

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		compatible with the agricultural and primary land uses		other Council's in the REZ and State Government Departments with the implementation of a Steer Co Group for overall coordination of planning and development activities. This includes a number of working groups, which are focused on agricultural and primary land uses, housing and accommodation, social services, environment, traffic and transport and economic development.	Planning Projects	
		Investigate funding and smart technology opportunities to expand the Urban Salinity Monitoring Network		Staff investigated methods to improve geographical salinity hazard data, in addition to reviewing the integrity of the salinity monitoring network in early 2024. The current method is suitable, and smart technology opportunities will be investigated as opportunities arise.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment

**1.3: Short-term and emergency accommodation is available**



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
1.3.1	Short-term accommodation is available for the workforce associated with significant infrastructure, major projects and employment generators	Partner with the State Government and other industry bodies to ensure short term accommodation is available to support the Central-West Orana Renewable Energy Zone and other industry needs		Council are actively participating in the Central West and Orana Renewable Energy Zone Steering Group - Workforce Accommodation. The role of this group is to ensure workforce accommodation issues across the REZ are adequately planned for and ameliorated. Council have also provided feedback to a number of workforce and accommodation strategy reports including Akysha Energy and Squadron Energy which include the use of local accommodation such as Motels and AirBnBs. Council at its May 2024 Ordinary Meeting resolved to lease 10Ha of residential zoned land at the Keswick Estate for the purposes of developing a Temporary Workers Accommodation project. Council on 15 May executed a Voluntary Planning Agreement for the Forest Glen	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>Solar Farm, which will provide a total of \$1M to assist in incentivizing the development of affordable housing by Community Housing Providers. Subject to the commencement of the project, Council will seek expressions of interest from Community Housing Providers for the scheme in late 2024.</p> <p>Ongoing collaboration with external consultant to undertake a feasibility study for a renewable energy training facility.</p> <p>Funding and assistance with the Abergeldie's BOOTS Program which is a three-week bootcamp for women who are transitioning into the construction industry.</p>		
		Implement recommendations from the Short-Term Accommodation Position Paper for Dubbo and Wellington		<p>Council has progressed recommendations of the position paper, including establishing an internal taskforce group, conducting regular housing supply reference group meetings, conducting regular meetings with the NSW Department of Planning, Housing and Infrastructure, and investigating developer contributions for affordable and community housing providers.</p>	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
1.3.2	Crisis and emergency accommodation supports the needs of the community	Continue to work with State Government and developers to increase the level of crisis and emergency accommodation available		<p>Various divisions of Council continue to work with local not for profit services and organisations/departments to highlight the needs of local people sleeping rough in our area and to seek support.</p> <p>Council's Community Development Officer connects with the Emergency Crisis Interagency in Dubbo.</p> <p>Council assists not for profit organisations to apply for funding (to increase crisis &amp; social housing) and provides needed information through their application process</p> <p>Council also uses the Renewable Energy Zone meetings to highlight the needs of this region.</p>	3-MCMS   Manager Community Services	Community Culture and Places





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Investigate alternative infrastructure contribution schemes for operators of affordable, crisis and emergency accommodation		Council executed the Forest Glen Solar Farm Planning Agreement on 15 May 2024 which will allow Council to undertake an EOI process with Community Housing Providers to assist in further incentivisation of community housing development in Dubbo. Council applied for funding under the Federal Housing Support Program to prepare an Affordable Housing Policy.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment

## Theme 2: Infrastructure





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



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
2.1.1	Traffic management facilities enhance the safety and efficiency of the road transport network	Maintain effective processes to identify, consider and prioritise new or renewed traffic management facilities		<p>The need for additional facilities are identified within the current Dubbo and Wellington Pedestrian Access Mobility Plans. Priorities for traffic facilities are refined with data from customer requests and additional project specific studies.</p> <p>The Pedestrian Access and Mobility Plans are scheduled for review and there is an action in the 2024/2025 Operational Plan to undertake the review of these documents.</p>	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
		Implement the 2020 Dubbo Regional Council Dubbo Transportation Strategic Plan in conjunction with Transport for NSW		<p>This is an ongoing task, with different strategic projects identified to occur at different times out to 2055. This year, a number of actions were achieved including:</p> <ol style="list-style-type: none"> <li>1. Secured road corridors in the new urban release areas of West Dubbo and South East Dubbo.</li> <li>2. Council resolved in September 2023 to refine the South bridge options down to two, and progress to a detailed business case for the remaining two options. This will be undertaken in the 2024/2025 financial year.</li> <li>3. Council prepared a concept design for a rail overpass on the alignment of the western distributor near the intersection of Chapmans Road and Minore Road.</li> <li>4. In conjunction with Transport for NSW, Council prepared a brief for the preparation of a new strategic traffic model for Dubbo, using Vissum traffic modelling software. This modelling software will underpin the new urban</li> </ol>	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				roads contributions plan, as well as inform Council and Transport for NSW on key road infrastructure needed to support future development in West Dubbo, and the timing of that infrastructure. 5. Council has consulted with Transport for NSW and gained in-principle support for future key intersections on state highways to enable future development growth. A number of these key intersections are located in West Dubbo and East Dubbo.		
		Deliver and support initiatives in line with Transport for NSW's 2026 Road Safety Action Plan		<p>Delivering and supporting initiatives in line with Transport for NSW's 2026 Road Safety Action Plan is an ongoing commitment from Dubbo Regional Council.</p> <p>Council ensures new transport infrastructure is designed and constructed in accordance with best practice design guides such as the Austroads Guide to Road Design. Council also undertakes road safety audits as required to assess observed road safety issues on the road network within the Dubbo Regional Council local government area.</p> <p>Initiatives delivered and supported include:            * a road safety audit undertaken at the Old Mendooran Road and Bootherba Road intersection, which resulted in the closure of a section of road to improve safety.            * Council has also engaged a consultant to undertake a safety audit for the design of River Street West Stage 1, a road project being undertaken by Council to activate development in the</p>	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				North West region of Dubbo. * A road safety audit has also been conducted on the Blueridge Road and Mitchell Highway intersections as part of the development of potential haulage routes.		
2.1.2	The road network meets the needs of users in terms of traffic capacity, functionality and economic and social connectivity	Update and maintain Council's Roads Asset Management Plan to inform future road programs		The ten year roads strategy, as developed by the transport asset team, informs the Transport Asset Management Plan, and is the reference document when developing capital and renewal road projects. The ten year roads strategy was reviewed and updated in October 2023 and the Transportation Asset Management Plan was finalised in April 2024.	3-MID   Manager Infrastructure Delivery	Infrastructure
		Undertake regular inspections to identify road defects and prioritise, schedule, and complete maintenance activities		The inspection program for the whole road network (urban and rural) is an ongoing program. Local road networks are inspected annually with the regional roads inspected monthly and the State roads inspected fortnightly, The local road network is approximately 2492 kilometres long, with the regional roads network being 242 kilometres and the State road network being 114 kilometres.	3-MID   Manager Infrastructure Delivery	Infrastructure
		Investigate opportunities to monitor the condition of the road network through smart technology		Vehicle mounted camera technology has been trialled on the Council road network. The potential to use collected data, in terms of road defect identification, is being considered as part of the trial.	3-MID   Manager Infrastructure Delivery	Infrastructure
		Undertake road infrastructure planning for the Dubbo Urban Release Areas		This has been an ongoing activity, with specific focus on West Dubbo and South-East Dubbo. Council recently acquired a road corridor in south east Dubbo near Southlakes for the southern distributor and is currently working on the acquisition of a road corridor for the	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure








Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>southern distributor in the undeveloped area of Blueridge Estate.</p> <p>Council has also been working with developers in West Dubbo to lock in key road corridors for the new urban release areas, in accordance with the Dubbo Transportation Strategy.</p> <p>Council is currently working on preparing a new strategic traffic model for Dubbo, which will be instrumental for informing both Council and Transport for NSW on what road infrastructure will be required to support future development growth.</p>		
		Undertake road infrastructure planning for the Central West Orana Renewable Energy Zone		<p>This is an ongoing activity undertaken by Dubbo Regional Council, in line with ongoing developments currently underway in the Central West Orana Renewable Energy Zone.</p> <p>Council staff have also met with staff from Premiers Department, EnergyCo and Infrastructure NSW to have a whole of government approach to planning for the delivery of the renewable energy projects and the related road infrastructure requirements.</p>	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
		Conduct a service review of rural road maintenance and use recommendations to help inform business improvement and decision making		This action has been formally deferred to the 2024/2025 Operational Plan as per the endorsed 2024/2025 Service Review Program.	3-MID   Manager Infrastructure Delivery	Infrastructure
		Undertake a detailed analysis of car parking requirements in the Dubbo CBD that includes identifying future infrastructure needs and associated funding strategies		This action has been deferred due to higher priorities and is an action in the 2024/2025 Operational Plan.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
		Continue to secure route for the Western distributor in line with the Dubbo transportation Strategic Plan to support advocacy efforts for highway bypass		Council is committed to ensuring corridors are set aside to support the alignment of the Western Distributor. Council recently prepared a concept	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				design for a railway overpass on the alignment of the Western Distributor. This design will enable Council to set aside road corridors with an appropriate width for the future Western Distributor. Council has also been working with a number of developers in West Dubbo to secure appropriate road corridors for the future western distributor.		
		Ongoing advocacy to support new highway distributor route		Council is committed to ensuring corridors are set aside to support the alignment of the Western Distributor. Council recently prepared a concept design for a railway overpass on the alignment of the Western Distributor. This design will enable Council to set aside road corridors with an appropriate width for the future Western Distributor. Council has also been working with a number of developers in West Dubbo to secure appropriate road corridors for the future western distributor.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
		Progress the design phase of the Blueridge link road.		<p>There are three stages to this project with stage one including the construction of a road from Sheraton Road through to Capital Drive. Stage two is extending the road network from the new road near Capital Drive in an easterly direction to the Mitchell Highway with stage three works being the construction of the intersection on the Mitchell Highway.</p> <p>The main focus has been stage one following the resolution of Council at the Committee of the Whole meeting held on 24 November 2022 where the road alignment for the Blueridge Link road.</p> <p>Public consultation was undertaken at the Blueridge Business Park in August 2023, where Council informed the</p>	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>Blueridge Community about the proposal to construct the Blueridge Link Road and open this route as a heavy vehicle haulage route for the quarries and concrete works on Sheraton Road. Council received verbal feedback at an information session held on the 30 August 2023, as well as formal submissions from various business owners from the Blueridge Business Park community.</p> <p>Following the community consultation period, Council engaged a consultant to undertake a traffic impact assessment for this project, which analyses the impact of heavy vehicles running through the Blueridge Business Park and capacity of the surrounding road network and key intersections.</p> <p>Following receipt of the traffic impact assessment, further consultation was undertaken with the owners of properties within the Blueridge Business Park on 10 April 2024. Further investigations have been occurring including a road safety audit to understand the road safety aspects of this proposal.</p> <p>Stage one design has essentially been completed with design works commencing on stages two and three. Council has applied for the funding of stages one and two construction works under the Regional Precincts and Partnerships Program but have yet to hear the outcome of this application.</p>		
2.1.3	Additional flood-free road access over the Macquarie River at Dubbo is provided	Progress a business case and feasibility analysis for an additional southern crossing of the Macquarie River in Dubbo		This action has been deferred due to higher priorities and is an action in the 2024/2025 Operational Plan.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
2.1.4	Adequate and convenient car parking is available in commercial centres	Provide education programs and ensure compliance around parking problem/hot-spot areas, bus and school zones in the commercial centres		Parking officers have been provided with a vehicle which supports efficient monitoring and enforcement parking in school zones, loading and no parking zones, bus zones as well disabled parking areas not only restricted to the Dubbo Central Business District. While on patrol in both the vehicle and on foot, the officers regularly engage with the public and educate them as to the rules around parking in these areas. In March 2024 the NSW State Government requested that all Council's using the Print and Post service to issue fines leave notification cards on vehicle windscreen notifying the driver that they have been fined, which was complied with.	3-MEC   Manager Environmental Compliance	Development and Environment
		Analyse data from parking sensor trial in and around the Brisbane, Talbragar and Macquarie street shopping precincts in Dubbo and provide reports to Council		A report was presented to Council at the 7 March 2024 Committee meeting which showed that in-ground parking sensors are 80% more effective in monitoring parking time violations than the manual chalking method. The report also showed data from a trial of a License Plate Recognition camera which was 3.5 times more efficient than the in-ground sensors at detecting time violations. Council resolved that no further in ground parking sensors or the implementation of a License Plate Recognition Camera can occur without Councillor's approval. The objective of the parking patrols is to ensure the turnover of parking spaces which facilitates greater public access to parking spaces. Council Parking Officers continue to conduct patrols on foot and with the assistance of a motor vehicle to cover a larger area including private carparks	3-MEC   Manager Environmental Compliance	Development and Environment

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				with which Council have contracts to enforce parking restrictions.		
		Ongoing analysis and solution identification for car parking and vehicle access in Dubbo and Wellington		This action has been deferred due to higher priorities and is an action in the 2024/2025 Operational Plan.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
2.1.5	Council works collaboratively with government and stakeholders on transport-related issues	Work with regional stakeholders to explore strategic opportunities to improve access and connectivity including road, rail and port		Support has been provided to large-scale businesses that require complex logistics for regional products to domestic and international markets. Council continue to work with Abalgeldie on the Dubbo Bridge Project and the 'Women in Trades' Workforce Participation Program. Working with Regional Development Australia (Orana) on the Hunter Transport Strategy report through the Stable Group.	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
		Pursue opportunities for additional funding of road projects through the State and Federal Government		<p>Council was successful in obtaining \$2,779,322 under the Bridges Renewal Program administered by the Federal Government for the construction of a bridge over Mitchell Creek on Saxa Road, Comobella. Dubbo Regional Council has also provided an application for funding under the Disaster Relief Funding Arrangements for the value of the cost to replace the causeway. The outcome of this application is expected to be known next financial year.</p> <p>Dubbo Regional Council was also successful in obtaining a total of \$3,384,646 under the Local Roads and Community Infrastructure Program administered by the Federal Government. These funds were used for the renewal of Wheelers Lane, Dubbo and the sealing of road shoulders in Gisborne Street, Wellington.</p>	3-MID   Manager Infrastructure Delivery	Infrastructure




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>Council has received \$7,115,643 funding under the Regional Emergency Road Repair Fund administered by the State Government. This funding is to undertake repairs to the road network which was significantly impacted by severe flooding, storm damage and ongoing wet weather during 2022 and the works are to be completed by 31 October 2027.</p> <p>Council has received a State Government contribution through the Accelerated Infrastructure Fund towards the construction of the River Street West Collector Road. This grant was obtained in April 2023.</p> <p>Two funding submissions have also been sought under the Regional Precincts and Partnership Program which includes the construction of an intersection on the Newell Highway and for the southern distributor road from Sheraton Road towards the Mitchell Highway.</p>		
		Collaborate with State and Federal governments in relation to transportation issues and limitations in the Central West Orana Renewable Energy Zone		Council is represented on the Orana Hunter Connections and Beyond Transport Study project group, and regularly attends to collaborate with Regional Development Australia, EnergyCo, Transport for NSW and other Councils to discuss transportation needs and opportunities for the upcoming renewable energy zone projects.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
		Advocate to the State and Federal Government for funding for a business case for the western distributor road that incorporating the needs of heavy freight		<p>Multiple meetings have been held with Transport for NSW representatives to discuss the importance of the western bypass.</p> <p>Communications were also provided to</p>	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Federal and State Members highlighting the importance of progressing a business case, requesting \$100,000 in funding to complete a study for the western distributor. No funding has been received, but Council will continue to advocate for the western distributor and seek funding opportunities to fund a business case.		
		Advocate to the State Government for additional overtaking lanes on the Mitchell Highway between Dubbo and Wellington		An overtaking lane is being developed by Transport for NSW on the eastbound lane between Geurie and Wellington. A Mayoral letter was sent to the Minister in October 2023 raising community priorities that included overtaking lanes between Geurie and Wellington.	2-DI   Director Infrastructure	
		Collaborate with State and Federal Governments in relation to issues and truck configuration limitations on the Newell, Mitchell and Golden Highways		<p>In addition to Informal discussions with relevant agencies in relation to truck configurations, Council has raised with EnergyCo and the Office of the Australian Government Minister for Climate Change and Energy the need for significant improvements to the Golden Highway for the transportation of over size and over mass componentry.</p> <p>Council staff have also been involved in the Golden Highway Road Corridor Improvements Study undertaken by Regional Development Australia which identifies improvement works to accommodate larger truck configurations such as Performance Based Standards for trucks up to 30 metres in length (PBS 2B).</p>	2-DI   Director Infrastructure	






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




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
2.2.1	Water and sewer infrastructure and services meet the needs of the community	Supply water to customers in accordance with Council's adopted service levels		<p>Council's Water Supply and Sewerage Customer Service Plan 2022/2023 and 2023/2024 outlines adopted service levels for water supply including minimum water pressures, failure response times and notification for supply interruptions. Council's Customer Request Management system is indicating adopted service levels have been maintained throughout the reporting period.</p> <p>Council completed its biennial Water Supply and Sewerage Customer Satisfaction Survey in May 2024. The 2024 survey results highlight areas of continuity and overall satisfaction of water supply and sewerage services with previous years' results.</p>	3-MWSS   Manager Water Supply & Sewerage	Infrastructure
		Supply sewerage services to customers in accordance with Council's adopted service levels		<p>Council's Water Supply and Sewerage Customer Service Plan 2022/2023 and 2023/2024 outlines adopted service levels for sewerage services including failure response times and notification for supply interruptions. Council's Customer Request Management system is indicating adopted service levels have been maintained within the reporting period.</p> <p>Council completed its biennial Water Supply and Sewerage Customer Satisfaction Survey in May 2024. The 2024 survey results highlight areas of continuity and overall satisfaction of water supply and sewerage services with previous years' results.</p>	3-MWSS   Manager Water Supply & Sewerage	Infrastructure



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Progress the Integrated Water Cycle Management Plan		<p>This project has been delayed due to significant developer interest in West Dubbo, resulting in Council having to re-evaluate its water supply and sewer servicing strategy for the area. Council has engaged a consultant to update the hydraulic models for both water supply and sewer in Dubbo.</p> <p>Upon completion of modelling works, water supply and sewer services requiring augmentation or upgrades to cater for future population growth will be identified. Augmentation and upgrade works will then be captured in the new Integrated Water Cycle Management Plan. Council intends to commence the development of a new Integrated Water Cycle Management Plan mid 2024. Council has received initial draft reports for both water supply and sewerage models with significant commentary provided for the fine tuning of both. Both water supply and sewerage reports are now being finalised.</p>	3-MSWSS   Manager Strategy Water Supply & Sewerage	Infrastructure
2.2.2	Solid waste management services meet the needs of the community	Supply solid waste services to customers in accordance with Council's adopted service levels		Waste services were provided to the community within the adopted service levels. This Financial Years Annual Bulky waste collection service was completed between October and December 2023. A total of 1,188 tonnes of material was collected, with 15% of materials recovered and diverted from landfill (Steel; E-Waste, Tyres; Whitegoods & Green Waste).	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment
		Implement the Local Government Area Waste Strategy		The Waste Strategy aims to guide the delivery of Waste services over the next 5 years, which will sit within a broader 10-year setting. In addition, the Waste Strategy will explore local	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				transformation of waste rather than its export for processing outside the region, seeking to retain its social, economic, and skills-based benefits locally. The Waste Strategy Draft is due for public display in August and adoption in November, 2024.		
		Undertake a weekly organic waste service for Dubbo, Wellington, Wongarbon and Geurie		The Food Organics and Garden Organics (FOGO) domestic service is an ongoing service being provided to the residents within the defined collection areas on a weekly basis. Over 6,038 tonnes were collected between July 1, 2023, and June 30, 2024.	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment
		Undertake regular consultation and information programs on waste collection and facilities in the villages		Active Social media promotions are being utilised to encourage urban residents to use their annual electronic waste "Voucher", where up to a trailer load/ 240kg maximum of waste to Council's landfills or transfer stations. Waste management educational programs for schools and businesses across three municipalities (position is funded by Dubbo Regional Council, Narromine Shire Council and Mid-Western Regional Council) are being implemented. Get Grubby Program has been introduced to assist and provide an education tool for households, schools, organisations and community groups.	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment
2.2.3	Urban drainage systems meet the needs of the community	The presentation of the Villages is maintained in accordance with the adopted Parks and Bushcare Program and other adopted strategies to effective resource maintenance activities		Council has service levels for each of the areas that Council maintains across the local government area. The Village service levels and mowing maps have been presented to the members of the Village Committee and staff maintained the areas under the control of Council throughout the 2023/2024 year.	3-MGSO   Manager Greenspace Operations	Infrastructure





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
2.2.4	Enhanced telecommunications coverage is available in the region	Advocate to the State and Federal Governments and providers to progress the Smart Region Strategy and for the continued and expeditious roll-out of internet, telecommunications and data services throughout the LGA		Within the constraints of Council's control this has been progressing with external parties as opportunities arise,	1-CEO   Chief Executive Officer	
2.2.5	Council maintains infrastructure and delivers services at the adopted service levels as agreed with the community	Undertake regular monitoring of Council's Assets Management Strategy		The review and preparation of the Asset Management Strategy commenced in October 2023 and were completed as part of the 2024/2025 budget process. The Asset Management Strategy continues to be reviewed and refined as part of the ongoing Delivery and Operational Plan annual process, to provide the strategic direction for the Asset Management Plans.	3-CFO   Chief Financial Officer	Organisational Performance
		Asset Management Plans undergo annual monitoring and review to reflect any changes in asset condition or services level of the asset portfolio		The Asset Management Plans continue to be reviewed and refined as part of the Delivery and Operational Plan annual process, utilising the strategic direction from the Asset Management Strategy and Asset Management Policy.	3-CFO   Chief Financial Officer	Organisational Performance
		Undertake a review of Council's building assets to determine the present and future needs and opportunities for these assets		The new Building Assets team structure is in place with the addition of two Maintenance Officer. These two positions will add further capability and efficiency to Building Assets Maintenance and provide higher levels of service for council building facilities. A review of the Dubbo Civic building staff numbers current and future demands has been conducted. Planning for future design and capacity of Dubbo Civic Administration Building is underway.	3-MBA   Manager Building Assets	Organisational Performance
		Feasibility and options considered for Duke of Wellington Bridge		A Disaster Recovery Funding Arrangements (DRFA) funding application was submitted to State	3-MID   Manager	Infrastructure




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>Government for consideration in November 2023. The total requested funding is \$23M to allow for the reinstatement of the bank to support the road and bridge infrastructure. The outcome of the submission under the DRFA is expected to be known next financial year.</p> <p>Given the expected timeframes for DRFA assessment, Council investigated the feasibility of constructing temporary pedestrian access across the Duke of Wellington Bridge while the road and existing footpath remain closed due damage. Following the assessment, temporary pedestrian access was restored in June 2024 up to and across the Duke of Wellington Bridge to allow for the use of the bridge by pedestrians.</p>	Infrastructure Delivery	
2.2.6	Council utilises a modern and efficient plant fleet that meets operational needs	Review the make-up of the fleet to ensure operational requirements are being met in a cost-effective manner		A review of light vehicles has been conducted, resulting in a recommendation report for the endorsement of the Executive Leadership Team. The council's plant fleet undergoes regular reviews throughout the year to meet operational needs and ensure satisfactory equipment utilisation.	3-MFDS   Manager Fleet & Depot Services	Infrastructure
		Monitor motor vehicle incidents involving Council vehicles and implement appropriate action as required		All accidents are actioned in accordance with Council's Safe Driving Guide. Analyse of accident data is also carried out to identify patterns or trends so appropriate measures can be taken to prevent future accidents.	3-MFDS   Manager Fleet & Depot Services	Infrastructure
		Council amends its existing fleet policy to be aligned to Council's Zero Emissions Fleet Strategy goals for light vehicles		Dubbo Regional Council has a Net Zero Framework which provides an overarching blueprint for reducing greenhouse gas emissions to net zero within its operations by 2050.	3-MFDS   Manager Fleet & Depot Services	Infrastructure

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				The Framework includes a short-term target of financial year 2028 to reduce emissions from Council operations by 35% and a medium-term target of financial year 2035 to reduce emissions from Council operations by 70%. The Fleet Management Policy was amended and adopted in January 2024 to align with Council's Zero Emissions Fleet Strategy to include the replacement of the light vehicle fleet with low emission vehicles.		

### 2.3: The transportation systems support connections within and outside the region

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
2.3.1	Appropriate and well-connected rail infrastructure is available	Work with rail authorities to ensure the safety and functionality of existing level crossings		Dubbo Regional Council staff worked with the relevant rail authorities (Australian Rail Track Corporation and UGL Regional Linx) in respect to traffic management when rail track works impact on public roads. Joint Dubbo Regional Council and rail authority level crossing safety inspections occurred during the year at high risk rail crossings.	3-MID   Manager Infrastructure Delivery	Infrastructure
		Advocate to the State Government to improve access and timing for passenger train services to reach major destinations		Council has been advised that when the regional rail fleet and the regional rail maintenance facility is operational Dubbo will have a morning train to Sydney.	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
		Advocate to the State Government to ensure Dubbo is considered as part of the Fast Rail business case		The projects around Fast Rail in regional NSW have been cancelled by the NSW Government. No further action will be undertaken, noting that the Australian Government is focused on the Sydney to Newcastle route.	2-DI   Director Infrastructure	

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
2.3.2	A network of cycleways and pedestrian facilities is provided and maintained	Review and implement the Pedestrian Access and Mobility Plan for the Local Government Area		The review of the Pedestrian Access and Mobility Plan (PAMP) commenced in April 2024. The completion of this review has been set as an action in the 2024/2025 Operational Plan.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
2.3.3	Public transport services are available in our villages	Collaborate with Transport for NSW as part of the 16 Cities Program to improve public transport services within the region		Council has facilitated the 16 Cities program by regularly attending meetings with Transport for NSW, providing appropriate feedback based on local knowledge of the road network. Council also facilitated consultation and relevant Council approvals, along with the installation of signage to establish the new bus stops and facilities around Dubbo.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
2.3.4	Our community has convenient air access to a variety of destinations	Establish and maintain partnerships to promote air travel and support route viability and affordability		Ongoing engagement and collaboration with airlines and their representatives, ensuring the continuation of existing services to and from Sydney, Brisbane, Melbourne, Broken Hill, Bourke, Walgett, and Lightning Ridge, achieving annual passenger numbers of 195,708. This is an 8.4% increase on the previous financial year. Furthermore, active sharing of airline fare and destination promotions on airport social media pages contributed to ensuring affordability and route viability.	6-ACAO   Airport Compliance and Admin Officer	Organisational Performance
		Implement Strategic Growth Plan for Wellington Aerodrome and Recreation Park		The completion of the Wellington Aerodrome and Recreation Park (WARP) concept planning document and high-level cost plan serves as a reference for assessing future commercial and development opportunities. General aviation activities at the aerodrome include private and recreational flying, agricultural operations, emergency services, and flight training. Additionally, the aerodrome supports non-aviation activities such as drag racing and driver training. Recently, WARP has attracted	6-ACAO   Airport Compliance and Admin Officer	Organisational Performance



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				interest from the growing Advanced Air Mobility (AAM) sector, particularly for testing eVTOL aircraft, due to its ease of use and low aircraft traffic. The concept plan, though preliminary, outlines potential uses and provides analysis ensuring that growth initiatives are well-informed and strategically aligned with WARP's long-term vision.		
		Maintain leases, licenses, fees and charges at the Dubbo Regional Airport and Wellington Aerodrome and Recreation Park in line with facility maintenance and long term development opportunities		Leases, licenses, fees and charges at Dubbo Regional Airport and Wellington Aerodrome and Recreation Park were in alignment with facility maintenance and long-term development. The strategic approach sustained essential revenue streams whilst supporting cost recovery and infrastructure maintenance.	6-ACAO   Airport Compliance and Admin Officer	Organisational Performance
2.3.5	Roadside environments and entrance statements are developed and maintained	Develop village maintenance and mowing service levels, including enabling volunteers, and communicate the results to village landowners		<p>The maintenance and mowing service levels have been developed for the villages and the mowing maps have been distributed to the members of the Village Committee.</p> <p>Staff are working on enabling the sale of mowers to organisations within the villages to allow for volunteer mowing to occur with a greater area than what is currently maintained by Council.</p> <p>The enabling of volunteers is an action for the 2024/2025 Operational Plan relating to the Volunteer Framework, which will provide a coordinated and considered approach to support these efforts.</p>	3-MGSO   Manager Greenspace Operations	Infrastructure
		Monitor for hot-spots of illegal dumping		Remote trail cameras have been used at known illegal dumping hot spots across both Dubbo and Wellington with great success. With the help of the cameras, officers have been able to identify people responsible for illegally dumping waste	3-MEC   Manager Environmental Compliance	Development and Environment



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				and the appropriate enforcement action has then been taken against these individuals. Additionally, signage has also been installed where the cameras are located informing the public that there may be cameras in use, and this is successfully working as a deterrent. Council Officers are responding to reports and actively patrolling for illegal dumping. In the 2023/24 financial year there has been a total of 298 reports made to Council. Council Officers have issued 16 warnings, 8 cleanup notices to offenders.		








## Theme 3: Economy







### 3.1: Visitor economy growth is supported


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
3.1.1	Diverse and unique visitor opportunities are explored, developed and supported	Implement Local Government actions in the Country and Outback Destination Management Plan		Engagement with Destination Country and Outback (DNCO) for advocacy of the Dubbo Region and opportunities for tourism growth continued. Marketing staff supported DNCO and DNSW with enquiries related to accessibility auditing of tourism product in Dubbo, and experiences, hospitality, group bookings and accommodation recommendations for a Dept of Ed group of 60 pax. Support Taronga Western Plains Zoo's Platypus Rescue HQ (opened in February 2024) through tourism marketing and promotion. Promotion of DNCO and DNSW programs and events continued via the monthly eblast when appropriate and relevant to the local audience.	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
		Promote the region on destination marketing platforms and collaborative programs		A digital Autumn Destination Marketing Campaign concluded in Q4, with social media advertising delivering an impressive 51,524 reach and 939 engagements.. The destination website also saw an uplift of 31.3% new users for the period the campaign was live when compared to the same period in 2023. This campaign was set to geographically target people in Canberra, Bathurst, Lithgow, Newcastle, Orange, Wollongong, Gosford and Parramatta with the intention to capture the attention of travellers within a portion of the drive market radius.  Dubbo.com.au activity: No of page views: 88,535 (decrease from 111,399) Page views per session: 1.94	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>Dubbo Region social media activity 221,079 reach (down from 234,263) 3,092 visits 11,523 followers (increase of 188 from Q3)</p> <p>Visit Dubbo social media activity: 987 reach (down from 1,168) 284 visits 7,342 followers (decrease of 14 from Q3)</p>		
		Operate Visitor Information Centres and provide information to tourists about the region's attractions, maps and other items relevant to tourism		<p>Draft service review of Wellington and Dubbo Visitor Information Centres complete. Advertising for WVIC rental space in progress.</p> <p>Activities undertaken include assisting with the New Resident night, Triple M broadcast from Dubbo facility, hamper sales, and site tours conducted to Eastend Studio Apartments, Old Dubbo Gaol and Royal Flying Doctors Service Experience Centre. Regular tourism related activities include Visitor Guide distribution, guided bus tours, school holiday program distribution, and retail stock at Dubbo Airport, Wellington Caves and NRMA Holiday Park. Australian Visitor Information Centre accreditation annual approval. Driver Reviver in Wellington continues to increase visitation.</p>	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
		Implement Strategic Plans and Internal Business Strategies for the Old Dubbo Gaol		<p>Customer feedback survey completed during this period with a 4.52 out of 5.00 satisfaction rating achieved for the ODG. Ongoing business development has taken place during this period led by the Internal Business Strategy and the SPARC Cultural Plan.</p> <p>Ongoing continuous improvement strategies and data collection/reporting increased to help support this growth.</p>	3-MRE   Manager Regional Experiences	Community Culture and Places


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Implement Strategic Plans and Internal Business Strategies for the Wellington Caves		Service Review, Management Response undertaken and presented to Council at the June Culture and Community Committee. Internal Business Strategy review undertaken for 24/25 during this period and new marketing plan review commenced. The Caves and Caravan Park ongoing business development to be undertaken in line with Council's Adopted budget.	3-MRE   Manager Regional Experiences	Community Culture and Places
		Deliver the Destination Dubbo International Ready Project (Heritage Plaza, Wiradjuri Tourism Centre and Macquarie River Precinct) in accordance with approved budgets and timelines		Heritage Plaza design altered to respond to Archaeological study and Heritage NSW. Design altered to incorporate required changes to plaza artwork and changes to lectical substation relocation.  Wiradjuri Tourism Centre has received Development Application approval and an additional \$7.19 million grant funding through the Australian Governments Growing Regions Program Fund. A new funding strategy adopted by Council also allocated \$2.2 million from Council towards the project budget.	3-MRE   Manager Regional Experiences	Community Culture and Places
		Opportunities to have e-Bikes available for community and visitors is explored		E-bikes report presented to Council in October with recommendation to allow current market to provide for visitors and community (e-bikes available at NRMA Dubbo Holiday Park).	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
		Council partners with the Taronga Western Plains Zoo on the Regional Hospitality and Tourism Centre of Excellence Business Case to support the development of unique visitor opportunities		The Taronga Western Plains Zoo was successful in obtaining an extension of time for the completion of the business case for the Regional Hospitality and Tourism Centre of Excellence under the Regional NSW Business Case and Strategy Development Fund. A Memorandum of Understanding between Dubbo Regional Council and Taronga Western Plains Zoo has been executed	2-DSPE   Director Strategy Partnership & Egmt	Strategy Partnerships and Engagement



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>regarding two projects.</p> <p>1. Regional NSW Business Case and Strategy Development Fund - funding the Regional Hospitality and Tourism Centre of Excellence. The business case is complete.</p> <p>2. NSW Government Regional Tourism Activation Fund.- funding the Serengeti Plains Visitor Experience project. The project is underway.</p>		
		Implement and monitor the Marketing Services Action Plan		<p>Support for internal marketing services include DREAM Festival, community insights survey, Creo Cafe EOI, Church Street EOI, Talbragar Street EOI, NSW Touch Football Carnival, The Voice Referendum, Keswick Estate, 'Smile it Christmas' and Dubbo Art Fair, Community Insights Survey and Community Input Survey, Dubbo Regional Livestock Market expression of interest, New Resident Event (registration and event promotion), Drought Resilience Plan, Community Safety and Crime Prevention Plan, and naming of shared pathway. Social media campaigns including 'Did you Know' awareness campaign for Council, Christmas closures, end of year library Services, waste and environmental social media campaigns (Waste Wise Wednesday, Textile Recycling trial and Bulky Rubbish collection). Significant graphic design projects included the DRTCC Season Program Launch, Council's Annual Report, Wiradjuri Tourism Centre. Social media accounts for Dubbo Visitor Information Centre and Dubbo Region Events absorbed into Dubbo Region accounts to build tourism profile, showing robust services and attractions outside that of Destination Partnership Program.</p>	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Marketing activity continues to be undertaken to deliver on the return benefits outlined in the Dubbo Region Destination Partnership Program. Engagement with partners continues via email marketing, Visitor Guide distribution strategy and consistently raising awareness of evergreen Programs such as VIC Partnership Program that local tourism businesses can leverage.		
		Develop a business case and feasibility analysis for renewing Phosphate Mine		Site inspection undertaken with External Stakeholders and Council Safety and Caves Team in May/June to determine opportunities in the re-opening of the phosphate mine through a restoration program. Work has commenced, although only in its infancy towards a longer-term goal of re-opening.	3-MRE   Manager Regional Experiences	Community Culture and Places
3.1.2	Events that foster cultural, recreational and community interaction opportunities are supported	Economic and social event outcomes supported with funding in accordance with Council's Financial Assistance Policy		Funding expended 100% The framework for financial support of events currently under review for 2025.	4-EPTL   Events & Partnerships Team Leader	Community Culture and Places
		Implement the Event Attraction and Support Strategy		Work continues on development of the Dubbo Region Events Strategy. The Strategy will guide Council's support and attraction of events.	4-EPTL   Events & Partnerships Team Leader	Community Culture and Places
		Implement strategic plans for the Dubbo and Wellington showgrounds		Strategic plans for the Dubbo and Wellington showgrounds to be reviewed and implemented in 2024/2025	4-EPTL   Events & Partnerships Team Leader	Community Culture and Places
		Ongoing implementation of the Regional Event Action Plan to increase community events use of public space		Council processed 35 event applications for public events held on public land - 1 July 2023 to 30 June 2024.	4-EPTL   Events & Partnerships Team Leader	Community Culture and Places
3.1.3	Visitor accommodation is available	Develop and monitor tourism accommodation visitation reports		Accommodation occupancy rate is being compiled every month and is shared with industry and stakeholders.	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Maintain and operate the Wellington Caves Holiday Complex		Customer feedback project continued to be undertaken with strong initial results in visitor satisfaction. The Service Review, Management Response undertaken and presented to Council at the June Culture and Community Committee. Internal Business Strategy review undertaken for 24/25 during this period and new marketing plan review commenced. The Caravan Park ongoing business development to be undertaken in line with Councils adopted budget.	3-MRE   Manager Regional Experiences	Community Culture and Places


### 3.2: Employment opportunities are available in all sectors of our economy



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
3.2.1	Employment and investment opportunities for all sectors of the community are fostered	Develop and maintain strong partnerships with diverse advisory groups, industry representatives and government agencies to encourage economic growth		Developed partnerships with Regional Development Australia (industry forums, grant portal etc), Department of Regional NSW (Drought Resilience Plan program and partnership opportunities), Regional Australia Institute (Regional Alliance Activators including surveys and case studies). REACT (Renewable Energy Awareness and Careers Training) facility preliminary business case developed and Phase one of business case with the assistance of stakeholders including DRNSW, Renewable Energy proponents, Corrective Services, Department of Education, Aboriginal advisory bodies, Federation University, and TAFE NSW. Grant applications submitted that included employment and investment opportunities were Regional Precincts and Partnerships Program (North West Urban Development and Wellington	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Town Centre - REZ Ready, Blueridge Link Road) and Growing Regions Program (Wiradjuri Cultural Tourism Centre). Grant applications were developed through strong partnerships with NSW Business Chamber, state and federal members, Department of Planning and Environment and Energy Co, businesses, local developers and Transport for NSW. Continue to develop partnerships with Abergeldie, Transport NSW, TAFE and VERTO through a strong presence in the BOOTS Program. Participation in industry networks and working groups to support and realise employment industry supply chain opportunities with major infrastructure projects as well as the Renewable Energy Zone		
		Provide support to stakeholders seeking government funding in line with community strategic priorities		Financial partnership developed with RDA Orana to support regional online Grants Hub. Grant funding assistance provided for Lazy River Estate for the Destination NSW Grant Assistance program; the Geurie Development Association for the Growing Regions Program; Marantha House for Growing Regions Program; Regional Partnerships and Precincts Program support provided for the North West Urban Precinct and Southern Distributor / Blueridge Link road were completed in partnership with landowners, developers, State Government departments and businesses in the area.	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
		Monitor and review policies and procedures to promote local business especially SMEs and Aboriginal organisations within the LGA		Council has recognised the beneficial outcomes of implementing the "Buy Local and Grow Local" purchasing policy in its procurement operations. There has been a notable rise in utilising	3-MP   Manager Procurement	Organisational Performance

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				local supplier pathways and public tenders that highlight local advantages. The Council remains committed to evaluating its existing strategies, gathering feedback from local businesses, and collaborating with them to foster local enterprises and bolster the local economy. Council continues to support local businesses through the current Procurement Policy, with numerous examples of the 5% 'local business' deduction allowance utilised in the final quarter of FY2024.		
		Delivery of master planning and construction of Moffatt Estate		Council is currently preparing to lodge a development application for Moffatt Estate, Stage 4.	3-MPLD   Manager Property & Land Development	Organisational Performance
3.2.2	Traineeships and employment pathways are available for all sectors of the community	Advocate and support the employment of youth, Aboriginal, long-term unemployed and people with a disability in major public projects		Advocate for youth, aboriginal and long-term unemployed through the Workforce Australia Taskforce; Jobs, Skills and Industry Participation (JSIP) and the Renewable Energy Zone Steering Committee (Economic Development Participation group, Jobs and Skills Taskforce with Local Jobs Taskforce team, collaboration with Energy Co on the 'Economic Development and Participation' fortnightly meeting. Support programs including 'Real Futures Women's Business', Sisters in Trades and the BOOTS program (Building Opportunities through Outreach Training and Support).	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
		Collaborate with local schools, universities, businesses and government agencies to identify employment pathways and traineeship opportunities"		A number of workforce development programs were supported by Council including the successful 'Sisters In Trades' traineeship, BOOTS (Building Opportunities through Outreach Training and Support) program.	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
				Continue to support Workforce Australia		







Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				through Government Infrastructure Traineeship applications, regular advocacy and input for the Jobs Action Plan for the region. Supported CSU International Student Engagement Team to launch international Student Nursing Courses. Coordinated business case development with government and industry regarding training centre to support the Renewable Energy Zone based in Wellington (Renewable Energy Training and Awareness Centre).		
3.2.3	The growth, development and diversification of the agricultural industry is supported	Maintain the Dubbo Regional Livestock Markets to appropriately support the agricultural sector		The ongoing operational capabilities and the employment opportunities of the Livestock Markets are being put to the market through the EOI process. At the Dubbo Regional Livestock Markets, Operational improvements have been implemented to better support the agricultural sector. Key enhancements include the introduction of maintenance tracking for essential components of the saleyards, such as the drafts, ramps, and scale house. This system allows for weekly monitoring and ensures timely upkeep, minimising downtime and improving operational output. Also, a shift towards a proactive approach to asset maintenance has been adopted. By capturing the data around maintenance tasks, the operations team can identify improvements, anticipate issues, and address them before they escalate, thereby increasing the overall efficiency and reliability of the facility. These improvements have streamlined several operations tasks but also reinforce the DRLM's commitment to supporting the agricultural community with a well-maintained facility.	3-MDRLM   Manager DRLM	Organisational Performance

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
3.2.4	The Dubbo Central Business District and Wellington Town Centre are supported by commercial activation programs and activities	Implement and measure outcomes of the Economic Development Services Action Plan		Projects and activities undertaken for local economic growth and businesses include Wellington CBD business audit; 'Shop Local' Christmas campaign, Small Business Month (grant funded), New Resident Night, jobs expos, Dubbo CBD property expression of interest facilitation, collaboration with Dubbo and Wellington CBDs for crime prevention information, and Council presentation at Dubbo Chamber Breakfasts. Business development activities included 219 enquiries including 38 face-to-face meetings and 9 site visits. Other activities included regional investor presentations including to Hydrostor and Rio Tinto; developed preliminary business case for Wellington Renewable Energy Awareness and Career Training (REACT) facility; and finalised Green Hub business case, and finalisation of the public private partnership for the Advanced Wastewater Treatment Plant. Development of the Central Orana Region (Dubbo and Narromine) Drought Resilience Plan.	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
		Improve food safety outcomes and conduct regular food inspections of retail food businesses		The Environmental Health officers completed the annual food inspections conducting the annual food inspections of 278 retail food premises including home based food businesses as required under the Food Authority's Food Regulation Partnership. 25 premises required a reinspection, resulting in 4 written warnings, 3 improvement notices being issued to ensure non-compliance issues were rectified. The Inspection program and annual report to the Food Authority has been completed and submitted as of 15/7/2024	3-MEC   Manager Environmental Compliance	Development and Environment

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Part of the inspection program includes educating food retailers what is required and why to ensure compliance with the NSW Food Act and the Australian Food Standards. The Environmental Health Officers are conducting several education sessions at upcoming food events and have partnered with the NSW Food Authority to host a retail food information session in September 2024		
3.2.5	Neighbourhood shopping centres provide attractive and convenient services and facilities	Identify funding opportunities to develop and implement neighbourhood shopping centre enhancement plans for the existing neighbourhood shopping centres in Tamworth Street and Victoria Street		There were no funding opportunities identified in the 2023/2024 financial year for development of neighbourhood shopping centre plans.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure

**3.3: A strategic framework is in place to maximise the realisation of economic development opportunities for the region**




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
3.3.1	Land is suitably zoned, sized and located to facilitate a variety of development and employment generating activities	Undertake regular engagement with businesses in regards to land zoning, appropriateness of proposed sites and approval pathways		A Duty Planner and Duty Building Officer is available to the public from 1pm-5pm Monday to Friday and also an additional service offered in Wellington. Preliminary DA meetings are regularly held to assist proponents with their developments. These are ongoing services offered free to the public. Additionally, Stakeholder engagement in regard to housing has included a number of workshops throughout 2023/24 including the Housing Reference Group, Chamber of Commerce breakfast and most recently Mayoral Developer's Forum held 19/6/24.	3-MBDS   Mgr Building & Development Services	Development and Environment
3.3.2	The Dubbo Central Business District and Wellington Centre are supported by long-term plans	Implement and monitor the Wellington Town Centre Plan		Funding and other mechanisms continue to be sought for delivery of the items included in the Wellington Town Centre Plan. Council applied for funding under the Federal Government Regional	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Precincts and Partnership Program to work on taking projects in the Wellington Town Centre Plan from conceptual to shovel-ready stage. Commencement of the Ungula Wind Farm Voluntary Planning Agreement will deliver funding for the implementation of the Wellington Town Centre Plan.		
3.3.3	Major investment is proactively attracted and supported in line with regional opportunities	Create an investment attraction strategy that targets large scale opportunities related to new technology, renewable energy and public infrastructure		<p>Investment attraction activities include Developers Forum presentation; Investment Attraction Program collateral development with Department Regional NSW; over 10 major investment enquiries concurrently being managed; Rio Tinto investment pitch for Scandium processing facility, and Hydrostor Wellington site engagement and presentation with CEO.</p> <p>Green Hub business case developed and finalised through the Strategic Business Case Fund, developed the preliminary business case for REACT facility in Wellington, and the in-depth business case Phase 1 undertaken.</p> <p>Partnered with Squadron Energy to build an Advanced Wastewater treatment for \$3.6M. in a Private Public Partnership approved by the Local Govt Minister.</p>	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
		Collaborate with supply chain business to help support a diverse and growing regional economy		<p>Collaboration d with University of Newcastle for an Industry Engagement Project (PHD Student placements)</p> <p>Designed and implemented Small Business Month event in October and supported Dubbo Square for a retail event in October 2023. Australian and United Kindom and United States (AUKUS) event for industry to be involved with the AUKUS opportunities.</p>		




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Presented to Rio Tinto for Scandium processing facility for North Dubbo. Grant applications submitted to support regional investment included Regional Precincts and Partnerships Program (North West Urban Development and Wellington Town Centre - REZ Ready). Successfully attracted \$200,000 in funding to develop Drought Resilience Plan through the Department of Regional NSW. Feasibility discussions have been on-going with Bluescope Steel for the manufacture of Steel Wind Towers in the Dubbo Region. AUKUS Event in conjunction with ICN was delivered in May which involved approximately 50 attendees primarily from local manufacturing businesses.		

## Theme 4: Leadership



### 4.1: Council provides transparent, fair and accountable leadership and governance



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
4.1.1	Council encourages and facilitates two-way communication with and between stakeholders and the community	Administer the use of community engagement tools, platforms and practices		The Community Engagement Strategy including the Community Participation Plan was adopted by Council at the Ordinary meeting of February 2024. The development of the YourSay engagement platform has enabled Council to utilise a range of community engagement tools and practices. Internal capability has been strengthened with staff obtaining IAP2 qualifications and sharing learning and best practice across the organisation. 10 Face-to-Face Community Conversation sessions have been conducted throughout the region with further planned. Internal and external reporting frameworks have been established to support visibility of insights and data. Since launching in April 2023 Council's YourSay engagement portal currently has 908 members, over 117,000 site views, 2,350 engagement contributions, 117 projects launched, with 572 project followers.	3-MCE   Manager Customer Experience	Strategy Partnerships and Engagement
		Provide opportunities for the community to interact and communicate with Councillors		Council facilitate civic events which provide opportunities for the community to interact with Councillors, and look for additional ways to enhance interactions, such as the Australia Day community survey, in an effort to remain informed of community needs and preferences. Each Council and Committee meeting includes a public forum where community members can speak to matters of interest on the agenda, and Councillor contact details are available at all times. Opportunities also include Community Committees (12) and Community Leaders Breakfasts. Councillors have been offered assistance in regards to effectively utilising social media to engage with community.	3-MGIC   Manager Corporate Governance	Organisational Performance
		Review existing and additional communication channels to support effective engagement and		Service Review on Community Committees completed with Council recommendations implemented. Support provided to Councillors to	2-DSPE   Director Strategy	Strategy Partnerships




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		communications between Council, community and stakeholders		assist in social media management and engagement. Post consultation reports on Engagement Program via Your Say being made available to participants in addition to Councillors and internal stakeholders. Ongoing review and refinement of Web Chat function via Customer Experience; organisational customer request management review resulted in clear and consistent service level identification and improved responses to community. Accessibility review of corporate website has been completed including a trial of accessibility tool across Council's websites.	Partnership & Egmt	and Engagement
		Conduct a range of civic events and ceremonies, including Australia Day, Remembrance Day, Anzac Day, and Community Leaders Breakfast		Citizenship Ceremonies have been held throughout the year, which we have welcomed 159 new citizens. Community Leaders breakfasts have been held throughout the year and Councillors have attended several cultural and civic ceremonies. Council has hosted a successful Dubbo Day awards ceremony at the Taronga Western Plains Zoo, Australia Day events in both Wellington and Dubbo, and have provided civic support to the RSL Dubbo Branch for the Anzac Day Service.	3-MGIC   Manager Corporate Governance	Organisational Performance
		Collaborate with neighbouring LGAs to investigate and consider formal boundary adjustments for areas such as Yeoval and North Yeoval		A YourSay project page has been developed for residents within the North Yeoval area to participate in early consultation and engagement activities. <a href="https://yoursay.dubbo.nsw.gov.au/proposed-lga-boundary-realignment-north-yeoval">https://yoursay.dubbo.nsw.gov.au/proposed-lga-boundary-realignment-north-yeoval</a>	2-DSPE   Director Strategy Partnership & Egmt	Strategy Partnerships and Engagement
4.1.2	Council's decision-making processes are open, transparent and accountable	Provide an annual report to the community		Annual Report endorsed by Council at the November Ordinary Meeting 2023, provided to the Office of Local Government and published on Council's website.	2-DSPE   Director Strategy Partnership & Egmt	Strategy Partnerships and Engagement
		Ensure Council meeting business papers, agendas and minutes are publicly available in accordance with legislation		Business papers are produced in accordance with the Code of Meeting Practice, along with minutes and other agenda requirements. The Code of Meeting practice has been reviewed and business papers are now available to community members earlier than previous timeframes.	3-MGIC   Manager Corporate Governance	Organisational Performance





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Ensure adopted strategies and key documents are available on Council's website following their adoption, and are easily accessible		Transparent leadership has been supported through policy updates and reporting to Council and external statutory bodies about Code of Conduct, GIPAs, Complaints and regulatory functions. Policies are adopted by the elected body and then published on Council's website, along with other informative documents for the community.	3-MGIC   Manager Corporate Governance	Organisational Performance
		Ensure community awareness of Council funding program and effective provision of funding in accordance with Financial Assistance Policy		Corporate website provides central source for Policy and details on all related funding programs. All funding provision in the period has been provided in accordance with the Policy and funding rounds supported by broad and targeted communication activities. A review of the Financial Assistance Policy has and will provide opportunity to gauge community awareness and feedback from a range of stakeholders on policy and process.	2-DSPE   Director Strategy Partnership & Egmt	Strategy Partnerships and Engagement
		Implement and measure outcomes of Communication Services Action Plan		Collaborate with internal stakeholders to ensure communications to community are transparent, understandable and published across a wide range of outlets including YourSay, social media, media releases, community emails, direct newsletters and advertising. These projects included Wheelers Lane, Shared Legacy Pathway Project, financial sustainability and Student Exchange to Japan, Tamworth Street Roadworks, water issues, Junior State Cup and standing committee and ordinary Council meeting outcomes. Messages are relevant and suitable as per the platform being used including terminology and images or videos (ie: YourSay to what you see on social media. A total of 298 media releases were disbursed to local, regional and national media outlets. Responded to 231 media requests, ensuring questions are answered and media have access to relevant staff members for interviews including radio and television. Collaboration has commenced with the Daily Liberal 2040 series to promote future of Dubbo. Continue to focus on	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				answering community questions on Council's social media accounts in a timely manner with accurate information.		
		Undertake a community engagement and education program regarding Council's financial position		Council engaged an independent consultant to review financial performance and report on recommendations to support a financially sustainable future. Consultants worked with Councillors and staff to undertake the review and developed recommendations improve the financial position of Council and a dedicated YourSay project page was created regarding the Financial Sustainability Review to provide transparent information about the process to the community. Following consideration of the independent report, Council resolved to develop an Organisational Sustainability Review and Improvement Plan, as part of the development of the 2024/2025 Operational Plan and budget process, which was adopted by Council at the Ordinary Council Meeting on 27 June 2024. Financial Sustainability will continue to be a key consideration for Council to ensure a sustainable future.	3-CFO   Chief Financial Officer	Organisational Performance
4.1.3	Council provides quality customer service	Implement and monitor the Customer Experience Strategy		<p>The Customer Experience Strategy outlines a three year action plan, with activities in this period aligning with year three. The action plan will be reviewed and updated in 2024. Actions currently being undertaken include;</p> <p>* Employ a combination of measurements to provide a complete view of the customer experience: implementing a Customer Effort Score measurement of Customer Sanctification (CSAT) and for loyalty through the Net Promoter Score (NPS); and investigating a centralised data metric system to measure these scores across Council more broadly.</p> <p>* Revise the Customer Experience Charter and Service Level Agreements to ensure that they still meet our customer exceptions: A review is currently underway to revise the Charter including adjustments to service levels. A broader CRM workflow review is being undertaken and will</p>	3-MCE   Manager Customer Experience	Strategy Partnerships and Engagement



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>incorporate the Organisational Sustainability review framework once established to align agreed upon service levels throughout Council, in particular the Infrastructure division.</p> <p>* Continue to implement mobile technology solutions so that our staff can work anywhere and at any time: roll out of Actus App throughout Infrastructure Delivery teams in Dubbo and an upgrade to DRC&amp;ME Citizen Central portal scheduled for late 2024.</p> <p>* Develop a council-wide approach to recruitment for customer-facing roles to ensure talent retainment: this is being explored through the current EVP framework from PC&amp;S. Strengthen relationships will occur once framework is further implemented.</p> <p>* Include service design projects in Council's Community engagement activities: Community Engagement Strategy adopted by Council early 2024 with the action plan currently being implemented.</p>		
		Ensure staff respond to customer requests and correspondence in accordance with Council's Customer Experience Charter		<p>Dashboards have been implemented to ensure target times of customer requests outlined in the Customer Experience Charter are met. ELT &amp; EO's are distributed a monthly report of progress throughout the organisation. The dashboard has been added to Central for all Supervisors/team leaders and coordinators to actively monitor team performance. A reduction in outstanding correspondence has been recorded since implementation with a report to Council in August 2024 for end of term. The Customer Experience Charter is currently undergoing a review with a report to ELT in August to endorse updates/amendments.</p>	3-MCE   Manager Customer Experience	Strategy Partnerships and Engagement
		Expand and promote services available through the DRC&Me Portal		<p>Additional services have been created through DRC&amp;ME with ongoing services being explored. Additional developments include;</p> <p>* New Bin service &amp; ordering of additional bins - Waste Management</p> <p>* Complaints Officer Contact form (previously</p>	3-MCE   Manager Customer Experience	Strategy Partnerships and Engagement






Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Ombudsman) * GIPA Applications, streamlined contact * Pensioner Rebates * Footpath Dining/Sign permits * Cemetery Dashboard transition to DRC&ME applications including interment Permits, Ashes Interment Application, Headstone Applications and Plaques. - Stand alone portal developed for Funeral home stakeholders. * Multiple and stand alone payment improvements for rates and debtors * Development of a Menu Search functionality for ease of access		
		Ensure business continuity plans are in place for the provision of Council services, and implement when required		Council's Business Continuity Plan (BCP) is reviewed and updated annually, with the last review being completed in November 2023, The BCP has been well utilised during the emergency response events over the last three years and its application tested in real time emergency events. A planned BCP activity was completed in early July 2024.	3-MGIC   Manager Corporate Governance	Organisational Performance
		Conduct the biennial Community Needs and Satisfaction Survey in May 2024		The Community Insight and Input Survey was open for participation during March/April. * Community Insights phone survey completed from 18/03/2024 - 28/03/2024 period of 10 days. 503 randomly selected community members. * Community Input online survey available from 25/03/2024 - 29/04/2024 with 724 completed survey's. The final report and recommendation analysis was endorsed by Council in June 2024.	3-MCE   Manager Customer Experience	Strategy Partnerships and Engagement
4.1.4	Statutory requirements are met and services are provided in a cost-effective and timely manner	Maintain the Integrated Planning and Reporting Framework		2023/2024 Operational Plan, 2023 Annual Report and 2024-2025 Service Review Program endorsed by Council. Six monthly reporting on Delivery Program Operational Plan completed. Development of the State of Our Region Report is underway.. 2024/2025 Budget, Operational Plan and associated documents were adopted at the June Ordinary Council.	2-DSPE   Director Strategy Partnership & Egmt	Strategy Partnerships and Engagement




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Ensure governance reports to external agencies comply with statutory requirements		Council is accountable to a number of statutory bodies and reporting requirements. A number of reports have been completed this year including the pecuniary interest forms for the executive and the elected body, related party disclosures for the elected body, Public Interest Disclosure statistics which are reportable to the NSW Ombudsman, Code of Conduct and GIPA statistics due to the Office of Local Government. Council continues to investigate potential legislative compliance frameworks to enhance current reporting processes.	3-MGIC   Manager Corporate Governance	Organisational Performance
		Review and maintain appropriate governance frameworks		Governance frameworks are reviewed and considered as required under legislation and best practice guidelines. The Complaints Framework and Policies Framework have both been reviewed during the year and focus on improved experiences and knowledge for community members. Following feedback, there has been an increased focus making processes and access to policies, as easy as possible for the community.	3-MGIC   Manager Corporate Governance	Organisational Performance
		Review and adopt the Audit Plan in accordance with Audit and Risk Management Committee		Following an assurance mapping process where a consultant firm completed sessions with several function owners within Council, plus the Executive and the Audit Risk and Improvement Committee, a Four-year Audit Program and a 1-year workplan were adopted. This process ensured transparency for the audit program. Audits completed over the last 12 months include the Credit Card audit, the IT Governance audit, DRIVES (required by TfNSW).	3-MGIC   Manager Corporate Governance	Organisational Performance
		Implement the Work Health and Safety Action Plan		All the WHS actions from the WHS Action Plan that were due this quarter have been completed. Of the 26 actions, four are in progress, with the following 13 actions complete; Health and Safety Committee, DRC Safety Commitment, WHS Metrics, WHS Objectives and Performance Targets, Corporate Induction, Safety Observation, Campaign Safety Hub, Fatigue Management, Appenante and Vault - Software Decision, Risk Assessment Process, Licence and Compliance	3-MPCS   Manager People Culture & Safety	Organisational Performance





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Training Register, WHS Controlled Documents, Incident Investigation Training, Chemwatch, Site Specific Audits and WHS Management System.		
		Manage and support the Audit and Risk Management Committee to facilitate and enhance risk accountability		Following a merit based recruitment process in late 2023, a new term of the Audit, Risk and Improvement Committee commenced in November 2023. The new membership consists of 3 independent members and a Councillor representative and operates under a new Charter and Terms of Reference, all of which follow the new Guidelines issued by the Office of Local Government. The new Committee meet a minimum of 5 times per year and consider completed audits, completed service reviews and other risk mitigation strategies. Audits are completed by external firms appointed from the NSW Pre-Approved Probity Scheme.	3-MGIC   Manager Corporate Governance	Organisational Performance

#### 4.2: The resources of Council are sustainably managed






Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
4.2.1	The system of raising revenue is equitable, and revenue from grants and other income sources is maximised	Review the Statement of Revenue Policy for the year covered by the operational plan		The annual review was completed as part of the 2024/2025 budget process, along with the review of the Long Term Financial Plan. The strategies and information obtained through working with external consultants AEC Group on the Financial Sustainability Review were reviewed and implemented into the plan which was adopted by Council at the Ordinary Council Meeting on 27 June 2024.	3-CFO   Chief Financial Officer	Organisational Performance
		Review the rating structure		The annual review was completed as part of the 2024/2025 budget process, with the determination being that no action was required.	3-CFO   Chief Financial Officer	Organisational Performance



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Complete annual financial statements, other statutory reports and returns as required		The 2023 Annual Financial Statements were submitted for audit on 11 September 2023 and were presented to Council for adoption at the Ordinary Meeting in October 2023. The associated 2023 Management Letter was presented to the Audit, Risk and Improvement Committee in December 2023 and work has commenced to address matters raised. All other statutory reporting deadlines for the 2024/2025 financial year were met.	3-CFO   Chief Financial Officer	Organisational Performance
		Completion of quarterly budget review statements		The budget is reviewed on a quarterly basis in accordance with the Quarterly Budget Review Statement Office of Local Government Guidelines and Integrated Planning and Reporting (IP&R) framework. The results and findings are raised in the Financial Performance Committee meetings for continuous improvement and transparency.	3-CFO   Chief Financial Officer	Organisational Performance
		Monitor the level of State and Federal government grants payable to Council, including Financial Assistance Grants and lodge submissions accordingly		Continued monitoring of the level of State and Federal government grants payable to Council occurred throughout the year and submissions were lodged accordingly.	3-CFO   Chief Financial Officer	Organisational Performance
		Invest Council funds in accordance with legislative requirements and Council's Investment Strategy and Policy		Council funds have been invested in accordance with legislative provisions and Council's adopted Investment Policy and Strategy. Both the Investment Policy and Investment Strategy were reviewed as part of our annual processes and adopted by Council in the March 2024 Ordinary Council Meeting.	3-CFO   Chief Financial Officer	Organisational Performance
		The Long Term Financial Plan review annually and review in detailed as part of the 4yearly review of the Delivery Program		The review of the Long Term Financial Plan commenced in December 2023 as part of the 2024/2025 budget preparation process. The strategies and information obtained through working with external consultants AEC Group on the Financial	3-CFO   Chief Financial Officer	Organisational Performance


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Sustainability Review were reviewed and implemented into the plan which was adopted by Council 27 June 2024.		
		Pursue opportunities for strategic alliances and collaboration with neighbouring Councils and regional stakeholders.		Collaboration includes funding obtained for collaborative Dubbo/Narromine LGA Drought Resilience Plan, ongoing participation in the Western Alliance, provision of numerous policies and procedures to neighbouring Councils, completion of service review of Macquarie Regional Library alliance and development of the Dubbo Region visitor guide which includes Great Western Plains promotion in collaboration with four neighbouring councils.	2-DSPE   Director Strategy Partnership & Egmt	Strategy Partnerships and Engagement
4.2.2	Technological capabilities meet the requirements of Council and the community	Ongoing implementation of the Smart Council Strategy to support to use of new technology to improving customer experience and organisational performance		The Smart Council Strategy is advancing well, highlighted by several successful initiatives such as Online Cemeteries, a new corporate Intranet, and an e-signature platform soon to be launched. Additionally, a hardware refresh of the Council's compute and storage infrastructure has been completed, ensuring the continued reliability of digital services.	3-CIO   Chief Information Officer	Strategy Partnerships and Engagement
		Maintain corporate information in accordance with the State Records Act		<p>The corporate information system is being maintained in accordance with the NSW State Records Act. 373,981 records were captured in the electronic document management system between 1 July 2023 and 30 June 2024.</p> <p>In addition, the Information Services team has embarked on a hard copy scanning project. This project will digitise paper records spanning 1945 to 2012, which will be stored in the electronic document management system. The objective of this project is to ensure the preservation of these records, improve accessibility and save physical space. To</p>	3-CIO   Chief Information Officer	Strategy Partnerships and Engagement

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				date, circa 20% of our records have been scanned.		
		Maintain a comprehensive and accurate Geographical Information System and effective internal and external service provision		A comprehensive and accurate Geographical Information System is being maintained. Circa 181 works as executed (WAX) plans have been captured in the corporate GIS system. Mobile mapping systems have been made available to staff to improve asset management processes. Further, online mapping systems have been made available to the community to increase access to information.	3-CIO   Chief Information Officer	Strategy Partnerships and Engagement
		Maintain an accurate Land Information System database		LIS & E-Services Co-Ordinator & LIS Officer utilise and employ data information in a timely and accurate manner. Due to the increase in applications over the previous years and the introduction of the Planning Portal, an administrative assistant has been employed on a 2 year contract to assist, which commenced 4 July 2023. This is an ongoing matter.	3-MBDS   Mgr Building & Development Services	Development and Environment
		Ongoing implementation of the Smart Region Strategy to create economic opportunity, support environmental sustainability, and promote wellbeing and safety is undertaken in conjunction with relevant functions of Council and key stakeholders		Council partnered with the University of New South Wales as part of their Smart and Cool Places Project, which collected temperature data in a number of residential areas in Dubbo to assist with future planning controls to manage urban heat impacts. The results of this work have been received by Council, and will be made available subject to permission from the University of New South Wales.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
4.2.3	A highly skilled, diverse and motivated workforce is maintained	Design and implement a new workforce management strategy		The new Workforce Management Strategy has been adopted by Council in the 27 June 2024 meeting.	3-MPCS   Manager People Culture & Safety	Organisational Performance







Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Effectively manage the corporate training program to ensure value and return on investment		The corporate training program is complete for 2023/24. Corporate training spend ended up at 81% demonstrating effective management of the comply, perform and extend elements of training requests for Council. The new corporate training needs have been collated from the May Performance Review process and work will commence in October 2024 for alignment of the comply training requests to better support consistency and value for money.	3-MPCS   Manager People Culture & Safety	Organisational Performance
		Facilitate opportunities for employee engagement and feedback		All debrief sessions and action planning from the employee survey is complete. Planning for the employee survey pulse check at the end of September 2024 has commenced.	3-MPCS   Manager People Culture & Safety	Organisational Performance
		Design and implement an employee recognition program and implement annual performance management program		The annual performance management program was completed during May 2024 with outcomes and step increments finalised and being processed. The employee recognition program development continues, and introduction to the Inclusion Diversity and Belonging Committee has been delayed until the strategy is finalised and endorsed.	3-MPCS   Manager People Culture & Safety	Organisational Performance
		Implement Council's Equal Employment Opportunity Management Plan and Aboriginal Employment Strategy		The Inclusion Diversity and Belonging Committee have considered the factors impacting IDB at Council which forms the basis of the strategy. The Draft Strategy is still to be finalised and endorsed. Expected completion end of September 2024.	3-MPCS   Manager People Culture & Safety	Organisational Performance
		Implement ongoing support and opportunity for professional development programs for all Councillors		The schedule of workshops and briefings provide information to the elected body to support informed decision making, Educational opportunities are provided as requested, along with support and opportunities to attend Local Government conference programs. Individual	3-MGIC   Manager Corporate Governance	Organisational Performance




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				development programs are established and implemented on an individual needs basis.		
4.2.4	The business activities of Council provide financial returns to the community	Develop and implement strategic plans for the Dubbo Regional Livestock Markets		DRLM staff have been working towards our strategic goals to ensure long-term success and sustainability. Our recent efforts include the implementation of a proactive maintenance approach, which enhances the reliability and safety of our facilities. Also the effective rollout of the sheep & goat EID infrastructure has been successful. The DRLM team have developed a draft asset renewal plan to prioritise and manage essential asset renewals effectively. Finally, to guarantee the financial viability of the DRLM, our budgets fees and charges have been assessed as part of the EOI process, to ensure competitiveness and value for our stakeholders.	3-MDRLM   Manager DRLM	Organisational Performance
		Provide cost-effective supply, contract administration and procurement services		Council has noted a rise in registrations from local suppliers, which it actively involves in procurement activities. Additional registration categories have been introduced to accommodate this demand. Council plans to maintain oversight of its local supplier panel, approved agency panel contracts & schemes, while also establishing mechanisms to align with the Council's sustainability framework objectives. Council has begun talks with multiple Contract Management Solutions Providers with the aim to engage these services in the first half of FY2025. Council continues its partnership with both Vendorpanel and Local Government Procurement to ensure best value Procurement practices are utilised across Council.	3-MP   Manager Procurement	Organisational Performance


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
4.2.5	Service reviews are conducted to improve the performance of Council	Implement adopted service review program to inform strategic business planning, organisational performance and Council decision making		Ongoing Service Reviews being delivered. This includes presentation to ARIC of management response to Wellington Caves and Councils resolution of operational model of DRLM which represent major bodies of work arising from a service review,	2-DSPE   Director Strategy Partnership & Egmt	Strategy Partnerships and Engagement

## Theme 5: Liveability



### 5.1: The health and safety of the community is improved





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
5.1.1	Effective medical services and facilities are available	Advocate for appropriate health service provision and collaborate with government agencies and industry to support key work attraction initiatives		Council continues to use each of its avenues and forums to advocate for increased health services to our region. Council continues to assist local services within its realm of authority in improve services.	3-MCMS   Manager Community Services	Community Culture and Places
		Work with stakeholders in the Dubbo Health, Education and Wellbeing Precinct to support the growth of services and facilities		Council continues to collaborate with landowners in the Precinct and key developers. This includes examining options for the strategic development of the River Street extension through the Precinct. In addition, Council also continues to collaborate with stakeholders to determine accommodation requirements.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
5.1.2	The needs of older people and people with a disability are monitored to ensure appropriate services and facilities are available	Develop and implement strategic plans when making decisions that may impact older people and people with a disability		Council's Community Development Officer for Seniors and People with Disability is working with all divisions of council and the Disability Access & Inclusion Advisory Committee to work towards a new Disability Inclusion Action Plan to commence in July 2025. This plan will align with the strategies that exist within the NSW Local Government Disability Inclusion Action Plan. The needs of older people and those with disability are continued to be recognised within the planning of the new Community Safety & Criem Prevention Plan.	3-MCMS   Manager Community Services	Community Culture and Places
		Participate in regular interagency groups to assess the needs of older people and people with a disability		Council's Community Development Officer for Seniors and People with disability facilitates the Dubbo Aged Services Interagency every second month. Attends local Interagency meetings once a month and attends the	3-MCMS   Manager Community Services	Community Culture and Places

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Sports Council meeting each quarter. CDO has raised issues related to our regions aged sector and is increasing the profile of access and inclusion issues associated with our region. CDO continues to cofacilitate the Dubbo Dementia Alliance.		
		Maintain and implement the Disability Inclusion Action Plan		Council's Community Development Officer for Seniors and People with disability facilitates the Disability Access & Inclusion Advisory Committee and the updating and tracking of actions within the current Disability Inclusion Action Plan. CDO has attended to 7 internal meetings within Dubbo Regional Council and its various divisions to report on status of actions. CDO has reviewed and is making updated changes to the existing Mobility Maps. CDO worked with Council customer engagement team to complete a widget trial on Council's websites.	3-MCMS   Manager Community Services	Community Culture and Places
5.1.3	There is an appropriate level of policing in our region	Participate in relevant crime prevention networks and help the community understand the enablers of crime		Community engagement complete. The community were asked for input by assisting us to define our approach towards community safety. Provided input to what Council can do to make our public spaces safer. Dropped a pin in the active map. Three feedback tools (Vision, Approach & Public Spaces) to tell Council what areas should be focused on. The plan is now being developed via internal consultation before presentation to Council for public exhibition.	3-MCMS   Manager Community Services	Community Culture and Places
		Advocate to the State Government to provide 24-hour police services in Wellington		Council continues to strengthen its partnerships with the Orana Mid Western Police District through their participation and commitment to the Community Safety and Crime Prevention reference group and the creation of a new	3-MCMS   Manager Community Services	Community Culture and Places




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Community Safety & Crime Prevention Plan		
		Advocate to the State Government for the establishment of a Youth Koori Court in Dubbo		Councils Youth Development Officer works closely with the local case workers of the Youth Koori Court. Reports have stated that Youth Koori Court is going well. Currently there are 13 participants in the program with one graduation soon to be completed.	3-MCMS   Manager Community Services	Community Culture and Places

### 5.2: Our First Nations communities and cultures are celebrated and enhanced





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
5.2.1	The health, education and socio-economic status of our First Nations communities is improved	Council undertakes high level communication activities to support local community to access information regarding 'the Voice' referendum with links to published Australian Government information		Completed	3-MCMS   Manager Community Services	Community Culture and Places
		Provide and maintain an Aboriginal liaison service and participate in advisory groups to support and assist our First Nations community		Council continues to hold the position of Aboriginal Liaison Officer. Council has a functioning reconciliation Action Plan Working Group which works with Reconciliation Australia to gain an endorsed Reconciliation Action Plan. Council continues to work with the Dubbo Aboriginal Community Working Party and the Wellington Aboriginal Action Panel and the Wellington Local Aboriginal Land Council to promote and encourage the First Nations Community. Council budget has supported the Dubbo NAIDOC committee with the availability of \$25,000 to support the Dubbo NAIDOC Week events. Council budget has supported the Wellington NAIDOC committee with the availability of \$15,000 to support the Wellington NAIDOC events.	3-MCMS   Manager Community Services	Community Culture and Places


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Maintain positive working relationships with representative bodies such as the Aboriginal Working Party, Wellington Leaders Groups, traditional owners and Aboriginal Land Councils		Council continues its positive working relationships with the Wellington Aboriginal Action Panel and the Dubbo Aboriginal Community Working Party and Local Aboriginal Land Councils. Seeking cultural protocol advice with the creation of the draft Reflect Reconciliation Action Plan and other regional matters of concern.	3-MCMS   Manager Community Services	Community Culture and Places
		Maintain Supply Nation membership in Council's Procurement Policy to include the First Nations business sector		Council continues to maintain formal membership of an Indigenous sourcing panel. This specialised procurement sourcing panel allows Council to direct work offers to certified and registered Indigenous businesses. In its report for July 2024, the Council disclosed expenditures with indigenous businesses using the Spend Tracker for the fourth quarter, revealing a total spend of \$2,475,199.60 (excluding GST) for the financial year 2023/24.	3-MP   Manager Procurement	Organisational Performance
5.2.2	The culture of our First Nations communities is recognised and celebrated	Implement Council's Reconciliation Plan to address national Closing the Gap initiatives including health, cultural, economic and social outcomes		Councils draft Reflect Reconciliation Action Plan is currently being developed in close consultation with Reconciliation Australia for their endorsement	3-MCMS   Manager Community Services	Community Culture and Places
5.2.3	Items, areas and places of First Nations cultural heritage significance are protected and conserved	Collaborate with the First Nations communities to identify and protect items of cultural significance		Discussions are ongoing with Transport for NSW and community. Initial discussions with Wellington LALC on opportunities for their Mayilan cultural centre and professional displays for cultural assets. Wiradjuri Cultural and Tourism Centre now funded and DA approved. Next phase is operational model development with community.	1-CEO   Chief Executive Officer	


**5.3: The lifestyle and social needs of the community are supported**



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
5.3.1	The social services requirements of our community are identified and met	Participate in interagency groups in regard to social service issues		Dubbo Family Day Care has engaged in a range of interagency meetings April - June 2024 including, Dubbo Early Years Education Support group - Monthly Meetings, Regional Family Day Care meeting - Facilitated and hosted by Dubbo Family Day Care June 2024, NSW FDC Association State Meeting - February and May 2024, Youth Development Officer has attended: 4 Youth Interagency, 4 Dubbo Interagency and 4 Taronga Zoo meetings. Community Development Officer has attended: 4 Interagency meetings, 1 LGNSW Community safety Crime Prevention Network meetings. Communities for Children Officer has attended 6 Interagency meetings within Wellington over the last quarter.	3-MCMS   Manager Community Services	Community Culture and Places
		Provide support for the operations of the Dubbo and Wellington Neighbourhood centres and associated service providers		Council continues to support Wellington Information and Neighborhood (WINS) to acquit the \$30,000 Community Services Funding that it received in Round 1 2021/2022 for the conversion of the double shed into a youth activity center. \$168,611.21 is available for specific projects in the first-round allocation of the Community Services Fund for 2024/2025	3-MCMS   Manager Community Services	Community Culture and Places
		Community service outcomes supported with funding in accordance with Council's Financial Assistance Policy		The Community Services Fund provides a grant to community organisations to support projects that deliver social or environmental outcomes to the DRC Local Government Area and helps create, enhance, or build community well-being and amenity. There is \$168,611.21 available for specific projects in the first-round	3-MCMS   Manager Community Services	Community Culture and Places



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				allocation of the Community Services Fund for 2024/2025.		
		A highly skilled, diverse and motivated workforce is maintained. Opportunities are explored to effectively enhance Council's related services and improve community outcomes through community based partnerships and volunteerism		A community partnership approach to open space maintenance in village precincts has been considered and supported through the Village Community Committee. Council Volunteer Framework has been created to support the safe, effective and consistent engagement of volunteers across the organisation.	2-DSPE   Director Strategy Partnership & Egmt	Strategy Partnerships and Engagement
		Multicultural audiences are catered for in corporate and destination communication platforms		Destination fact sheets have been produced in the top five non-English languages spoken in the region. Accessibility trial undertaken across 5 council websites to include the top 5 languages spoken by community in the region and also includes enhancements for vision impaired, ADHD, colours, fonts sizes etc.	3-MSPI   Mgr Strategic Partnerships & Investment	Strategy Partnerships and Engagement
5.3.2	A variety of youth activities and entertainment is available	Operate and resource the Youth Council and support participation in National Youth Week		Council's Youth Development Officer continues to facilitate the Youth Council meetings each month, with active local youth members. Youth Week in April 2024 was funded by the Dept Communities and Justice. Events held include, Aussie FMX Motor Cross Stunt Show - Wellington and Dubbo on the 17th of April, Wellington attendance - 750, Dubbo attendance - 1500.	3-MCMS   Manager Community Services	Community Culture and Places
5.3.3	People have access to a range of burial and interment options	Develop long term management plans for cemetery facilities and ensure required service support		Council is now operating under its new Cemetery Operator License which was approved by Cemeteries and Crematoria NSW. Council's Executive Assistant & Director for Community Culture & Places have worked with various divisions of Council to create a new online platform on Council's website for all Cemetery	3-MCMS   Manager Community Services	Community Culture and Places


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				enquiries. Council continues to work towards a Cemetery Management Policy.		
5.3.4	Our community values domestic, companion and other animals	Provide animal shelter and impounding services in Dubbo and Wellington		<p>The Dubbo City Animal Shelter had a total of 213 Dogs brought to the shelter between 1 April 2024 and 30 June 2024 of these.</p> <ul style="list-style-type: none"> <li>162 were brought in by the Rangers,</li> <li>43 were strays dropped to the shelter by members of the public.</li> <li>8 were surrendered by their owners.</li> </ul> <p>During that period a total of 177 cats were also brought in.</p> <ul style="list-style-type: none"> <li>108 were brought in by the Rangers.</li> <li>69 were strays dropped to the shelter by members of the public.</li> </ul> <p>During that period</p> <ul style="list-style-type: none"> <li>77 Dogs and 6 cats were returned to their owners,</li> <li>17 Dogs and 16 Cats were adopted from the Shelter.</li> <li>95 Dogs and 46 Cats were sent to rescue organisations.</li> </ul> <p>For the 2023/24 Financial year a total of 949 Dogs were brought to the shelter -</p> <ul style="list-style-type: none"> <li>642 were brought in by the Rangers</li> <li>228 were strays dropped to the shelter by members of the public.</li> <li>79 dogs were surrendered by their owners.</li> </ul> <p>For the 2023/24 Financial year 705 cats were brought to the shelter -</p> <ul style="list-style-type: none"> <li>365 by the Rangers</li> <li>322 were strays dropped to the shelter by members of the public.</li> <li>18 surrendered by their owners.</li> </ul>	3-MEC   Manager Environmental Compliance	Development and Environment




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>During the 2023/2024 Financial year-</p> <ul style="list-style-type: none"> <li>• 340 Dogs and 28 Cats were returned to their owners.</li> <li>• 49 Dogs and 75 Cats were adopted.</li> <li>• 375 Dogs and 185 cats were sent to rescue organisations.</li> </ul> <p>The current animal shelter can hold 82 dogs and 24 cats unfortunately due to the shelter being at capacity and rescue organisations struggling to rehome animals. The staff have had to implement a surrender waitlist for people wishing to surrender their animals. When stray animals are presented to the shelter, staff try reuniting the animal by checking for a microchip, if the animal is microchipped, and the details are up to date the owners are contacted to inform their animal is currently at the shelter.</p> <p>The Wellington pound facility is not staffed so is consequently only used as a holding facility for animals by the Rangers before being transported to the main holding facility at the Dubbo Animal Shelter.</p> <p>Depending on if the Animal Shelter in Dubbo is at capacity, the overnight pens are available for strays to be dropped off afterhours. Both overnight pens in Wellington and Dubbo are checked daily for animals.</p>		
		Complete construction of the new Dubbo Animal Shelter		<p>In April 2024 Council negotiated and awarded the Tender for the Construction of the New Dubbo Animal Shelter to a local building company.</p> <p>The construction has started on site in mid-June and is expected to be completed by April 2025.</p> <p>The new facility has been designed to</p>	3-MEC   Manager Environmental Compliance	Development and Environment




Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				increase the capacity of animals that it can accommodate, both now and into the future with the ability to add on an extension if required. The layout of the facility will help to prevent spread of disease by ensuring that new animals entering the facility are housed for a period in a separate isolation area of the facility before being placed in the larger general healthy animals are housed.		
		Implement an education program to educate residents on the requirements of keeping companion animals		Council works with both the RSPCA and Animal Welfare League (AWL) to assist in providing education and healthy pet days to the residents. This financial year a total of 202 animals were seen by the Animal Welfare League Mobile Vet truck in Wellington and Dubbo. The animals were all health checked and if required they were microchipped and vaccinated free of charge. The Mobile Vet Truck also conduct the desexing of animals for 12 animals owned by concession card holders. The RSPCA held their day at West Dubbo in August 2023 Additionally, Rangers attend schools and childcare centres to educate students on responsible pet ownership, caring for animals and how to behave safely around animals. The Animal Shelter Facebook page also provides educational posts as well as Council media releases to help educate the public around responsible pet ownership and the legal requirements of owning a pet.	3-MEC   Manager Environmental Compliance	Development and Environment
		Deliver Ranger Services to assist with lost, stray, noisy or nuisance animals		Rangers have received 894 customer requests relating to lost stray, noisy and nuisance animals for the 2023/2024 financial year. Rangers are based in both Dubbo and	3-MEC   Manager Environmental Compliance	Development and Environment

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>Wellington and conduct regular patrols within the Local Government Area for stray dogs, dogs off leads as well as responding to the customer requests.</p> <p>Stray animals that are picked up by Rangers which are microchipped, lifetime registered and have up to date details may be returned to the owners, otherwise the animals are taken to the Animal Shelter in Dubbo where they will be accommodated until the owner is contacted.</p> <p>The process for dealing with Noisy animal complaints requires that a barking dog diary be kept recording the instances of the dog barking. If the Diary shows excessive barking the Rangers will conduct a neighborhood survey to confirm if others are disturbed by the barking. If sufficient evidence is found a nuisance order can be placed on the dog. Rangers provide the dog owners with numerous suggestions on how to prevent the dog from barking. Noisy animal complaints are difficult to resolve.</p>		


**5.4: Our community has access to a full range of educational opportunities**





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
5.4.1	Access to a variety of high quality education facilities, opportunities and choice is available	Advocate for appropriate primary, secondary and tertiary education service provision and collaborate with government agencies and industry to support key worker attraction initiatives		Council continues to lead the Central West Renewable Energy Zone Steering Committee. Benefits for all of community including education will benefit.	3-MCMS   Manager Community Services	Community Culture and Places

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Provide ongoing support to Macquarie Conservatorium in exploring ongoing service provision in the LGA, including state government advocacy and funding application support		Relevant Divisions of Council continue to be available to assist the Conservatorium of Music.	3-MCMS   Manager Community Services	Community Culture and Places
5.4.2	Childhood, pre-school and after hours care meets the needs of the community	Provide and maintain Family Day Care services in Dubbo and Wellington		In June 2024 a new educator located in Wellington was successfully recruited. This brings the total number of registered educators within Wellington to 4 who provide care to 34 enrolled children. The Service Manager has also been in communication with 2 other prospective educators located within Dubbo and Trangie. All current registered educators with Dubbo Family Day Care are at enrolment capacity with minimal vacancies at present. In addition to this the scheme has an active waitlist with the scheme continuing to receive regular requests for care. Dubbo Family Day Care Coordinator and team successfully facilitated their first Early Childhood Forum in Dubbo on the 26 June 2024. Over 300 students attended with 30 stall holders. Dubbo Family Day Care has 156 active children registered for the service and a total of 219 families on the waiting list.	3-MCMS   Manager Community Services	Community Culture and Places
		Advocate to the State Government and private education providers to provide and expand childcare, preschool and after-hours services in the villages		In June 2024 Dubbo Family Day Care in collaboration with NSW Government Regional Industry Education Partnerships (RIEP) program, Training Services NSW and other Early Childhood and Allied Health Services held the first Orana Western Early Childhood Forum in Dubbo. Over 300 high school students from Dubbo and surrounding communities attended the morning session where they were able to experience a range of guest speakers, interactive events, engage in an exhibitor	3-MCMS   Manager Community Services	Community Culture and Places



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				halls and to interact with a range of industry professionals who shared their knowledge, experience and passion for the sector. A second session was held in the afternoon bringing together community members, families, job seekers and local employment services.		
5.4.3	Access to a high standard of library services and facilities is available	Undertake a strategic review and options analysis of library services in the region		Completed as per previous quarter reporting.	3-MMRL   Manager Macquarie Regional Library	Community Culture and Places
		Prepare an annual report on the Macquarie Regional Library		Report completed and distributed to member councils. Copy sent to State Library of NSW repository under the Records Act.	3-MMRL   Manager Macquarie Regional Library	Community Culture and Places
		Implement the findings of the Macquarie Regional Library Service Review		Library Improvement Plan actions for 2023-2024 have been completed. The opportunity to undertake some actions outside the scheduled year has occurred with successful implemented. These actions include a review of the Library's I.T and cybersecurity in conjunction with Council's Information Services,	3-MMRL   Manager Macquarie Regional Library	Community Culture and Places

#### 5.5: Our community has access to a diverse range of recreational opportunities



Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
5.5.1	Passive and active open space is located to maximise access and use by the community	Conduct a review of the Strategic Open Space Master Plan		The Open Space Master Plan 2034 has been drafted after significant internal consultation with other sections of Council. It provides a significant update from the previous plan, with more detailed information surrounding current and future provision of open space, and the integration of open space across the urban areas of Dubbo, Wellington and	3-MROS   Manager Recreation & Open Space	Community Culture and Places





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				the villages, as well as with the broader landscape of the local government area. Following community consultation, a report will be submitted back to Council for their consideration.		
		Identify government grants to further environmental restoration and rehabilitation works as part of the adopted Macquarie River Master Plan		Council was unsuccessful in the Growing Regions grant submission for Sandy Beach. The Bell River Bank Stabilisation Project was completed and Council is finalising the arrangements for the South Dubbo Weir Picnic Area with the intention of relocating the project to the Regand Park North. The Flying Fox Habitat Foraging planting had to be delayed until August 2024.	3-MROS   Manager Recreation & Open Space	Community Culture and Places
		Engage with the community in the planning and development of public open space areas		Council has proactively sought input from the community through Your Say and other platforms, as appropriate. Projects have included: Regand Park Leash Free Area, Regand Park South Dubbo Weir Project, Legacy Shared Pathway, the Ollie Robbins Event Precinct (Destination Dubbo), Tree Planting Projects and Bell River/Pioneer Park Restoration Projects. Currently "Name Your Path" is being exhibited to determine a name for the former Legacy Shared Pathway.	3-MROS   Manager Recreation & Open Space	Community Culture and Places
		Develop Public Open Space Guidelines to identify standards for future developments		A final draft of the Open Space Guidelines has been received and a final peer review will be carried out prior to community consultation. Following community consultation, a report will be submitted to Council for their consideration.	3-MROS   Manager Recreation & Open Space	Community Culture and Places
5.5.2	Unique recreation and open space facilities are available	Revitalise Pioneer Park in Wellington, including repair of flood damage to the facility		Bell River Bank Stabilisation project completed, Severe Weather and Flooding (Pathway reconstruction) approximately 90% completed, irrigation	3-MROS   Manager Recreation & Open Space	Community Culture and Places









Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				system renewal - Contractor engaged, internal roadway - completed.		
		Identify external funding opportunities to install shade for the multi-purpose courts at Rygate Park		A decision was made to provide shading at Rygate Park using natural shade rather than installing shade structures. 5 advanced rough-barked apples (Angophora floribunda, were planted and are performing well.	3-MROS   Manager Recreation & Open Space	Community Culture and Places
5.5.3	Our sporting facilities cater for a wide range of events and opportunities	Actively engage and collaborate with sports user groups and Dubbo Regional Sports Council to support effective asset management and development and viable and responsive service delivery		Council continues to actively engage with the Dubbo Regional Sports Council in identifying opportunities to collaborate in renewing or upgrading sporting asset infrastructure through the Sportsgrounds Improvement Fund. Additional projects where collaboration between Council and sporting groups have occurred include: the Dubbo Hockey Association, purchase of air condition for the office and canteen, and Dubbo Junior AFL to assist in the installation of the scoreboard.	3-MROS   Manager Recreation & Open Space	Community Culture and Places

**5.6: The diversity of our heritage, cultural services and facilities are maintained and promoted**

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
5.6.1	Our community participates in and celebrates the high quality of cultural services and facilities available	Implement and monitor the SPARC Plan (Cultural Plan)		Sparc Actions included in this period is the finalisation of Round 2 of SPARC Grant Funding, Artist workshops, from the Vault, Teachers Professional Development with NGA, Anzac Day Talk, Handmade, Schol Holiday Workshops, Jodi Crammond Homeground and Mini Makers.	3-MRE   Manager Regional Experiences	Community Culture and Places
		Develop a seasonal program that attracts a range of shows and community events to the Dubbo Regional Theatre and Convention Centre		2023/2024 season complete.	4-EPTL   Events & Partnerships Team Leader	Community Culture and Places





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Implement Strategic Plans and Internal Business Strategies for the Dubbo Regional Theatre and Convention Centre		Business plans and strategies for the DRTCC will be reviewed and implemented for 2024/2025.	4-EPTL   Events & Partnerships Team Leader	Community Culture and Places
		Develop a seasonal program that attracts a range of cultural and arts events to the Western Plains Cultural Centre		Programming at the WPCC continued to deliver a range of strong exhibitions and public programs. This period included the 4th National indigenous Art Triennial - Ceremony, Rauschenberg and Johns Significant Others, both touring from the National Gallery of Australia with the WPCC being the only venue in NW to display these exhibitions. Additional exhibitions included Waste 2 Art, Jodi Cramond Ornibigraphy and the Best of the Bald Achy Prize. From the Vault continued its exhibitions in the museum space with A Womans Place. A range of programming, workshops and events also took place across the WPCC and Community Arts Centre including successful programs such as mini-makers and school holiday activities.	3-MRE   Manager Regional Experiences	Community Culture and Places
		Implement Strategic Plans and Internal Business Strategies for the Western Plains Cultural Centre		Customer feedback survey completed during this period with a 4.73 out of 5.00 satisfaction rating achieved for the WPCC. Ongoing business development has taken place during this period led by the Internal Business Strategy and the SPARC Cultural Plan. Ongoing continuous improvement strategies and data collection/reporting increased to help support this growth.	3-MRE   Manager Regional Experiences	Community Culture and Places
		Implement a Public Art Strategy for culture and space activation within the region		Completed in Quarter two.	3-MRE   Manager Regional Experiences	Community Culture and Places





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
		Development of a future focused Cultural Precinct Plan at the Western Plains Cultural Centre		This continues to be deferred until the status of the land is confirmed.	2-DCCP   Director Community Culture & Places	
5.6.2	Culturally and Linguistically Diverse peoples' culture and heritage is celebrated	Collaborate with the culturally and linguistically diverse local community to identify needs and respond to opportunities for celebration of diversity in culture and heritage in the LGA.		Council has continued to support the Multicultural community through the Multicultural Advisory Committee. Manager Community Services continues to attend the Welcoming Cities meetings. Council divisions and the Dubbo NAIDOC committee have worked together to support the creation of various NAIDOC week events. Council has engaged a consultant to create preliminary designs for a Multicultural Garden. Consultation has been sort through the Multicultural Advisory committee.	3-MCMS   Manager Community Services	Community Culture and Places
		Identify external funding opportunities to create a multicultural park, incorporating a mother language monument		Council has received 2 advance concepts for the Multicultural Garden at Elizabeth Park. Designs of the Mother Tongue Monumnent have also been received. Community consultation on the preferred concept design will occur in July 2024 that will assist in identifying the preferred design to further develop into a Master Plan. Once completed external funding sources to fund its construction can be investigated.	3-MROS   Manager Recreation & Open Space	Community Culture and Places
		Maintain Sister Cities relationships and support opportunities for cultural exchange		Planning for the upcoming 2024 Student Exchange has taken place including student nominations and assessment.	3-MRE   Manager Regional Experiences	Community Culture and Places
5.6.3	Items of heritage significance are protected, conserved and adapted for re-use where appropriate	Heritage protection outcomes supported with funding in accordance with Council's Financial Assistance Policy		Council participates in the Local Heritage Assistance Fund every year, with NSW Heritage Office having confirmed that the programme (partial funding) will continue for at least the next two (2) years. However, the funding from the NSW	3-MBDS   Mgr Building & Development Services	Development and Environment






Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Heritage Office has remained static for some years, limiting the amount of projects that can Council assist.		
		Provide a heritage advisory service to protect and enhance heritage assets, and to identify items of heritage significance		Council's Planning staff provide operational heritage advice. Additionally, Council's Heritage Advisor is available 1 day per month to assist both staff and the general public with regard to development associated with listed heritage items.	3-MBDS   Mgr Building & Development Services	Development and Environment


## Theme 6: Environmental Sustainability

### 6.1: We achieve net zero emissions





Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
6.1.1	Investment in renewable energy opportunities are encouraged and supported	Develop and implement appropriate policies to ensure new development and street lighting upgrades adopt LED technology		In accordance with Section 45 of the Electricity Supply Act 1995 (Placement of Electricity Works) and Clause 2.45 of the State Environmental Planning Policy (Transport and Infrastructure) 2021, developers installing street lighting must notify Council of their intention to do so and to obtain Council's consent for the works proposed. As part of this process, Council reviews all street lighting designs proposed by ongoing new developments to ensure new lighting is adopting the latest LED technology.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
		Collaborate with the State Government to ensure development in the Central-West Orana Renewable Energy Zone takes a strategic approach to community development		Council staff met with Government representatives on 7 June to discuss issues in relation to the Central-West Orana Renewable Energy Zone. Council actively collaborates with other Council's in the REZ and State Government Departments with the implementation of a Steer Co Group for overall coordination of planning and development activities. This includes a number of working groups, which are focused on agricultural and primary land uses, housing and accommodation, social services, environment, traffic and transport and economic development.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Implement the Energy Strategy and Implementation Plan		Energy Report being conducted with forecasted completion in November, to allow for a snapshot to be reviewed/compare against the adopted Strategy.	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment
		Maintain membership in the Cities Power Partnership		The Cities Power Partnership for the current Financial Year has been renewed.	3-MRRE   Mgr Resource	Development and Environment

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
					Recovery & Efficiency	
6.1.2	Council buildings and facilities are energy efficient, carbon neutral and utilise renewable energy sources	Investigate opportunities for energy efficiency and renewable energy use for Council buildings and facilities, and implement where appropriate		Building Management System data is now integrated and being captured measuring against energy consumption. This will assist in forming future capital projects and decisions. Manager of Building Assets is currently in the Passivhaus incubator program exploring possibilities in how this design methodology can influence current and future Building projects.	3-MBA   Manager Building Assets	Organisational Performance
		Monitor and report the energy performance of Council buildings and facilities via Council's energy management tool		The E21 bill reviewer platform is currently utilised monthly by the respective Facility Managers to review monthly energy consumption and energy performance of respective sites.	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment
		Implementation and application of Council's Sustainable Building Policy		The adopted Sustainable Buildings Policy and Standards is actively being implemented to assist in applying minimum and best practice sustainability standards to the design, construction, refurbishment, and operation of buildings. The Policy and Standards will apply to all buildings owned or managed by Council, including renovations over \$50,000 and any new builds over \$250,000.	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment
		Comply with Council's Net Zero Strategy		The endorsed Net Zero Framework will provide Council with an overarching blueprint for reducing greenhouse gas emissions to net zero within its operations by 2050. The requirement for Council to achieve 'net zero emissions' is outlined within the 2040 Community Strategic Plan (Objective 6.1). The Net Zero Framework has been set out in three parts (Background, Framework, and Implementation, Monitoring and Review) and is structured	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				around the United Nations Framework Convention on Climate Change (UNFCCC) guidance for setting and achieving net zero commitments.		
		Conduct strategic review of opportunities for offsetting Councils electricity costs through renewable energy projects at high energy consumption sites		This action has been deferred due to higher priorities and is an action in the 2024/2025 Operational Plan.	3-MSWSS   Manager Strategy Water Supply & Sewerage	Infrastructure
6.1.3	Alternative modes of transport are available	Investigate the provision of electric vehicle charging stations, along with opportunities to fund installation of these facilities		Active discussions are being had with Commercial Electric Vehicle Charging Station Suppliers. Funding and grant opportunities are continuously being monitored and identified.	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment
		Collaborate with the State Government as part of the NSW Electric Vehicle Strategy		The NSW EV Destination Charging Grant received is completed, with the installation of two (2) Electric Vehicle charging stations located at the Wellington Library, and two (2) Electric Vehicle charging stations located at the Wellington Caves. Monitoring and working closely with State Government to identify future funding opportunities.	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment
6.1.4	Existing and new development is sustainable, has sufficient greenspace and efficiently uses resources	Investigate mechanisms and smart technologies to reduce the urban heat effect		University of NSW has been successful in receiving a State Government grant to establish a National Heat Observatory in Dubbo, to examine best ways to mitigate heat effects in urban design. University of NSW have created a website for the project and plans have been created to install temperature sensors on street assets for which approval is currently being sought.	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment
		Implement the Street Tree Master Plans and Street Tree Maintenance Guidelines to improve the quality of street appeal in the region in line with budget and resources		The Dubbo and Wellington Street Tree Master Plans have been adopted and implemented. Four priority 1 sites and a priority 3 site were planted utilising the funds available. Additional plantings were carried out as part of the Customer	3-MROS   Manager Recreation & Open Space	Community Culture and Places


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Request system, with these plantings being consistent with the adopted plans.		
		Implement the Dubbo Regional Council Tree Preservation Order and Significant Tree Register 2023 (as resolved by Council)		Existing Tree Preservation Order and Significant Tree Register implemented as per Council Resolution.	3-MROS   Manager Recreation & Open Space	Community Culture and Places


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

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
6.2.1	The impacts of climate change are identified and addressed through collaboration with our community and government	Support and encourage community groups and programs to undertake environmental restoration works		in 2023/2024 over 3,220 trees and shrubs have been planted in Dubbo and Wellington on a range of sites including streets, sporting facilities and reserves. The majority of these trees have been planted as a result of specific projects through Contractors. Opportunities for greater community input will be investigated in 2024/2025.	3-MROS   Manager Recreation & Open Space	Community Culture and Places
		Consider climate change risk planning for Council and Council's assets within the development of Council's Risk Management Framework and associated documents		Council continues to work on it's overall Risk Register. Implementation of the framework is ongoing.	3-MGIC   Manager Corporate Governance	Organisational Performance
		Adopt an urban forest tree canopy target and deliver against actions and associated policies		The Greening Strategy document is still in draft. Significant work has been undertaken to identify a realistic canopy target based on tree planting on public / Council controlled land. Further investigation is required to determine the level of support from private land managers in urban areas.	3-MROS   Manager Recreation & Open Space	Community Culture and Places
6.2.2	Water supply is provided efficiently and sustainably to our community	Promote and encourage water savings initiatives to the community		Council has continued to undertake a number of water saving programs and initiatives throughout the reporting period.  Communication to encourage saving	3-MWSS   Manager Water Supply & Sewerage	Infrastructure









Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>water during the summer period was undertaken through social media, mail box flyers and media releases.</p> <p>In November 2023 Council released a mobile phone app 'Water Portal' for apple and android users to conveniently access the MyDRC Water portal to monitor and manage their water consumption. The app allows users with a smart meter device to receive SMS or email alerts for water leaks or high consumption.</p> <p>Through the communications and promotion of the mobile phone app, saw a 26% increase of customers sign up to the MyDRC Water portal.</p> <p>A number of community engagement activities were also held including a water saving information and activity stall at the 2023 Dream Festival and 2024 annual Dubbo Show.</p>		
		Investigate activities and funding strategies to ensure long-term water security		<p>Council has constructed two new production bores and associated pipelines in Wellington. Contractors have been engaged to perform an underbore of the Main Western Railway Line, linking two portions of the Wellington Bore Water Pipeline together. Completion of this work is expected mid to late 2024. Underboring of the Macquarie River is also being planned with extensive geotechnical investigation work being conducted. Council has engaged consultants who are reviewing the operation of the Wellington Water Treatment Plant and investigating what modifications need to be made to run the facility on 100% bore water. A draft scope has been completed with more</p>	3-MSWSS   Manager Strategy Water Supply & Sewerage	Infrastructure

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				<p>detailed design works to commence.</p> <p>Council has constructed two new production bores and associated pipelines in Geurie. Council has awarded the modification of the Geurie Macquarie River pump station to allow the Geurie Water Treatment Plant to operate on both river water, bore water, or a mixture of both. These works are progressing well with new line shaft pumps ordered, and detailed design of electrical and mechanical infrastructure underway.</p> <p>Council has recently constructed an additional 9km of bore water pipelines in West Dubbo, in the vicinity of Bunglegumbie, Troy Bridge and Nulla Roads. Two new production bores have been drilled with a third production bore to be constructed shortly. Council is now planning for the award of a tender to construct the mechanical and electrical components for the three new production bores.</p> <p>Council is working to develop an Advanced Wastewater Treatment Plant at the Dubbo Sewerage Treatment Plant on Boothenba Road in Dubbo. Council aims to develop a facility capable of producing construction quality water from effluent generated by the Sewerage Treatment Plant.</p>		
6.2.3	Waste management processes reduce our environmental footprint and impact on the environment	Investigate smart technology to improve waste management practices		Smart technologies that are aimed to improve waste management practices are continuously being explored, such as, Implementation of GPS technology in the Whylandra Waste and Recycling Facility compactor. This technology advancement allows for an increase in operation efficiency by compacting waste	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				to predetermined heights and compaction rates. In addition, this technology prevents unnecessary passes over the waste by the compactor and allow for accurate heights to be achieved, as a result conserving fuel and extending plant life.		
		Work with NetWaste on waste projects and opportunities for greater diversion from landfill		As an active member of the Netwaste steering committee, potential waste projects and trials to increase greater diversion from landfill, increase reuse, recycling and circular economy opportunities are continuously being identified and utilised. Polystyrene recycling was adopted at both Whylandra and Wellington Waste and recycling Facilities.	3-MRRE   Mgr Resource Recovery & Efficiency	Development and Environment






### 6.3: Land use management sustains and improves the built and natural environment


Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
6.3.1	The quality of the Macquarie, Talbragar and Bell river corridors are managed and enhanced	Support and encourage participation in Council's Parks and Bushcare Program		The Parks and Bushcare Program remains dedicated to supporting and facilitating volunteer efforts in this domain. Council continues to strengthen collaboration with various volunteer groups, providing enhanced support for their invaluable contributions to the maintenance and preservation of our natural areas.	3-MGSO   Manager Greenspace Operations	Infrastructure
6.3.2	Stormwater discharge into receiving waters is limited	Appropriately designed stormwater treatment devices and detention systems are to be implemented or conditioned on new or existing stormwater catchments where practical and in consideration of full lifecycle costs		This is an ongoing activity for Dubbo Regional Council. Ongoing new development applications are reviewed by Council to ensure developers are implementing appropriate stormwater detention and water quality systems in accordance with Council's stormwater management policies.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
6.3.3	Endangered ecological communities, threatened species, habitats and environmental assets are protected	Advocate to the State Government for funding to map all endangered environmental assets		Council continues to work closely with the State Government on biodiversity issues and assessment processes across the Local Government Area. The NSW Draft Native Vegetation Regulatory Map was last updated in March 2024.	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
		Advocate to the State Government for funding to restore degraded environments		Council continues to actively advocate to the State (and Australian) Governments for funds to restore degraded habitat. Council was unsuccessful in its (Australian) application to install erosion control measures at Sandy Beach. Council was successful in securing \$396,000 for the South Dubbo Weir project that includes river red gum planting, \$581,000 for Pioneer Park, Wellington that includes rehabilitation of the badly damaged swale area, \$300,000 for Bell River Bank Stabilisation Project and funds through the Severe Weather and Flooding grant. Most of these projects are either finalised or in the final stages of completion.	3-MROS   Manager Recreation & Open Space	Community Culture and Places
		Report on the Weed Action Program (Department of Primary Industry)		The Natural Resources team continues to facilitate the efforts of the Weed Action Program across the local government area. This is an inspection-based program with quarterly and annual reports provided to the Department of Primary Industry through a dedicated system.	3-MGSO   Manager Greenspace Operations	Infrastructure
		Assess major infrastructure projects so that they reasonably avoid endangered ecological communities, threatened species, habitats and environmental assets		All Council's Part 5 projects are assessed through Council's Development Unit and none have impacted significantly upon any endangered ecological communities and/or the habitats of threatened species. With regard to State Significant	3-MBDS   Mgr Building & Development Services	Development and Environment

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
				Development / Infrastructure, Council provides input at all stages of the assessment process, noting that these applications are assessed and determined by NSW Department of Planning & Environment.		

#### 6.4: We plan for and mitigate the impacts of natural events and disasters

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
6.4.1	People and property are protected from fire-related incidents	Review bushfire prone mapping for the region		The Bush Fire Prone Land Map was certified by the NSW RFS Commissioner on 13 June 2024, and will be uploaded to the NSW RFS website in due course	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
6.4.2	Development does not place the community at risk from flood impacts	Implementation of the Floodplain Risk Management Plan for Geurie.		The flood planning levels and development controls are in place and being utilised to inform new development for Geurie. The structural mitigation option proposed for mitigating flooding from the Geurie Creek will need further detailed assessment and modelling to determine effectiveness and feasibility.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
		Complete planning activities for stormwater drainage and flooding works in Wongarbon, and investigate funding opportunities and mechanisms		This has not yet commenced due to other competing priorities.	3-MISD   Mgr Infrastructure Strategy & Design	Infrastructure
		Develop an appropriate flood planning policy for Eumungerie following adoption of the Floodplain Risk Management Plan		Growth Planning commenced work with Infrastructure Strategy and Design to develop and appropriate flood policy for Eumungerie	4-TLGPP   Team Leader Growth Planning Projects	Development and Environment
6.4.3	Local emergency management organisations and local State Emergency Services	Progress Council's Enterprise Risk management Framework and local Emergency Responses		Council fosters a close working relationship with local emergency bodies and is currently progressing joint planning documents for emergency	3-MGIC   Manager Corporate Governance	Organisational Performance

Code	3 Year Focus	1 Year Action	Status	Comments	Responsible Officer Position	Responsible Directorate
	are capable of responding to emergencies			response situations. The Enterprise Risk Framework has recently been reviewed and the resulting Risk Registers are currently being progressed through a series of workshops across Council.		
		Coordinate Council's response and assist relevant agencies during emergencies and disasters		Council works with emergency response services to deliver the most robust and safest emergency responses to the community. The Emergency Management Plan for the combined emergency services is currently under review with Council's People Culture and Safety team.	3-MGIC   Manager Corporate Governance	Organisational Performance



## REPORT: Investment Under Section 625 of the Local Government Act - July 2024

**DIVISION:** Organisational Performance  
**REPORT DATE:** 5 August 2024  
**TRIM REFERENCE:** ID24/1469

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>• Provide review or update</li><li>• Fulfil legislative requirement/compliance</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>• Investment under Section 625 of the <i>Local Government Act 1993</i>.</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 2024
	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 under Section 625 of the Local Government Act Report, dated 5 August 2024, be noted.**

*Jane Bassingthwaite*  
Director Organisational Performance

*BM*  
Revenue Accountant

## BACKGROUND

As required by Section 212 of the *Local Government (General) Regulation 2021*, this report contains the details of all monies that Council has invested under Section 625 of the *Local Government Act 1993* dated as at the last day of the reporting month.

In accordance with the *Investment Ministerial Order* dated 12 January 2011, Dubbo Regional Council (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 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.

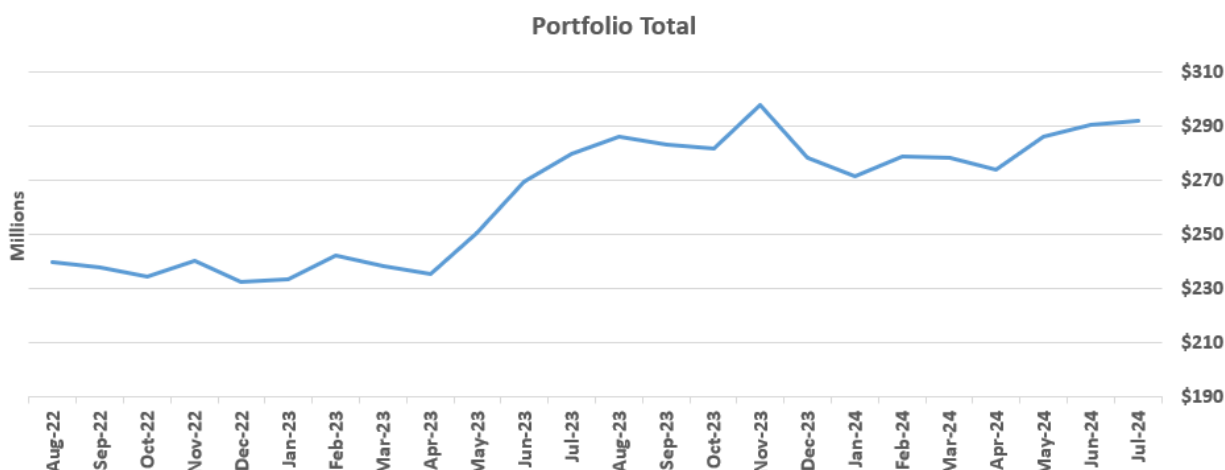
Investments, when placed, have been done so in accordance with the *Local Government Act*, *Local Government (General) Regulations 2021* and Council's Investment Policy and Strategy. Interest on investment has been accounted for on an accrual basis. This report details investments and annualised returns for the reporting month. Attachment 1 provides more detailed information on Council's investment portfolio for this period.

## REPORT

### Portfolio Overview

As of 31 July 2024, Council had a total investment Portfolio Face Value of \$292,052,641.93. This is inclusive of Councils Cash at bank consisting of General Funds, Sewer Funds, Water Funds, and restricted Grant Funding. Laminar Capital have provided a Market Value of \$296,101,928.00 for Council's Total Investment Portfolio.





### Portfolio Fund Breakdown

Portfolio Breakdown – Current Month			
Fund	Total Amount Invested	PFA Bank Account Balance	Total
General	\$120,000,000.00	\$28,380,724.33	\$148,380,724.33
Water	\$50,000,000.00	\$7,310,824.39	\$57,310,824.39
Sewer	\$79,000,000.00	\$7,361,093.21	\$86,361,093.21
<b>Total</b>	<b>\$249,000,000.00</b>	<b>\$43,052,641.93</b>	<b>\$292,052,641.93</b>

Portfolio Breakdown – Previous Month			
Fund	Total Amount Invested	PFA Bank Account Balance	Total
General	\$108,000,000.00	\$37,714,185.12	\$145,714,185.12
Water	\$52,000,000.00	\$7,418,923.35	\$59,418,923.35
Sewer	\$77,000,000.00	\$8,096,010.51	\$85,096,010.51
<b>Total</b>	<b>\$237,000,000.00</b>	<b>\$53,229,118.98</b>	<b>\$290,229,118.98</b>

### Key Movements

Investment Activity during the month was as follows:

- Investment Maturities – funds returned to Council:

ADI	Instrument	Amount	Funded by
Commonwealth Bank	Term Deposit	\$5,000,000.00	General
Commonwealth Bank	Term Deposit	\$2,000,000.00	Sewer
Heritage and People's Choice Bank	Term Deposit	\$5,000,000.00	General
Bank of Queensland	Term Deposit	\$6,000,000.00	Water

- New Investments Purchased – funds paid out by Council:

ADI	Instrument	Amount	Funded by
National Australia Bank	Term Deposit	\$12,000,000.00	General
National Australia Bank	Term Deposit	\$4,000,000.00	General
Westpac	Term Deposit	\$4,000,000.00	General
Westpac	Term Deposit	\$2,000,000.00	Water
Westpac	Term Deposit	\$2,000,000.00	Sewer
National Australia Bank	Term Deposit	\$2,000,000.00	General
Westpac	Term Deposit	\$2,000,000.00	Sewer
Westpac	Term Deposit	\$2,000,000.00	Water

**Notable Bank Account activity during the month was as follows:**

- Notable Extraordinary Income – funds received by Council of an extraordinary nature:

Reason for Income	Amount	Fund
Payments of Grant Funds	\$1,646,817.00	General

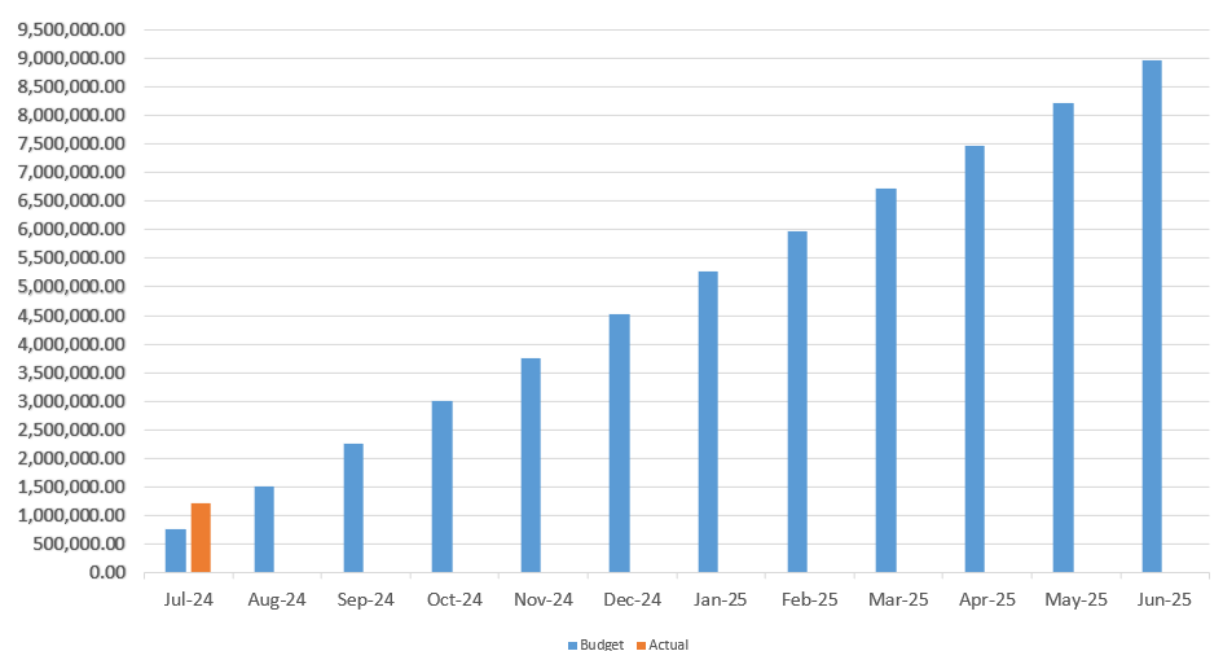
- Notable Expenditure – funds paid out by Council:

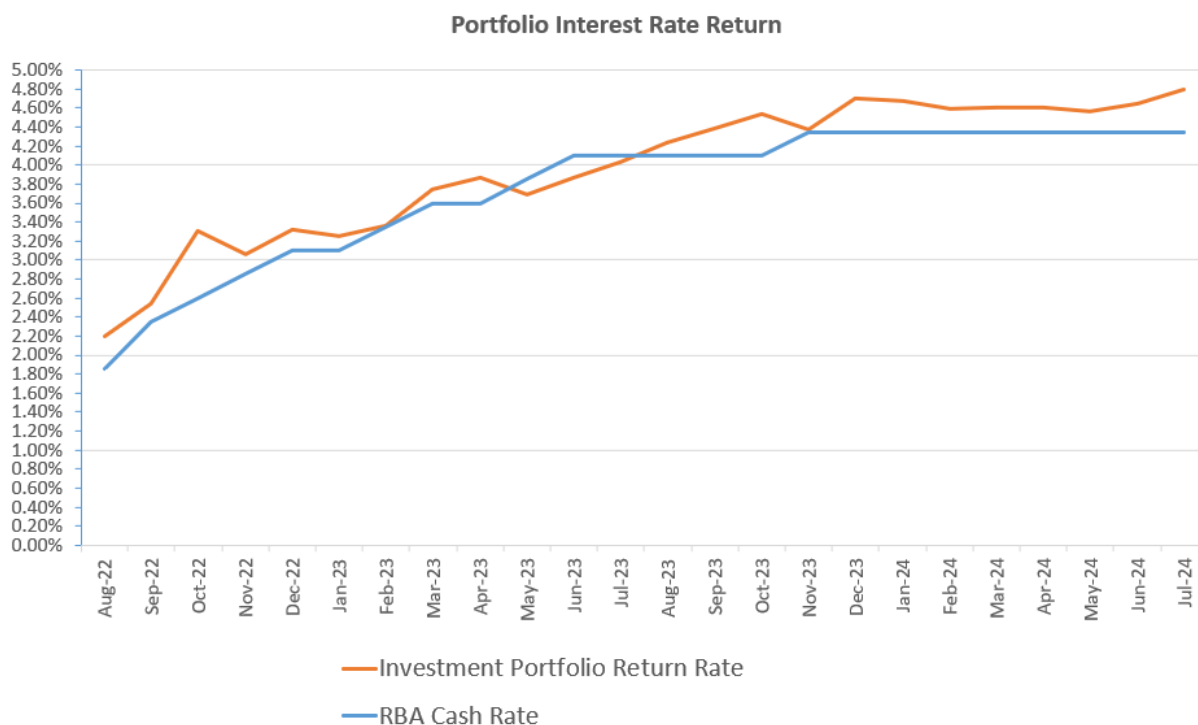
During the month of July there was no notable extraordinary expenditure.

**Investment Interest Overview:**

Interest earned on investments has been included within Council’s 2024/2025 Operational Plan, with total income generated from the Investment Portfolio forecast to be in excess of \$8,957,302.00.

**Budget to Actual - Interest on Investments**





Council has investments totalling \$31,000,000 Face Value which were invested with fixed interest rates below the current Official Cash Rate of 4.35%. Investments totalling \$18,000,000.00 will mature in the 2025 Financial Year with interest rates of 0.90% and 1.70%. Longer term investments beyond 30 June 2025 totalling \$13,000,000 were invested with interest rates ranging from 1.70% to 4.25%. These investments were placed with competitive interest rates at the time the investments were made.

## Summary

### Cash Account

Council outperformed the 11.00 am Official Cash Rate market benchmark for one month return of 4.35%, achieving a return of 4.75% for its At Call investments.

### Investment Portfolio

Council outperformed the one-month Bloomberg AusBond Bank Bill Index of 0.37%, with an average return of 4.79% for its overall portfolio return.

### Consultation

- Laminar Capital Pty Ltd 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.

**APPENDICES:**

1 [!\[\]\(23d9fc146e83b5c3013cfa32c784f8d5\_img.jpg\)](#) Investment Report - Laminar Report - July 2024 - Attachement

# Dubbo Regional Council

## Investment Report

1 July 2024 to 31 July 2024



## Portfolio Valuation As At 31 July 2024

Security	Security Rating	ISIN	Face Value Original	Face Value Current	FI Cap Price/ Unit Price/ Share Price	Unit Count/ Share Count	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Running Yield
At Call Investment											
NAB At Call In	S&P ST A1+		43,052,641.93	43,052,641.93	100.000		0.000	43,052,641.93	14.54%	4.75%	
			43,052,641.93	43,052,641.93				43,052,641.93	14.54%		4.75%
Covered Fixed Bond											
SunBank 3.25 24 Aug 2026 COVEREDFIX	Moodys Aaa	AU3CB0239267	5,000,000.00	5,000,000.00	97.364		1.411	4,938,750.00	1.67%	2.95%	
			5,000,000.00	5,000,000.00				4,938,750.00	1.67%		2.95%
Fixed Rate Bond											
MACQ 1.7 12 Feb 2025 Fixed	S&P A+	AU3CB0270387	8,000,000.00	8,000,000.00	98.386		0.794	7,934,400.00	2.68%	1.65%	
NTTC 0.9 15 Jun 2025 - Issued 04 Feb 2021 - Dubbo Regional Council Fixed	Moodys Aa3		5,000,000.00	5,000,000.00	100.000		0.113	5,005,650.00	1.69%	0.90%	
NTTC 0.9 15 Jun 2025 - Issued 10 Feb 2021 - Dubbo Regional Council Fixed	Moodys Aa3		5,000,000.00	5,000,000.00	100.000		0.113	5,005,650.00	1.69%	0.90%	
RABOBK 4.25 12 May 2026 Fixed	Moodys Aa2	AU3CB0233898	5,000,000.00	5,000,000.00	99.234		0.924	5,007,900.00	1.69%	3.71%	
			23,000,000.00	23,000,000.00				22,953,600.00	7.75%		1.83%
Floating Rate Note											
Auswide 0.9 17 Mar 2025 FRN	Moodys Baa2	AU3FN0067393	5,000,000.00	5,000,000.00	99.997		0.635	5,031,600.00	1.70%	5.27%	
Auswide 1.3 10 Jun 2025 FRN	Moodys Baa2	AU3FN0069555	5,000,000.00	5,000,000.00	100.262		0.775	5,051,850.00	1.71%	5.66%	
Auswide 1.5 07 Nov 2025 FRN	Moodys Baa2	AU3FN0073037	3,500,000.00	3,500,000.00	100.427		1.378	3,563,175.00	1.20%	5.92%	
BOQ 0.63 06 May 2026 FRN	S&P A-	AU3FN0060406	5,000,000.00	5,000,000.00	99.697		1.176	5,043,650.00	1.70%	5.05%	
MYS 0.65 16 Jun 2025 FRN	Moodys Baa2	AU3FN0061024	8,000,000.00	8,000,000.00	99.837		0.605	8,035,360.00	2.71%	5.02%	
MYS 1.3 13 Oct 2025 FRN	Moodys Baa2	AU3FN0072369	8,000,000.00	8,000,000.00	100.480		0.252	8,058,560.00	2.72%	5.75%	
UBS Aust 0.5 26 Feb 2026 FRN	Moodys Aa3	AU3FN0058608	4,500,000.00	4,500,000.00	99.831		0.861	4,531,140.00	1.53%	4.84%	
			39,000,000.00	39,000,000.00				39,315,335.00	13.28%		5.35%
Term Deposit											
BOQ 5.42 29 Nov 2024 365DAY TD	S&P ST A2		4,000,000.00	4,000,000.00	100.000		3.623	4,144,929.32	1.40%	5.42%	
BOQ 5.2 02 Dec 2024 549DAY TD	S&P ST A2		2,000,000.00	2,000,000.00	100.000		0.826	2,016,526.02	0.68%	5.20%	
BOQ 5.2 02 Dec 2024 549DAY TD	S&P ST A2		3,000,000.00	3,000,000.00	100.000		0.826	3,024,789.03	1.02%	5.20%	
BOQ 5.42 30 Jan 2025 427DAY TD	S&P ST A2		8,000,000.00	8,000,000.00	100.000		3.623	8,289,858.64	2.80%	5.42%	
BOQ 4.95 10 Apr 2025 762DAY TD	S&P ST A2		5,000,000.00	5,000,000.00	100.000		6.903	5,345,143.85	1.81%	4.95%	
BOQ 4.76 21 Sep 2026 1461DAY TD	S&P A-		5,000,000.00	5,000,000.00	100.000		4.095	5,204,745.20	1.76%	4.76%	

BOQ 4.91 23 Sep 2027 1826DAY TD	S&P A-	4,000,000.00	4,000,000.00	100.000	4.170	<b>4,166,805.48</b>	1.41%	4.91%
BOQ 5.15 03 Mar 2028 1827DAY TD	S&P A-	3,000,000.00	3,000,000.00	100.000	2.102	<b>3,063,069.87</b>	1.03%	5.15%
BOQ 5.15 03 Mar 2028 1827DAY TD	S&P A-	2,000,000.00	2,000,000.00	100.000	2.116	<b>2,042,328.76</b>	0.69%	5.15%
BOQ 5.15 03 Mar 2028 1827DAY TD	S&P A-	2,000,000.00	2,000,000.00	100.000	2.102	<b>2,042,046.58</b>	0.69%	5.15%
BOQ 5.23 May 2028 1462DAY TD	S&P A-	2,000,000.00	2,000,000.00	100.000	0.959	<b>2,019,178.08</b>	0.68%	5.00%
CBA 5.54 02 Aug 2024 364DAY TD	S&P ST A1+	11,500,000.00	11,500,000.00	100.000	5.494	<b>12,131,863.59</b>	4.10%	5.54%
CBA 5.55 07 Aug 2024 365DAY TD	S&P ST A1+	1,500,000.00	1,500,000.00	100.000	5.444	<b>1,581,653.43</b>	0.53%	5.55%
CBA 5.46 23 Aug 2024 364DAY TD	S&P ST A1+	2,500,000.00	2,500,000.00	100.000	5.101	<b>2,627,524.65</b>	0.89%	5.46%
CBA 5.37 21 Oct 2024 332DAY TD	S&P ST A1+	4,000,000.00	4,000,000.00	100.000	3.678	<b>4,147,123.28</b>	1.40%	5.37%
CBA 5.39 22 Nov 2024 364DAY TD	S&P ST A1+	4,000,000.00	4,000,000.00	100.000	3.692	<b>4,147,671.24</b>	1.40%	5.39%
CBA 4.78 20 Dec 2024 731DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000	0.393	<b>5,019,643.85</b>	1.70%	4.78%
PCCU 5.2 13 Jun 2025 364DAY TD	S&P ST A2	5,000,000.00	5,000,000.00	100.000	0.670	<b>5,033,479.45</b>	1.70%	5.20%
JUDO 5.2 22 May 2025 365DAY TD	S&P ST A2	3,000,000.00	3,000,000.00	100.000	0.997	<b>3,029,917.80</b>	1.02%	5.20%
JUDO 5.2 22 May 2025 365DAY TD	S&P ST A2	2,000,000.00	2,000,000.00	100.000	0.997	<b>2,019,945.20</b>	0.68%	5.20%
JUDO 5.13 16 Dec 2025 550DAY TD	S&P BBB	3,000,000.00	3,000,000.00	100.000	0.661	<b>3,019,817.25</b>	1.02%	5.13%
JUDO 5.13 16 Dec 2025 550DAY TD	S&P BBB	4,000,000.00	4,000,000.00	100.000	0.661	<b>4,026,423.00</b>	1.36%	5.13%
JUDO 1.7 16 Sep 2026 1826DAY TD	S&P BBB	3,000,000.00	3,000,000.00	100.000	1.476	<b>3,044,293.14</b>	1.03%	1.70%
MACQCU 5.12 18 Feb 2025 365DAY TD	Unrated ST UR	2,000,000.00	2,000,000.00	100.000	2.286	<b>2,045,729.32</b>	0.69%	5.12%
NAB 5.17 03 Sep 2024 330DAY TD	S&P ST A1+	4,000,000.00	4,000,000.00	100.000	4.193	<b>4,167,706.32</b>	1.41%	5.17%
NAB 5.13 11 Sep 2024 240DAY TD	S&P ST A1+	3,000,000.00	3,000,000.00	100.000	2.783	<b>3,083,485.47</b>	1.04%	5.13%
NAB 5.07 28 Feb 2025 365DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000	2.125	<b>5,106,261.65</b>	1.72%	5.07%
NAB 5.07 28 Feb 2025 365DAY TD	S&P ST A1+	3,000,000.00	3,000,000.00	100.000	2.125	<b>3,063,756.99</b>	1.03%	5.07%
NAB 5.25 02 Jul 2025 397DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000	0.877	<b>5,043,869.85</b>	1.70%	5.25%
NAB 5.3 07 Jul 2025 376DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000	0.508	<b>5,025,410.95</b>	1.70%	5.30%
NAB 5.45 07 Jul 2025 371DAY TD	S&P ST A1+	12,000,000.00	12,000,000.00	100.000	0.448	<b>12,053,753.40</b>	4.07%	5.45%
NAB 5.4 08 Jul 2025 365DAY TD	S&P ST A1+	4,000,000.00	4,000,000.00	100.000	0.340	<b>4,013,610.96</b>	1.36%	5.40%
NAB 5.3 15 Aug 2025 385DAY TD	S&P AA-	2,000,000.00	2,000,000.00	100.000	0.073	<b>2,001,452.06</b>	0.68%	5.30%
NAB 5.2 24 Sep 2025 488DAY TD	S&P AA-	5,000,000.00	5,000,000.00	100.000	0.969	<b>5,048,438.35</b>	1.70%	5.20%
SuncorpGp 5.11 13 Aug 2025 547DAY TD	S&P A+	5,000,000.00	5,000,000.00	100.000	2.366	<b>5,118,300.00</b>	1.73%	5.11%
SunBank 5.15 03 Oct 2024 240DAY TD	S&P ST A1	3,000,000.00	3,000,000.00	100.000	2.483	<b>3,074,498.64</b>	1.04%	5.15%
SunBank 5.18 05 Feb 2025 365DAY TD	S&P ST A1	1,500,000.00	1,500,000.00	100.000	2.498	<b>1,537,466.30</b>	0.52%	5.18%
SunBank 5.11 06 May 2025 455DAY TD	S&P ST A1	5,000,000.00	5,000,000.00	100.000	1.204	<b>5,060,200.00</b>	1.71%	5.11%
Westpac 5.09 18 Mar 2025 365DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000	1.883	<b>5,094,130.15</b>	1.72%	5.09%

Westpac 5.09 18 Mar 2025 365DAY TD	S&P ST A1+	2,000,000.00	2,000,000.00	100.000	1.883	<b>2,037,652.06</b>	0.69%	5.09%
Westpac 5.29 30 Apr 2025 365DAY TD	S&P ST A1+	1,000,000.00	1,000,000.00	100.000	0.014	<b>1,000,144.93</b>	0.34%	5.29%
Westpac 5.01 23 Jul 2025 516DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	100.000	0.947	<b>5,047,354.80</b>	1.70%	5.01%
Westpac 5.15 27 Oct 2025 458DAY TD	S&P AA-	2,000,000.00	2,000,000.00	100.000	0.071	<b>2,001,410.96</b>	0.68%	5.15%
Westpac 5.15 27 Oct 2025 458DAY TD	S&P AA-	2,000,000.00	2,000,000.00	100.000	0.071	<b>2,001,410.96</b>	0.68%	5.15%
Westpac 5.2 08 Jan 2026 549DAY TD	S&P AA-	4,000,000.00	4,000,000.00	100.000	0.328	<b>4,013,106.84</b>	1.36%	5.20%
Westpac 5.2 08 Jan 2026 549DAY TD	S&P AA-	2,000,000.00	2,000,000.00	100.000	0.328	<b>2,006,553.42</b>	0.68%	5.20%
Westpac 5.2 08 Jan 2026 549DAY TD	S&P AA-	2,000,000.00	2,000,000.00	100.000	0.328	<b>2,006,553.42</b>	0.68%	5.20%
Westpac 5.17 30 Apr 2029 1826DAY TD	S&P AA-	4,000,000.00	4,000,000.00	100.000	0.014	<b>4,000,566.56</b>	1.35%	5.17%
		182,000,000.00	182,000,000.00			<b>185,841,601.07</b>	62.76%	5.15%
Total Portfolio		292,052,641.93	292,052,641.93			<b>296,101,928.00</b>	100.00%	4.81%



## Portfolio Valuation By Categories As At 31 July 2024

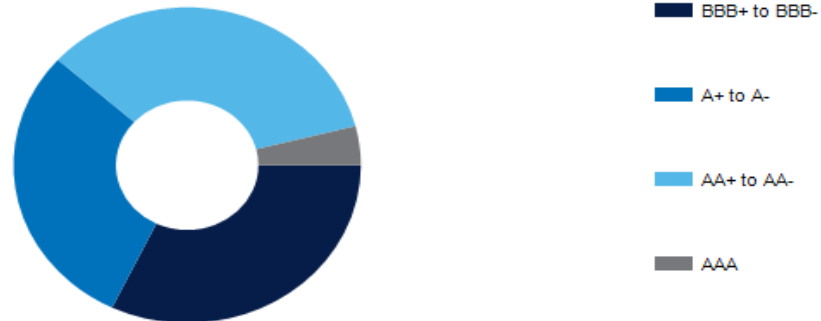
Short Term Issuer/Security Rating Group	Market Value	% Total Value
N/R	2,045,729.32	0.69%
A2	32,904,589.31	11.11%
A1	9,672,164.94	3.27%
A1+	127,445,259.50	43.04%
Portfolio Total	172,067,743.07	58.11%

Market Value by Security Rating Group (Short Term)



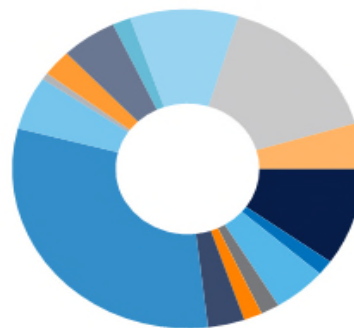
Long Term Issuer/Security Rating Group	Market Value	% Total Value
BBB+ to BBB-	39,831,078.39	13.45%
A+ to A-	36,634,523.97	12.37%
AA+ to AA-	42,629,832.57	14.40%
AAA	4,938,750.00	1.67%
Portfolio Total	124,034,184.93	41.89%

Market Value by Security Rating Group (Long Term)



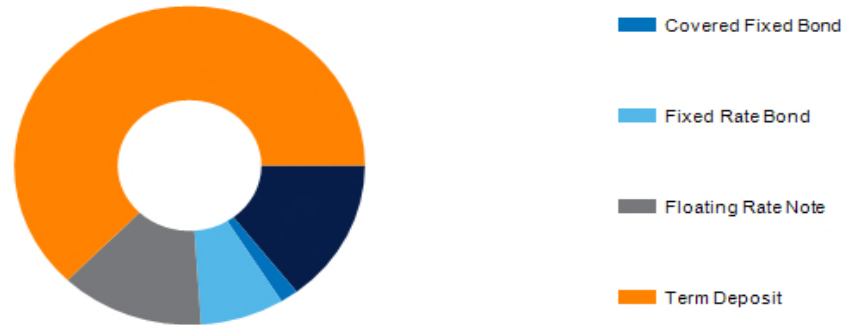
Issuer	Market Value	% Total Value
Auswide Bank Limited	13,646,625.00	4.61%
Bank of Queensland Ltd	46,403,070.83	15.67%
Commonwealth Bank of Australia Ltd	29,655,480.04	10.02%
People's Choice Credit Union	5,033,479.45	1.70%
Judo Bank	15,140,396.39	5.11%
Macquarie Bank Ltd	7,934,400.00	2.68%
Macquarie Credit Union Limited	2,045,729.32	0.69%
MyState Bank Ltd	16,093,920.00	5.44%
National Australia Bank Ltd	91,660,387.93	30.96%
Northern Territory Treasury Corporation	10,011,300.00	3.38%
Rabobank Nederland Australia Branch	5,007,900.00	1.69%
Suncorp Group Ltd	5,118,300.00	1.73%
Suncorp-Metway Ltd	14,610,914.94	4.93%
UBS Australia Ltd	4,531,140.00	1.53%
Westpac Banking Corporation Ltd	29,208,884.10	9.86%
<b>Portfolio Total</b>	<b>296,101,928.00</b>	<b>100.00%</b>

Market Value by Issuer



Security Type	Market Value	% Total Value
At Call Investment	43,052,641.93	14.54%
Covered Fixed Bond	4,938,750.00	1.67%
Fixed Rate Bond	22,953,600.00	7.75%
Floating Rate Note	39,315,335.00	13.28%
Term Deposit	185,841,601.07	62.76%
Portfolio Total	296,101,928.00	100.00%

Market Value by Security Type



Term Remaining	Market Value	% Total Value
0 to < 1 Year	208,132,253.07	70.29%
1 to < 3 Years	70,635,679.60	23.86%
3 to < 5 Years	17,333,995.33	5.85%
Portfolio Total	296,101,928.00	100.00%

Note: Term Remaining is calculated  
using a weighted average life date (WAL)  
where appropriate and available

Market Value by Term Remaining



0 to &lt; 1 Year

1 to &lt; 3 Years

3 to &lt; 5 Years

## Performance Statistics For Period Ending 31 July 2024

Trading Book		1 Month	3 Month	12 Month	Since Inception
Dubbo Regional Council	Portfolio Return (1)	0.44%	1.23%	4.82%	2.62%
	Performance Index (2)	0.37%	1.10%	4.37%	2.05%
	Excess Performance (3)	0.07%	0.13%	0.45%	0.57%

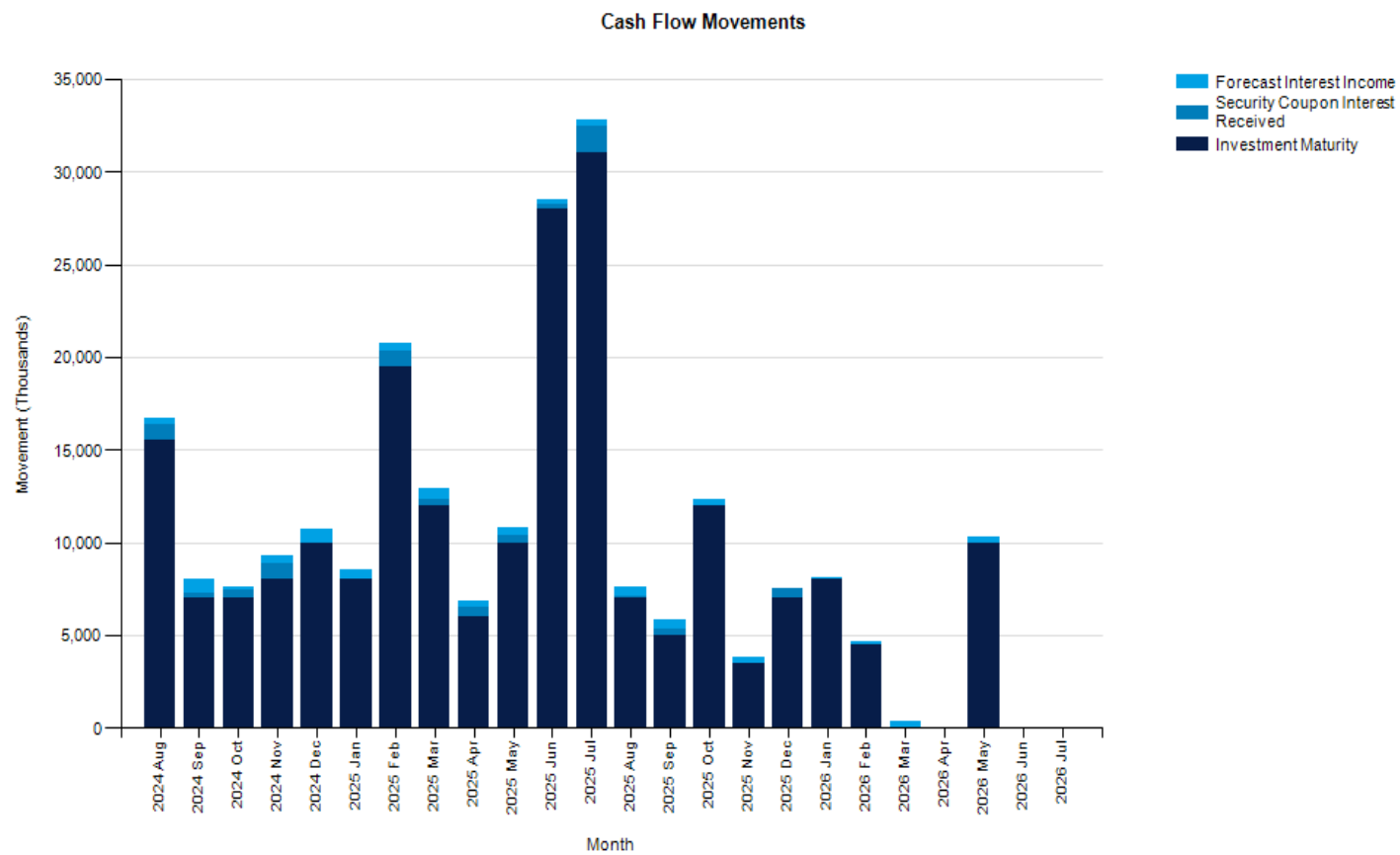
### Notes

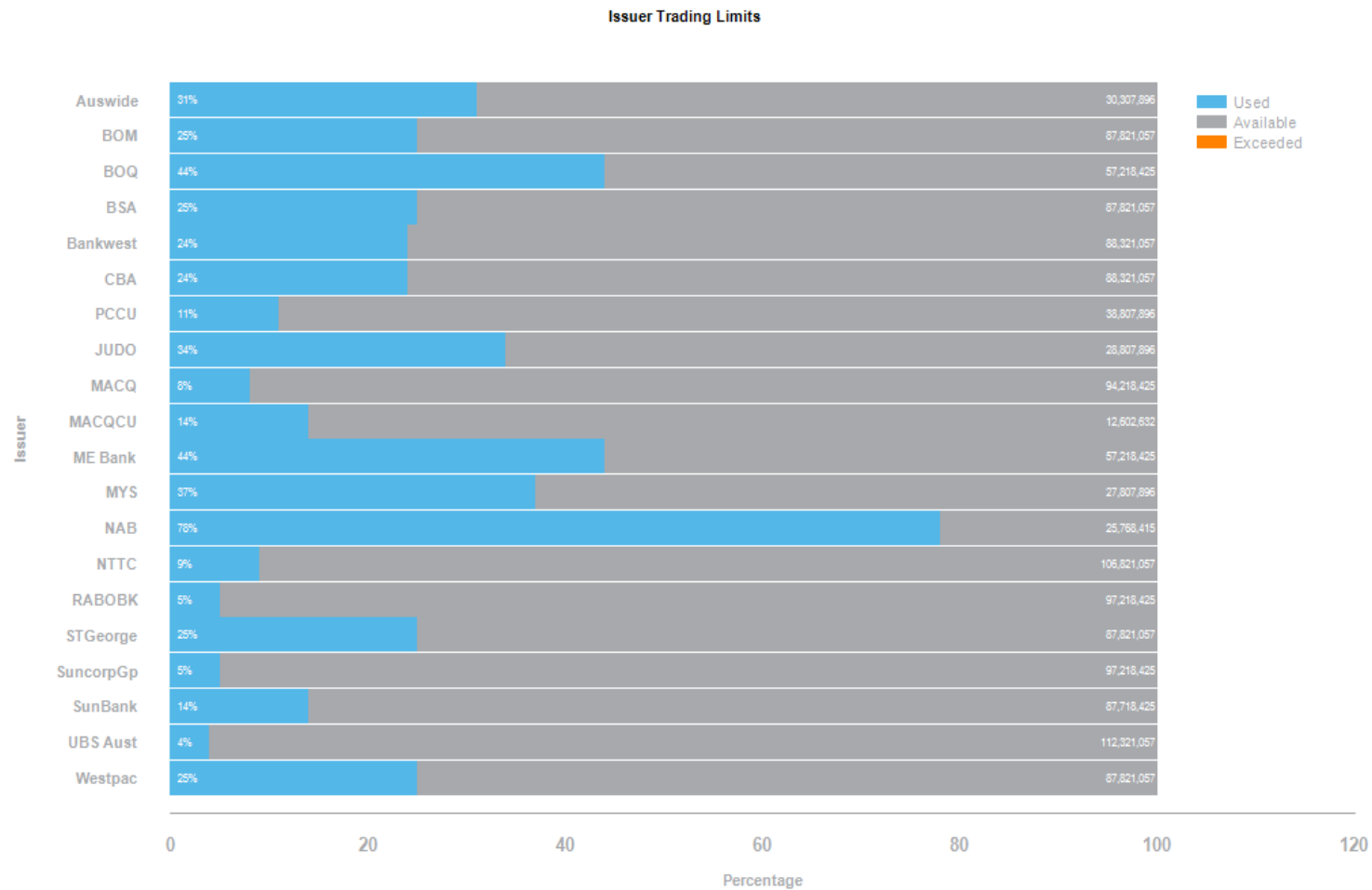
- 1 Portfolio performance is the rate of return of the portfolio over the specified period
- 2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)
- 3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

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Trading Book	Weighted Average Running Yield
Dubbo Regional Council	4.81

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## REPORT: Monthly Reporting Snapshot for Councillors - July 2024

**DIVISION:** Strategy, Partnerships and Engagement  
**REPORT DATE:** 1 August 2024  
**TRIM REFERENCE:** ID24/1640

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>• Provide review or update</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>• Provide high level report snapshots for Councillors regarding Council's Financial Performance, Facility Performance and Customer Experience.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>• Councillors are provided high level data and reporting on a monthly basis for visibility and oversight on performance trends.</li></ul>	
<b>Financial Implications</b>	Budget Area	Budget Area
	Funding Source	Funding Source
	Proposed Cost	Proposed Cost
	Ongoing Costs	Ongoing Costs
<b>Policy Implications</b>	Policy Title	Policy Title
	Impact on Policy	Impact on Policy

### STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principal 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 information contained within the report of the Corporate Strategy and Performance Coordinator, dated 1 August 2024, be noted.**
- 2. That monthly data in relation to services and facility performance;**
  - a. Continues to be collated.**
  - b. Is presented to the new elected body.**
- 3. That the newly elected body determine the categories of data and/or format of reporting for the new Councillor term.**

*Jessica Brown*  
Director Strategy Partnerships and Engagement

*ZJ*  
Corporate Strategy  
Performance Coordinator

## BACKGROUND

### Previous Resolutions of Council

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

## REPORT

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

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

Major Projects: As at the end of July 2024, Council's Your Say platform was showcasing **69** Community consultation or engagement projects, with **27** of these being active capital works projects.

## APPENDICES:

[1↓](#) Dashboard Snapshots - July 2024

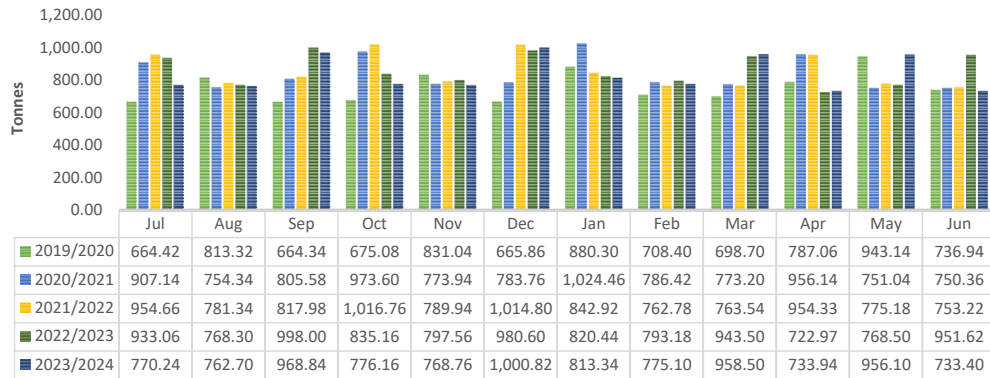


## FACILITY AND SERVICE PERFORMANCE DASHBOARD

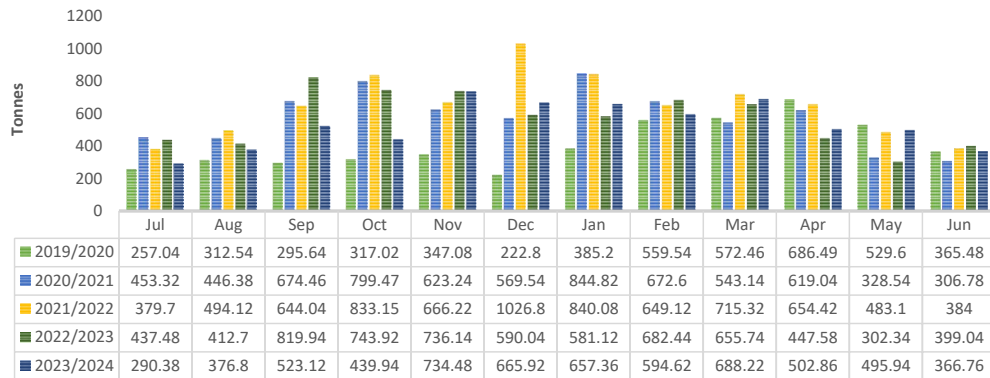
REPORT PRINT DATE: 05/08/2024

### SERVICES PERFORMANCE

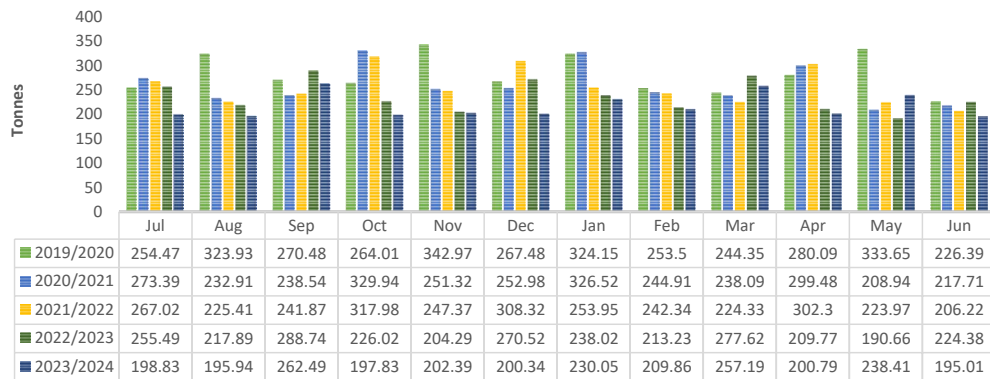
#### DOMESTIC WASTE - MIXED WASTE TONNES PER MONTH



#### DOMESTIC WASTE - FOGO TONNES PER MONTH



#### DOMESTIC WASTE - RECYCLING TONNES PER MONTH

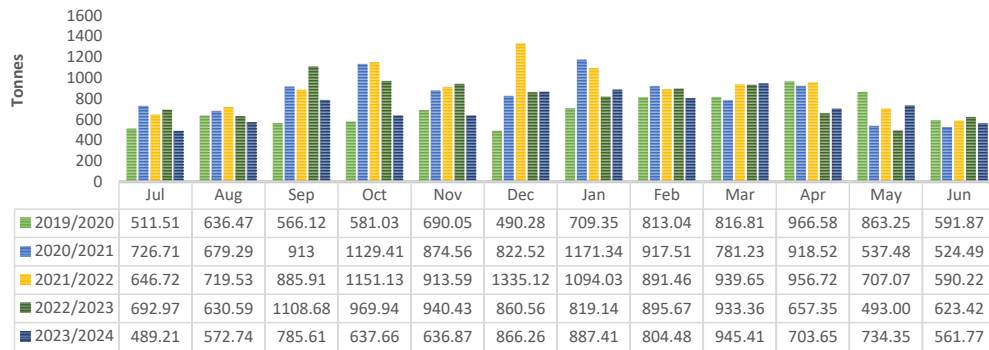




# FACILITY AND SERVICE PERFORMANCE DASHBOARD

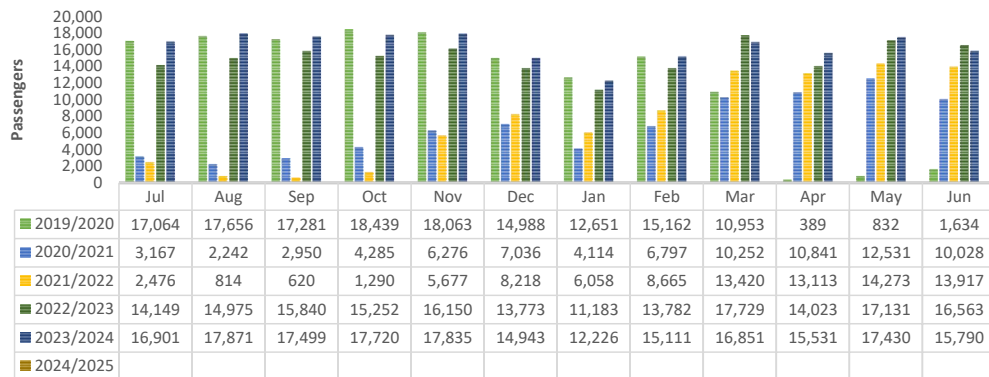
REPORT PRINT DATE: 05/08/2024

## DOMESTIC WASTE - DIVERTED FROM LANDFILL TONNES PER MONTH

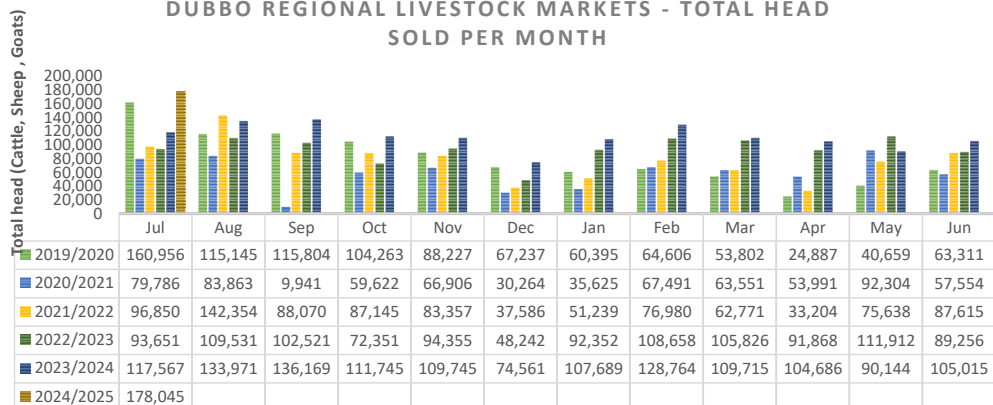


## PASSENGERS & VOLUME – COMMERCIAL

### DUBBO REGIONAL AIRPORT - PASSENGERS PER MONTH



### DUBBO REGIONAL LIVESTOCK MARKETS - TOTAL HEAD SOLD PER MONTH



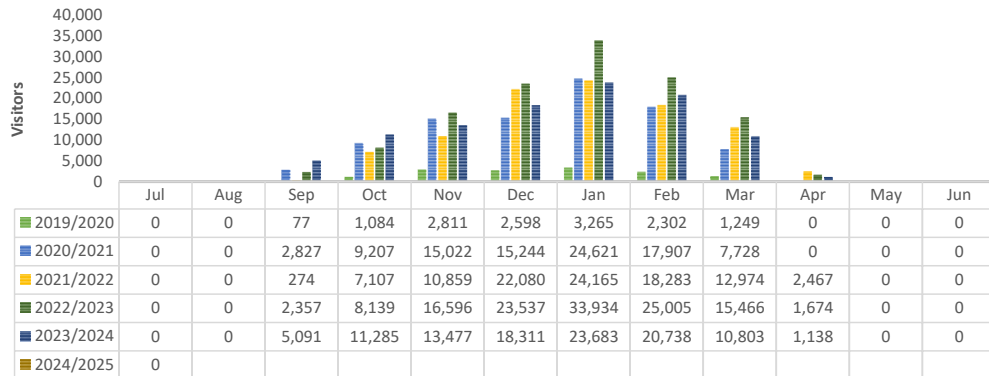


# FACILITY AND SERVICE PERFORMANCE DASHBOARD

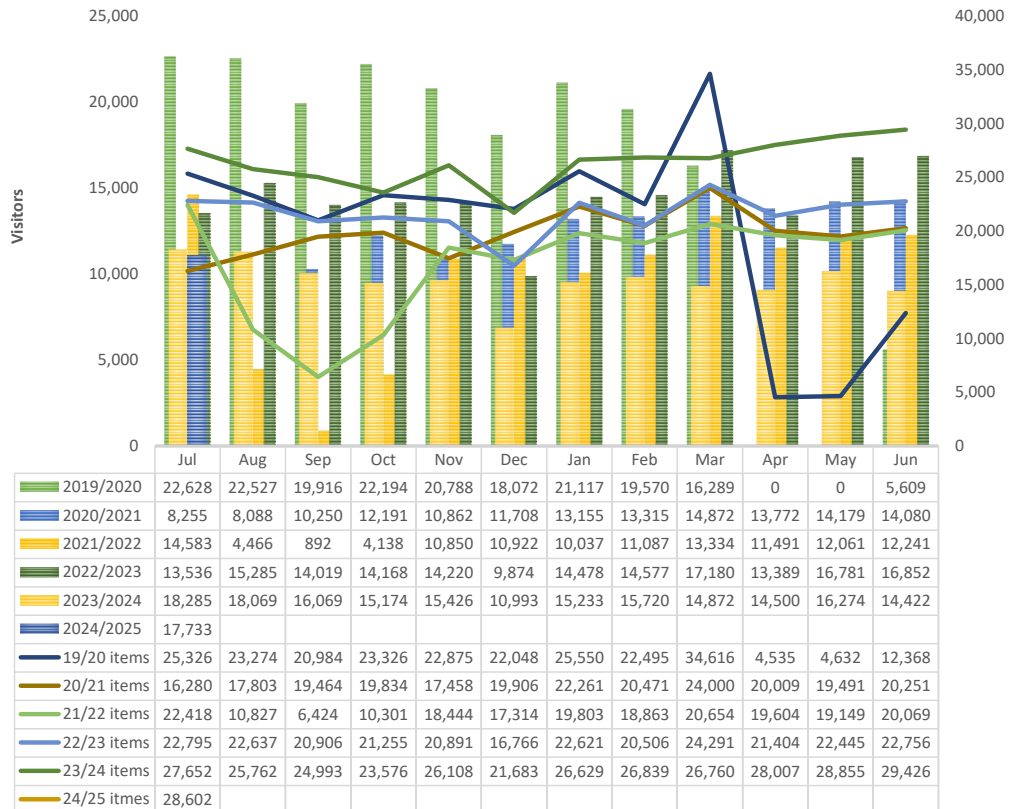
REPORT PRINT DATE: 05/08/2024

## VISITORS &amp; CUSTOMERS – COMMUNITY

## AQUATIC LEISURE CENTRES - TOTAL VISITORS PER MONTH



## MACQUARIE REGIONAL LIBRARY VISITORS (ALL LGAS) AND ITEMS LOANED (ALL FORMATS) PER MONTH



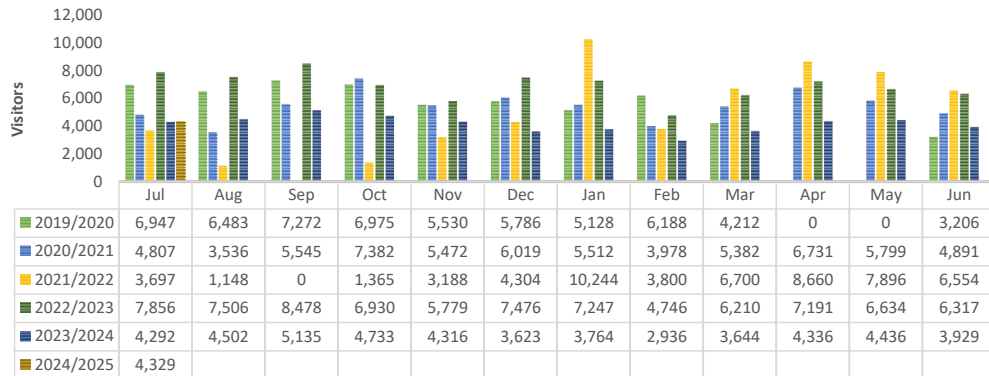
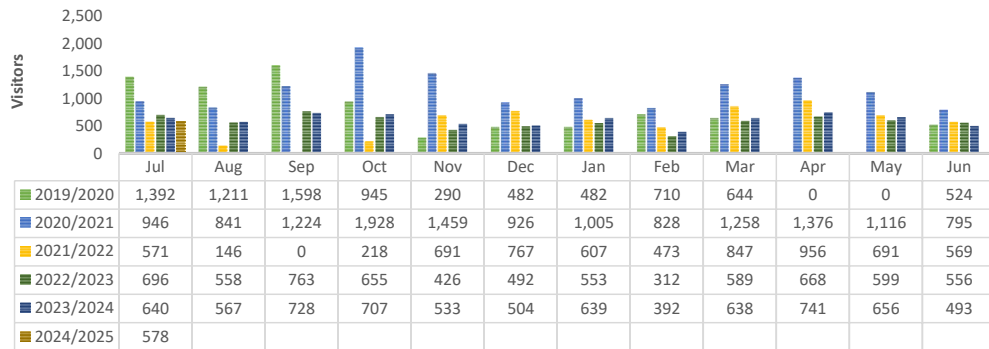
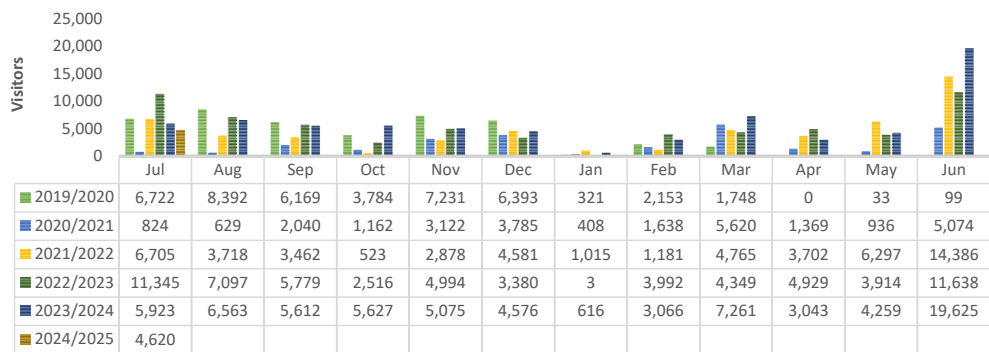


# FACILITY AND SERVICE PERFORMANCE DASHBOARD

REPORT PRINT DATE: 05/08/2024

## VISITORS &amp; CUSTOMERS – TOURISM &amp; CULTURAL

## DUBBO VISITOR INFORMATION CENTRE - VISITORS PER MONTH

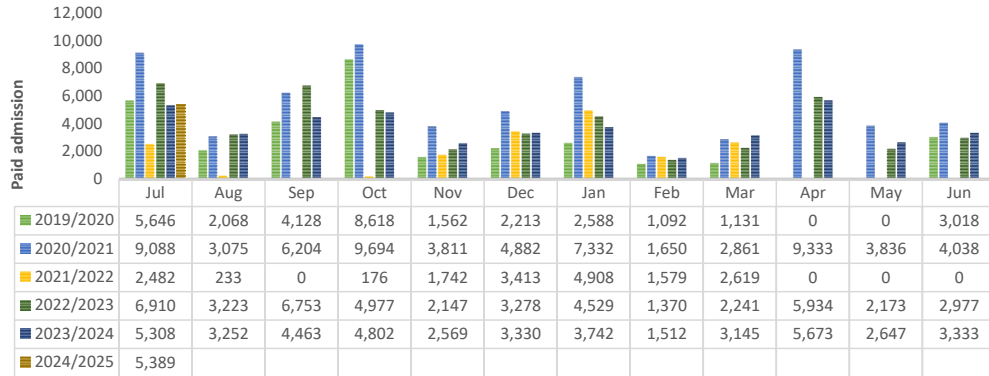
WELLINGTON VISITOR INFORMATION CENTRE -  
VISITORS PER MONTHDUBBO REGIONAL THEATRE AND CONVENTION CENTRE -  
VISITORS PER MONTH



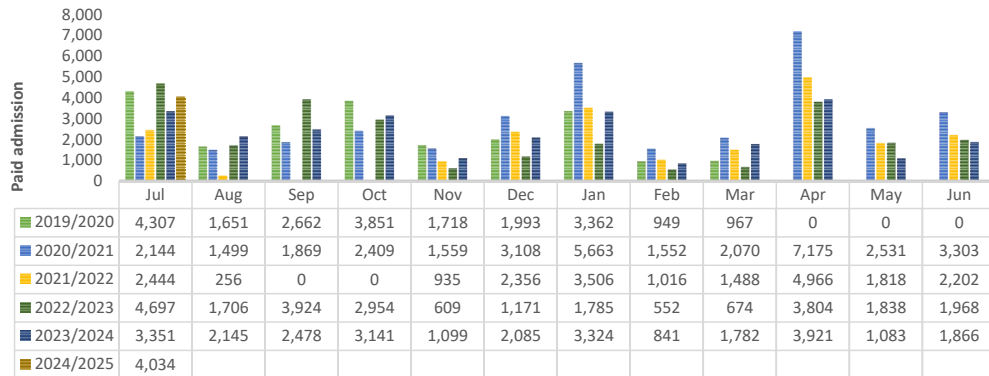
# FACILITY AND SERVICE PERFORMANCE DASHBOARD

REPORT PRINT DATE: 05/08/2024

## OLD DUBBO GAOL - VISITORS PER MONTH



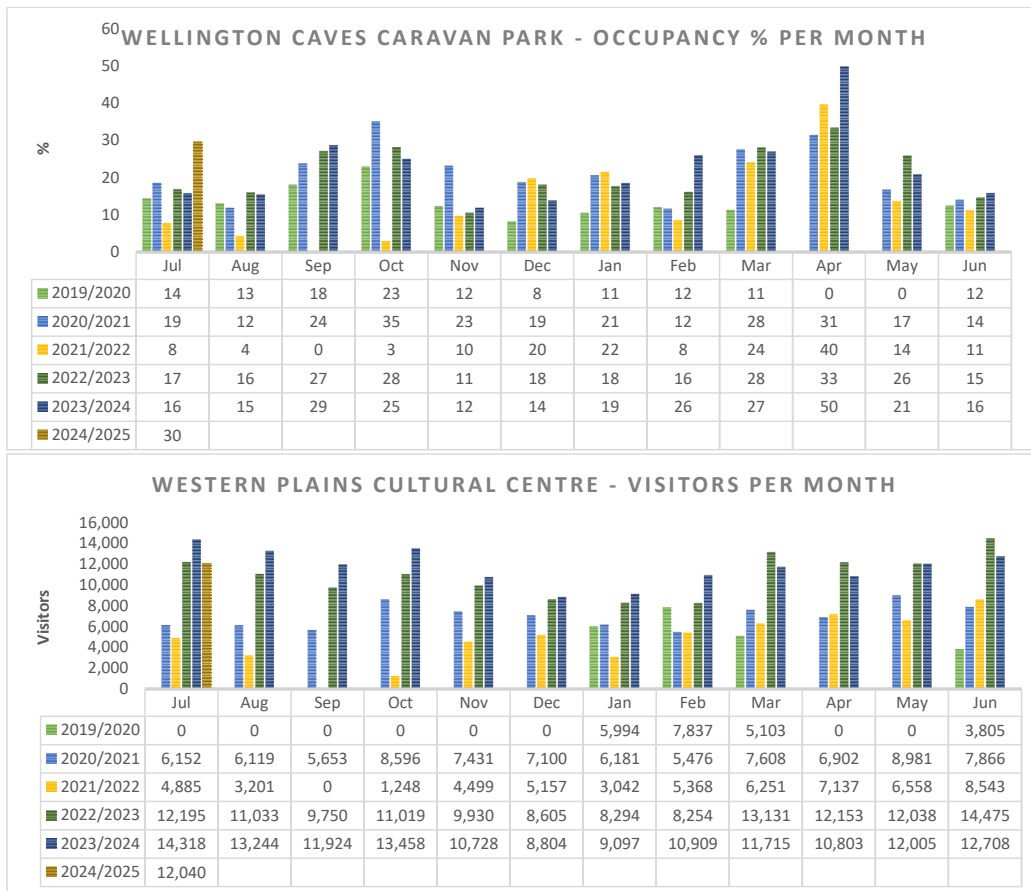
## WELLINGTON CAVES - PAID ADMISSION PER MONTH





# FACILITY AND SERVICE PERFORMANCE DASHBOARD

REPORT PRINT DATE: 05/08/2024







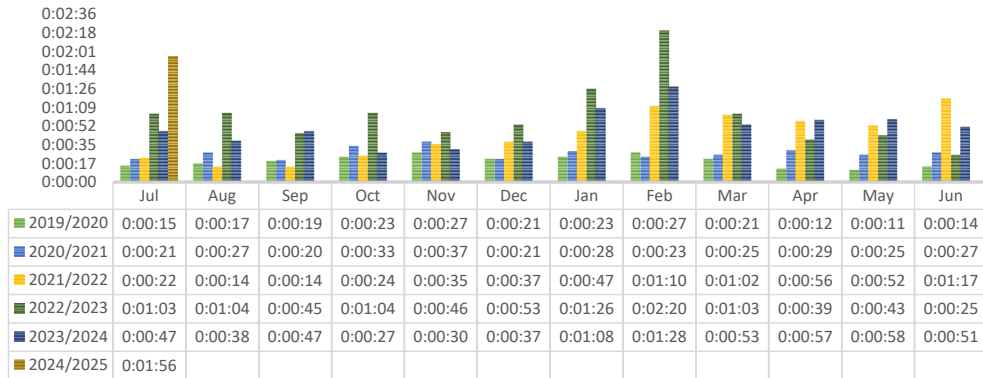
## CUSTOMER EXPERIENCE CHARTER DASHBOARD

REPORT PRINT DATE: 05/08/2024

### NUMBER OF CALLS HANDLED PER MONTH



### AVERAGE WAIT TIME IN CALL CENTRE QUEUE

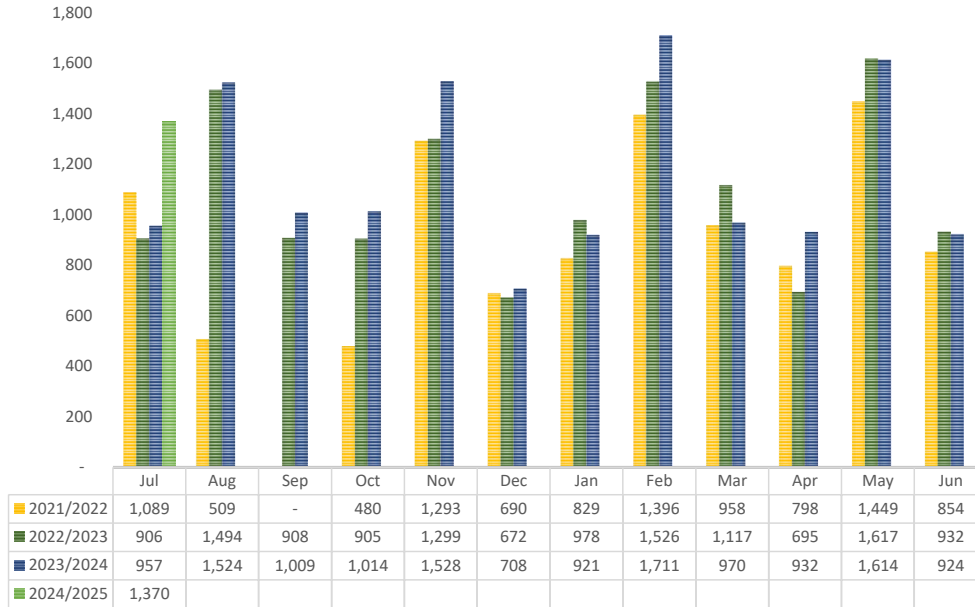




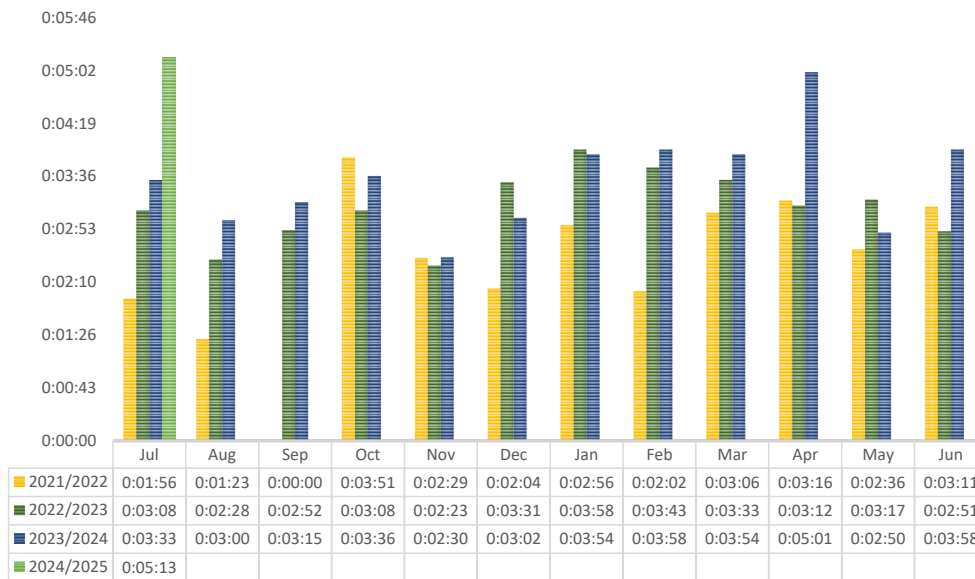
## CUSTOMER EXPERIENCE CHARTER DASHBOARD

REPORT PRINT DATE: 05/08/2024

### NUMBER OF COUNTER TRANSACTIONS PER MONTH



### AVERAGE WAIT TIME IN COUNTER QUEUE

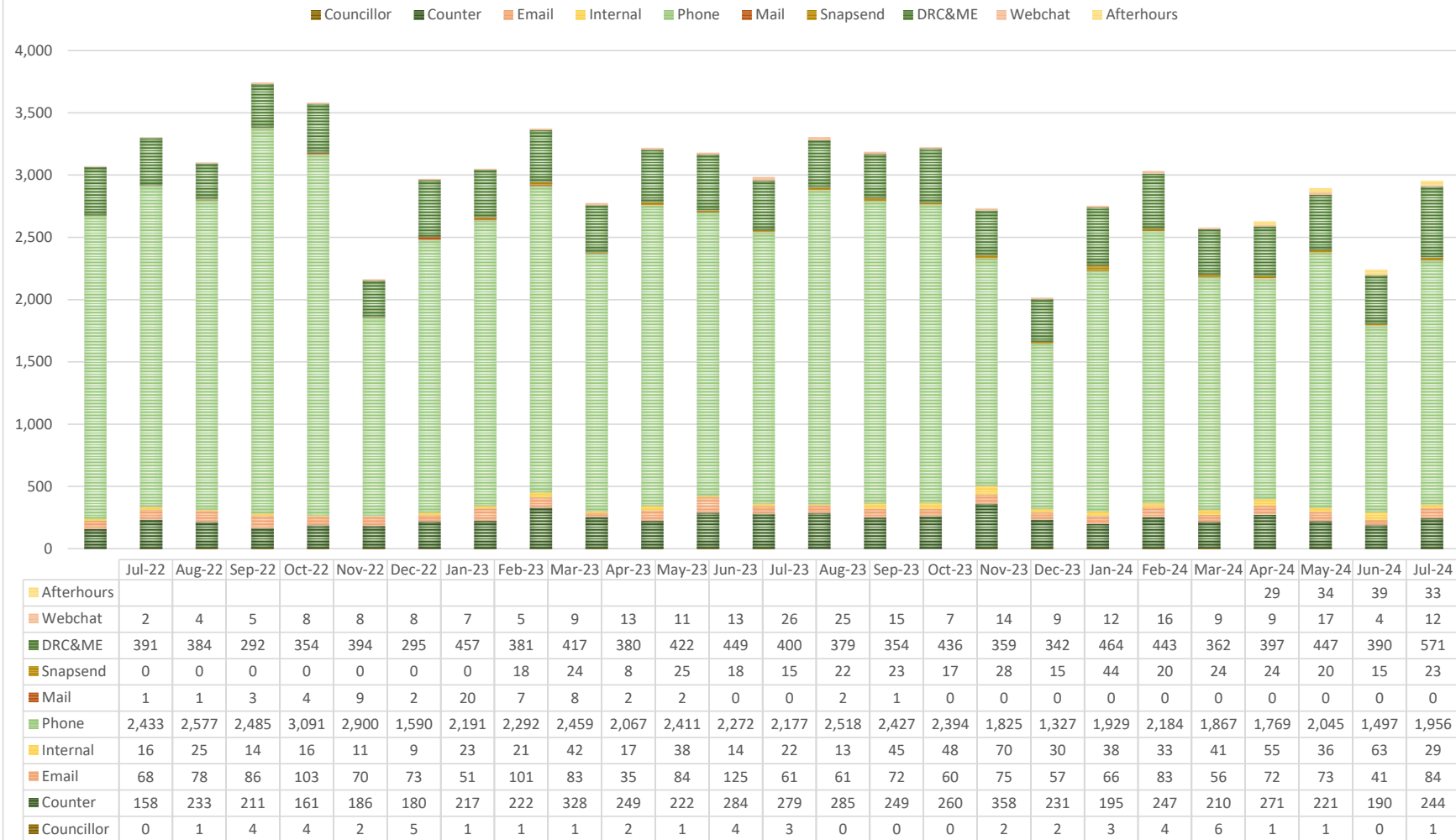




## CUSTOMER EXPERIENCE CHARTER DASHBOARD

REPORT PRINT DATE: 05/08/2024

### CUSTOMER SERVICE REQUEST TOTAL PER MONTH BY CATEGORY





## REPORT: Regional Express under Voluntary Administration: Impacts on Dubbo Regional Airport

**DIVISION:** Organisational Performance  
**REPORT DATE:** 2 August 2024  
**TRIM REFERENCE:** ID24/1641

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>Other: For Information</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>Regional Express Holdings Limited (Regional Express) entered into voluntary administration and appointed Administrators of the Company on 30 July 2024 pursuant to Section 436A of the Corporations Act.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Dubbo Regional Airport will attend the first meeting of the creditors of the Company on the 9 August 2024.</li><li>Regional Express have outstanding accounts with Dubbo Regional Airport of a value of \$527,150 (including GST) for Passenger Fees and Security Screening Charges at the time of the Voluntary Administration announcement.</li><li>The July 2024 accounts for Passenger Fees and Security Screening Charges raised after the voluntary administration announcement has now been raised of a value of \$131,389.70 (including GST).</li></ul>	
<b>Financial Implications</b>	Budget Area	Dubbo Regional Airport
	Funding Source	Dubbo Regional Airport
	Proposed Cost	\$658,539.22 (including GST)
	Ongoing Costs	Possible reduction of income due to reduced passenger fees.
<b>Policy Implications</b>	Policy Title	There are no policy implications from this report.
<b>Consultation</b>	Administrators	Notification of appointment of Administrator via email

### STRATEGIC DIRECTION

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

Theme: 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

**RECOMMENDATION**

**That the report from the Director Organisation Performance on the 2 August 2024 be noted.**

*Jane Bassingthwaighe*  
Director Organisational Performance

*JB*  
Director Organisational  
Performance

## REPORT

Regional Express entered into voluntary administration following an emergency board meeting on Tuesday evening 30 July 2024 and appointed Administrators of the Company on 30 July 2024 pursuant to Section 436A of the Corporations Act. The Initial Notice to Creditors was on 31 July 2024.

Regional Express, under administration, will continue to operate the regional flights which includes the Dubbo Service. This will be under a new Creditor, 'Rex Administration'. All debt incurred including the month of July that had not been invoiced at the time of Voluntary Administration will be the debt of Regional Express. This means Council will treat Rex Administration as a new entity and any debts/fees owed by Regional Express on or before 30/07/2024 are considered as unsecured claims against the 'previous' business.

The Administrators have been advised that Council will enforce a 14-day payment term and should they not pay within that time we will commence debt recovery proceedings given their corporate behaviour to date. The overdue debt equates to \$658,539.22 (including GST) which includes the Passenger Fees and Screening Charges for July (up to 30/07/2024) which totalled \$131,389.72 (including GST). This debt has been incurred by the creditor of Regional Express Holdings Limited - ACN: 099 547 270.

Under the Corporations Act 2001 Paragraph 436E(3)(b) - Regulation 5.3A.03A and Paragraph 450A(1)(b) - Regulation 5.3A.07A. Council has been notified of the Combined Notice of Appointment and first meeting of creditors of company under administration for the following company details:

- |                                       |                  |
|---------------------------------------|------------------|
| - Regional Express Holdings Limited   | ACN: 099 547 270 |
| - Air Partners Pty Ltd                | ACN: 065 221 356 |
| - Regional Express Pty Ltd            | ACN: 101 325 642 |
| - Rex Airlines Pty Ltd                | ACN: 642 400 048 |
| - Rex Investment Holdings Pty Limited | ACN: 101 317 677 |

Notice was given that a first meeting of the creditors of the Company, or a first meeting for each of the Companies, (for multiple companies), will be held:

Location: Via Microsoft Teams  
Meeting date: 09 August 2024  
Meeting time: 12:00pm (AEST)

The purpose of the meeting(s) is to consider:

- whether to appoint a committee of inspection; and
- if so, who are to be the committee's members.

At the meeting, creditors may also, by resolution:

- remove the administrator(s) from office; and
- appoint someone else as administrator(s) of the Company.

Australian Airports Association has requested an estimate of outstanding debt for Regional Express in an effort to meet with the government and to ensure there are informed about the total amount that the regional ports are owed.

As shown in the graph below Regional Express’ passenger numbers between the two ports (Sydney and Broken Hill) have not reached their pre Covid numbers;



Security Screening

The current weekly scheduled flights in and out of the Dubbo Regional Airport are provided in **Image 1**. With the colours representing the following flights, Blue Rex, Pink QantasLink, Grey Link Airways. The Red vertical line indicating gaps in the requirements for Security Screening.

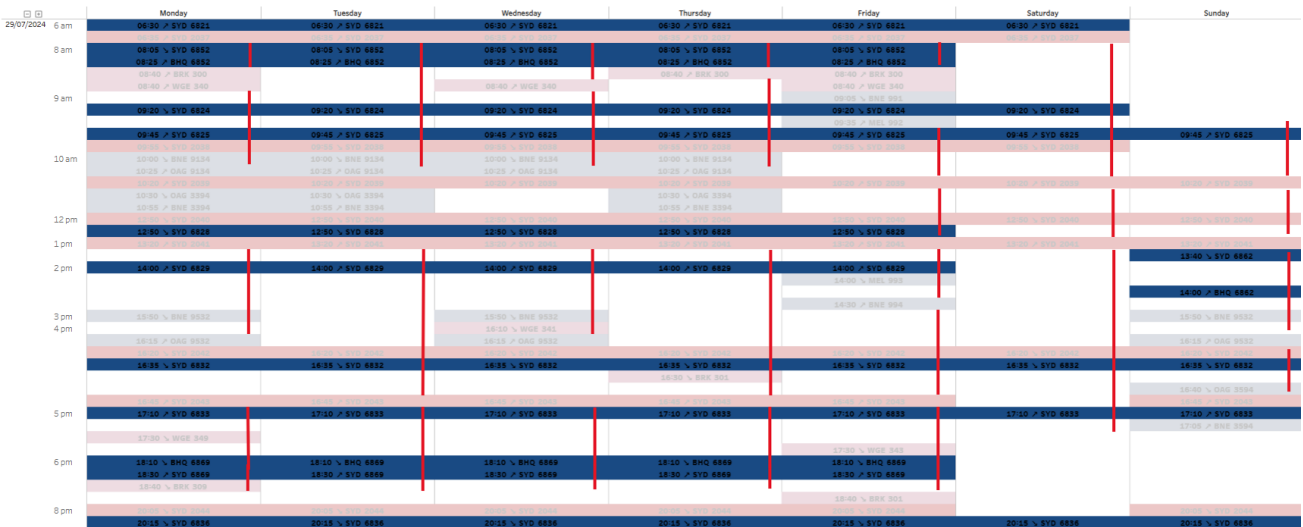


Image 1. Flight Impact on Security Screening

This highlights that any reduction of outbound flights will have a significant change to the required screening hours. As there would be gaps during most days for a few hours that Regional Express would normally service, most afternoon screening would need to shut at 5:15pm rather than 6:30pm with Saturday closing at 1:20pm.

The largest impacts being:

- Tuesday between 06:35am – 10:25 and 4:45pm – 7:00pm.
- Saturday between 06:35am – 10:20am and 1:20pm -5:40pm

If Regional Express is unable to trade out of current financial issues or scheduled flights are not replace with an alternate carrier, a desktop review of QantasLink historical passenger numbers and flight capacity would indicate that QantasLink has capacity to cover the majority of Regional Express' share of passengers with their existing schedule.

### **Airport Cafe**

Reduced services may have an impact on the Café, which is a leased facility for Dubbo Regional Airport.

### **Runway Capability**

Dubbo Runway Capability is under review for other airlines fleet requirements.

### **Jetgo**

Dubbo Regional Council was impacted when Jetgo when into Voluntary Administration in June 2018, the balance outstanding at the time was \$275,893 for passenger fees and airport screening charges. There were 2 significant financial transaction follow the date of voluntary administration which include:

- On 29/05/2019 Council transferred \$42,375.89 via EFT to the administrators for the unfair preference payment (as per legal advice).
- On 07/06/2019 Council received \$19,544.89 from Jirsch Sutherland Insolvency Solutions.

Council received a creditor report dated 21/11/2019, this report indicated that the administrators did not anticipate a dividend to unsecured creditors. The balance was written off on the 30/06/2022 for the value of \$329,379.34, following the report to the Ordinary Council Meeting in June 2022, Write off of Unrecoverable Debts for the Jetgo debt, after Jetgo Australia Holdings Pty Ltd was Liquidated.

Council will follow due process as an unsecure creditor of Regional Express and may recover some of the outstanding debt.



**Resourcing Implications**

- Possible unrecoverable outstanding Debt of \$658,539.22 (including GST)
- Reduced services between Sydney to Dubbo, therefore reduction in revenue as passenger numbers decline due to reduced seats available (reduced flight services)
- The current Dubbo Regional Airport 2024/2025 budget for Regional Express Passenger Fees is \$1,160,698, based on current passenger fees and historical passenger numbers.
- Airport Passenger Screening charges are on a passenger cost recovery, therefore costs will increase on the other existing airlines. Noting that there is scope to reduce the hours required for Passenger Screening due to flight times (if Regional Express slots are not utilised by another airline).



**DUBBO REGIONAL  
COUNCIL**

## **Report of the Wellington Town Committee - meeting 15 July 2024**

**AUTHOR:** Governance Officer  
**REPORT DATE:** 1 August 2024

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The Council had before it the report of the Wellington Town Committee meeting held 15 July 2024.

### **RECOMMENDATION**

**That the report of the Wellington Town Committee meeting held on 15 July 2024, be noted.**



## **REPORT WELLINGTON TOWN COMMITTEE 15 JULY 2024**

**PRESENT:** Councillors J Gough, R Ivey, the Director Strategy, Partnerships and Engagement, , R Whiteley (Community Representative), E Holmes (Community Representative), D Mitchell (Community Representative), T Kelly (Community Representative), I Parkes (Community Representative), M Griggs (Community Representative), and J Wykes (Community Representative).

**ALSO IN ATTENDANCE:**

The Acting Director Infrastructure, the Director Community, Culture and Places, the Manager Regional Experiences and the Executive Officer Strategy, Partnerships and Engagement.

Councillor R Ivey assumed the Chair of the meeting.

The proceedings of the meeting commenced at 5:31pm.

Councillor R Ivey delivered an Acknowledgement of Country.

**WTC24/18 LEAVE OF ABSENCE (ID24/1452)**

A request for leave of absence was received from T Dray and D Ramsland.

**WTC24/19 CONFLICTS OF INTEREST (ID24/1453)**

There were no conflicts of interest declared.

**WTC24/20 REPORT OF THE WELLINGTON TOWN COMMITTEE - MEETING 20 MAY 2024 (ID24/1454)**

The Committee had before it the report of the Wellington Town Committee meeting held 20 May 2024.

**OUTCOME**

- 1. That the report of the Wellington Town Committee meeting held on 20 May 2024, be noted.**
- 2. That an updates on the Fowler Steam Engine, Cameron Park Amenities, Saxa Bridge and Duke of Wellington Bridge be noted.**

**WTC24/21 CENTRAL-WEST ORANA RENEWABLE ENERGY ZONE (ID24/1455)**

The Committee were addressed by the Director Strategy, Partnerships and Engagement.

**OUTCOME**

**That the address by the Director Strategy Partnerships and Engagement be noted.**

**WTC24/22 OVERVIEW OF THE COMMUNITY SAFETY AND CRIME PREVENTION PLAN (ID24/1456)**

The Committee were addressed by the Director Community, Culture and Places.

**OUTCOME**

- 1. That the address by the Director Community, Culture and Places be noted.**
- 2. That the Executive Officer Strategy Partnerships and Engagement report the damage to the CCTV camera in Cameron Park through the Customer Request System.**

**WTC24/23 UPDATE ON THE WELLINGTON CAVES HOLIDAY PARK SERVICE REVIEW (ID24/1457)**

The Committee were addressed by the Director Community, Culture and Places and the Manager Regional Experiences.

**OUTCOME**

- 1. That the address by the Manager Regional Experiences be noted.**
- 2. That the business development opportunities to be considered as part of the Service Review Implementation Plan be noted.**

**WTC24/24 UPDATE ON OPERATIONAL PLAN ACTIONS (ID24/1458)**

The Committee were addressed by Corporate Strategy and Performance Coordinator.

**OUTCOME**

**That the address by the Director Strategy Partnerships and Engagement be noted.**

**WTC24/25 GENERAL BUSINESS, CORRESPONDENCE AND QUESTIONS ON NOTICE (ID24/1459)**

Discussions were held on the following topics:

- Upcoming Council elections
- Australia Day celebrations
- Tree policy

The meeting closed at 7:54pm.

.....  
CHAIRPERSON



**DUBBO REGIONAL  
COUNCIL**

## **Report of the Villages Committee - meeting 17 July 2024**

**AUTHOR: Governance Officer**  
**REPORT DATE: 1 August 2024**

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The Council had before it the report of the Villages Committee meeting held 17 July 2024.

### **RECOMMENDATION**

**That the report of the Villages Committee meeting held on 17 July 2024, be noted.**



## REPORT VILLAGES COMMITTEE 17 JULY 2024

**PRESENT:** Councillors R Ivey, S Chowdhury, the Director Strategy, Partnerships and Engagement, L Hennessy (Community Representative), R Wykes (Community Representative), F Doughty (Community Representative), K Charlton (Community Representative), S O'Leary (Community Representative), E Walker-Mason (Community Representative), E Walker-Manson (Community Representative) and M Cox (Community Representative).

**ALSO IN ATTENDANCE:**

The Director Infrastructure, the Director Community, Culture and Places, the Manager Building and Development Services, the Organisational Sustainability Coordinator and the Executive Officer Strategy, Partnerships and Engagement.

Councillor Ivey assumed the Chair of the meeting.

The proceedings of the meeting commenced at 3:05 pm.

**VC24/19 LEAVE OF ABSENCE (ID24/1442)**

Requests for Leave of Absence were received from M Hanney, P Wykes and V Parkes. Councillor S Chowdhury, L Hennessy, R Wykes and S O'Leary attended via audio visual link.

**VC24/20 CONFLICTS OF INTEREST (ID24/1443)**

There were no Conflicts of Interest received.

**VC24/21 REPORT OF THE VILLAGES COMMITTEE - MEETING 22 MAY 2024 (ID24/1444)**

The Committee had before it the report of the Villages Committee meeting held 22 May 2024.

**OUTCOME**

**That the report of the Villages Committee meeting held on 22 May 2024, be noted.**

**VC24/22 FURTHER MATTERS AND QUESTIONS ON NOTICE (ID24/1445)**

Discussion was held on a number of topics including:

- The need for easy to find information being available on Council's web site in respect of renewables projects.
- Community uncertainty about Squadron Energy prospecting for a new wind energy project generally in the area between Elong Elong and Mendooran.
- Update on Saxa Road.
- Update on Village community lawn mowers – a report will be presented to the August Council meeting for consideration.
- Upcoming Council elections, last Villages Committee meeting for the Council term.

**OUTCOME**

1. That the address by the Director Strategy, Partnerships and Engagement, be noted.
2. That the updates on the Village lawn mowing and Saxa road by the Director Infrastructure be noted.
3. That the Director Strategy, Partnerships and Engagement further consider and advise members of how project data could be provided on Council's website.

**VC24/23 CENTRAL-WEST ORANA RENEWABLE ENERGY ZONE (ID24/1446)**

The Committee was addressed by the Director Strategy Partnerships and Engagement.

**OUTCOME**

1. That the address by the Director Strategy Partnerships and Engagement be noted.
2. That information regarding the recently announced Community and Employment Benefit Program and grant workshops be provided to Committee members.

**VC24/24 ESSENTIAL ENERGY ELECTRIC VEHICLE CHARGING STATION TRIAL (ID24/1447)**

The Committee was addressed by the Organisational Sustainability Coordinator.

**OUTCOME**

1. That the address by the Organisational Sustainability Coordinator be noted.
2. That investigations be undertaken by the Organisational Sustainability Coordinator into whether any Villages can be nominated for the Essential Energy trial.
3. That the willingness of the Villages to host electric vehicle charging infrastructure be noted.

*At this juncture, the Organisational Sustainability Coordinator left the meeting, time being 4:00pm.*



**VC24/25      OVERVIEW OF BUILDING ENTITLEMENTS IN ELONG ELONG (ID24/1448)**  
The Committee was addressed by the Manager Building and Development Services.

**OUTCOME**

**That the address by the Manager Building and Development Services be noted.**

**VC24/26      UPDATE ON THE CEMETERY IMPROVEMENT PROJECT (ID24/1449)**  
The Committee was addressed by the Director Community, Culture and Places.

**OUTCOME**

- 1.      That the address by the Director Community, Culture and Places be noted.**
- 2.      That the presentation be shared with Committee members.**

**VC24/27      VILLAGE PLACE PLANNING (ID24/1450)**  
The Committee was addressed by the Director Strategy, Partnerships and Engagement.

**OUTCOME**

**That the address by the Director Strategy Partnerships and Engagement be noted.**

**VC24/28      UPDATE ON OPERATIONAL PLAN ACTIONS (ID24/1451)**  
The Committee was addressed by the Director Strategy Partnerships and Engagement and the Director Community, Culture and Places.

**OUTCOME**

- 1.      That the address by the Director Strategy Partnerships and Engagement be noted.**
- 2.      That the address by the Director Community, Culture and Places on the Community Safety Program be noted.**

*At this juncture, L Hennessy left the meeting, time being 4:32 pm*

The meeting closed at 4:52 pm.

.....  
CHAIRPERSON



**DUBBO REGIONAL  
COUNCIL**

## **Report of the Youth Council - meeting 6 August 2024**

**AUTHOR: Governance Officer**  
**REPORT DATE: 8 August 2024**

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The Council had before it the report of the Youth Council meeting held 6 August 2024.

### **RECOMMENDATION**

**That the report of the Youth Council meeting held on 6 August 2024, be noted.**



## REPORT YOUTH COUNCIL 6 AUGUST 2024

**PRESENT:** Councillors J Gough, P Wells and the Youth Development Officer.

**ALSO IN ATTENDANCE:** A Rai ( Youth member), C Ludick (Youth member), B Fernando-Fuller (Youth member), M Croft (Youth member), M Richardson (Youth member) and the Director Community, Culture and Places.

Councillor P Wells assumed the Chair of the meeting.

The proceedings of the meeting commenced at 5:00pm.

**YC24/37 LEAVE OF ABSENCE (ID24/1559)**

Requests for leave of absence were received from J Bayliss and B Apap.

**YC24/38 CONFLICTS OF INTEREST (ID24/1560)**

There were no conflicts of interest declared.

**YC24/39 REPORT OF THE YOUTH COUNCIL - MEETING 9 JULY 2024 (ID24/1561)**

The Committee had before it the report of the Youth Council meeting held 9 July 2024.

**OUTCOME**

**That the report of the Youth Council meeting held on 9 July 2024, be noted.**

**YC24/40 DEVELOPMENT OF YOUTH STRATEGY (ID24/1562)**

The committee was addressed by the Engagement and Customer Insights Partner and the Manager Customer Experience and Engagement.

**OUTCOME**

- 1. That the presentation on YourSay Youth Strategy Page be noted.**
- 2. That testing to be performed by Youth Council Members.**
- 3. That pop up stalls be utilised to promote the Youth Strategy page with members to**

- collate location ideas.
4. That the Youth Strategy be promoted through respective schools during Home Room sessions and Bi weekly meetings.
  5. That members have profiles created on the Youth Strategy YourSay page and on the general Dubbo Regional Council website.

**YC24/41 DUBBO REGION EVENTS STRATEGY (ID24/1634)**

The Committee will be addressed by the Events and Partnerships Team Leader.

**OUTCOME**

1. That the Regional Events Team create an Events Strategy.
2. That Youth Council members give feedback on ideas for events and volunteer at events.
3. That an events survey to be sent to members to share with peers.

**YC24/42 PROJECTS AND SCHOOL HOLIDAY EVENTS (ID24/1565)**

The Committee was addressed by the Youth Development Officer.

To be discussed at the next Youth Council meeting.

**YC24/43 YOUTH COUNCIL REGIONAL REVIEW (ID24/1563)**

The Committee was addressed by the Youth Development Officer.

To be discussed at the next Youth Council meeting.

**YC24/44 UPDATE ON COMMUNITY SAFETY AND CRIME PREVENTION PLAN AND YOUTH STRATEGY (ID24/1564)**

The Committee was addressed by the Director Community Culture and Places.

To be discussed at the next Youth Council meeting.

The meeting closed at 6:00pm.

.....  
CHAIRPERSON



DUBBO REGIONAL  
COUNCIL

## NOTICE OF MOTION: Footpaths in Dubbo and Wellington

REPORT DATE: 5 August 2024

FILE: ID24/1644

Council had before it a Notice of Motion dated 5 August 2024 from Councillor S Chowdhury regarding the Footpaths in Dubbo and Wellington as follows:

*That the CEO provide a report to December 2024 Ordinary Meeting of Council that:*

1. *Details the work being undertaken under the adopted 2024/2025 Operational Plan and Budget regarding understanding the demand for and gaps in the provision of footpaths in Dubbo and Wellington.*
2. *Details what planning instruments Council use to ensure the provision of footpaths in new subdivision developments.*

### RECOMMENDATION

1. **That the CEO provide a report to December 2024 Ordinary Meeting of Council that:**
  - a. **Details the work being undertaken under the adopted 2024/2025 Operational Plan and Budget regarding understanding the demand for and gaps in the provision of footpaths in Dubbo and Wellington.**
  - b. **Details what planning instruments Council use to ensure the provision of footpaths in new subdivision developments.**

SC  
Councillor

### APPENDICES:

- 1 [↓](#) Notice of Motion - Footpaths in Dubbo and Wellington

**Councillor Shibli Chowdhury**

PO Box 81  
DUBBO NSW 2830

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5 August 2024

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

Dear Murray

**NOTICE OF MOTIONS – FOOTPATHS IN DUBBO AND WELLINGTON**

I would like to place the following notice of motion on the agenda for the 5 August 2024 Ordinary meeting of Council;

*That the CEO provide a report to December 2024 Ordinary Meeting of Council that:*

- 1) Details the work being undertaken under the adopted 2024/2025 Operational Plan and Budget regarding understanding the demand for and gaps in the provision of footpaths in Dubbo and Wellington.*
- 2) Details what planning instruments Council use to ensure the provision of footpaths in new subdivision developments.*

Yours faithfully



Shibli Chowdhury  
Councillor



## REPORT: Repatriation of Axe Grinding Groove Rocks in Wiradjuri Park

**DIVISION:** Infrastructure  
**REPORT DATE:** 29 July 2024  
**TRIM REFERENCE:** ID24/1085

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>Addressing Council resolution</li><li>Provide review or update</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>Provide an update on the Notice of Motion relating to the repatriation of the axe grinding groove rocks located at Wiradjuri Park.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>The previous resolution of Council has been explored with Transport for NSW not able to accommodate the repatriation of the axe grinding groove rocks as part of the current project.</li><li>This is due to the approved documentation incorporating the axe grinding groove rocks into the beautification of Wiradjuri Park.</li></ul>	
<b>Financial Implications</b>	Budget Area	There are no financial implications arising from this report.
	Funding Source	Recreation and Open Space
	Proposed Cost	\$50,000
	Ongoing Costs	Nil
<b>Policy Implications</b>	Policy Title	There are no policy implications arising from this report.
	Impact on Policy	Nil
<b>Consultation</b>	Transport for NSW	Meetings with Transport for NSW and Dubbo Regional Council staff in relation to the beautification of Wiradjuri Park.
	Three River Regional Assembly	Meeting held with the Three Rivers Regional Assembly

### STRATEGIC DIRECTION

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

Theme: 5 Liveability

CSP Objective: 5.2 Our First Nations communities and cultures are celebrated and enhanced

Delivery Program Strategy:	5.2.3 Items, areas and places of First Nations cultural heritage significance are protected and conserved
Theme:	5 Liveability
CSP Objective:	5.2 Our First Nations communities and cultures are celebrated and enhanced
Delivery Program Strategy:	5.2.2 The culture of our First Nations communities is recognised and celebrated

## RECOMMENDATION

- 1. That it be noted that the axe grinding groove rocks located in Wiradjuri Park are required to remain in place as part of the New Dubbo Bridge and associated works undertaken by Transport for NSW.**
- 2. That Council commence the repatriation process with the consultation and approvals to be undertaken by Council.**

*Murray Wood*  
Chief Executive Officer

*LR*  
Director Infrastructure



## BACKGROUND

A notice of Motion from Councillor Burns was ratified at the Ordinary Council meeting held on 27 April 2023 for the repatriation of the axe grinding groove rocks that are currently located at Wiradjuri Park.

The axe grinding groove rocks were previously moved from Terramungamine Reserve to Wiradjuri Park when they were destabilised at the bank of the Macquarie River.

Wiradjuri Park is located in Dubbo and is bounded by the Macquarie River, the Newell Highway, Thompson Street, and residential properties to the west of the park. The axe grinding groove rocks are located in the northern section of Wiradjuri Park and are shown in Figure 1 below.



**Figure 1.** Location of the axe grinding groove rocks within Wiradjuri Park

Transport for NSW (TfNSW) will be undertaking landscaping works within Wiradjuri Park as part of the new Dubbo bridge project.

### Previous Resolutions of Council

27 April 2023 CCL23/100	<ol style="list-style-type: none"><li>1. <i>That the CEO provide formal communications to Transport for NSW regarding the large rock to be repatriated to Terramungamine Reserve.</i></li><li>2. <i>That the CEO facilitate relevant stakeholder meetings to progress this initiative including the cost of repatriation be covered by Transport for NSW as part of the new Dubbo bridge project.</i></li></ol>
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### REPORT

Council staff have had a number of discussions with staff from TfNSW in relation to the repatriation of the axe grinding groove rocks.

TfNSW have advised that initial consultation was undertaken in terms of repatriation of the axe grinding groove rocks, however consensus was not reached as to whether they should be repatriated, or not. Given that consensus was not achieved, the decision was made for the axe grinding groove rocks to remain onsite and be incorporated into the development of Wiradjuri Park. The axe grinding groove rocks are protected as part of the construction management plan for the new Dubbo bridge project.

TfNSW have developed the documentation for the new Dubbo bridge project based on the axe grinding groove rocks remaining in place and the approvals, including the Aboriginal Heritage Impact Permit (AHIP), support the axe grinding groove rocks remaining in place.



**Figure 2.** Axe grinding groove rocks at Wiradjuri Park

As part of the construction of the new Dubbo bridge, there are works proposed to be undertaken in Wiradjuri Park. TfNSW will be seeking input into the development of Wiradjuri Park with the axe grinding groove rocks to be an element incorporated as part Wiradjuri Park.

Dubbo Regional Council and TfNSW staff attended a meeting on Friday 28 June 2024 with the Three Rivers Regional Assembly to discuss the naming of the new Dubbo bridge. Part of the discussion included the axe grinding groove rocks located in Wiradjuri Park. There was strong consensus at this meeting for the axe grinding groove rocks to be repatriated back to Country.

Given that there was a strong desire for the axe grinding grooves to be repatriated, it is proposed to continue with the approval process for this to occur.

### Consultation

- TfNSW and Council staff have been in discussions regarding the development of Wiradjuri Park and in particular the axe grinding groove rocks.
- Staff from Dubbo Regional Council and Transport for NSW attended the Three Rivers Regional Assembly meeting held on Friday 28 June 2024. There was discussion relating to the repatriation of the axe grinding grooves and a desire from the attendees for the axe grinding groove rocks to be repatriated back to Country.

### Resourcing Implications

- Staff time and the engagement of consultants will be required to enact the recommendation of this report.

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	0	0	0	0	0
c. Operating budget impact (a – b)	50,000	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	50,000	0	0	0	0	0
Does the proposal require ongoing funding?			No			
What is the source of this funding?			Recreation and Open Space			

**Table 1.** Ongoing Financial Implications

### **Options Considered**

#### **Option 1 – Maintain the status quo**

This option is for the axe grinding groove rocks to remain in Wiradjuri Park and incorporated into the beautification works for Wiradjuri Park.

From the meeting with the Three Rivers Regional Assembly, this is not the preferred option as there was a strong desire for the repatriation of the axe grinding groove rocks.

#### **Option 2 – Continue with the repatriation of the axe grinding groove rocks**

This was the intention of the original notice of motion from Councillor Burns and it is proposed to continue with this, however it will be at full cost to Council.

### **Preferred Option**

#### **Option 2 – Continue with the repatriation of the axe grinding groove rocks**

This was the intention of the original notice of motion from Councillor Burns.

This will require heritage assessments and a permit from National Parks and Wildlife for the axe grinding grooves to be moved. This will also require community consultation and provision of a location for the axe grinding groove rocks to be returned.

### **Next Steps**

- Commence community consultation on the repatriation of the axe grinding groove rocks.
- Undertake the necessary heritage assessments and prepare the AHIP application.





## REPORT: Ballimore Flood Study

**DIVISION:** Infrastructure  
**REPORT DATE:** 1 August 2024  
**TRIM REFERENCE:** ID24/1633

### EXECUTIVE SUMMARY

<b>Purpose</b>	• Seek endorsement.	
<b>Issue</b>	• Seeking endorsement of the Ballimore Flood Study to be presented to Council for adoption.	
<b>Reasoning</b>	• Endorsement of the Ballimore Flood Study will allow Council to progress the Ballimore Floodplain Risk Management Study and Plan as well as better protect the people of Ballimore through the development assessment process.	
<b>Financial Implications</b>	Budget Area	There are no financial implications arising from this report.
	Funding Source	N/A
<b>Policy Implications</b>	Policy Title	There are no policy implications arising from this report.
	Impact on Policy	N/A
<b>Consultation</b>	Infrastructure Strategy and Design	Floodplain Management Committee Ballimore Community

### STRATEGIC DIRECTION

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

Theme:	6 Environmental Sustainability
CSP Objective:	6.2 We recognise, plan for and respond to the impacts of climate change
Delivery Program Strategy:	6.2.1 The impacts of climate change are identified and addressed through collaboration with our community and government
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 TO THE FLOODPLAIN MANAGEMENT COMMITTEE**

That the Committee endorse the following for adoption by Council:

1. The Ballimore Flood Study (Volume 1) dated 11 July 2024 (**Appendix 1**).
2. The Ballimore Flood Mapping Compendium (Volume 3) dated 11 July 2024 (**Appendix 2**).
3. The following interim development controls for Ballimore:
  - a. The Defined Flood Event (DFE) shall be the 1% Annual Exceedance Probability (AEP) event.
  - b. A Flood Planning Level (FPL) of the DFE (1% AEP) + 0.5 m freeboard shall be applied to all new dwellings proposed.
  - c. All new dwellings shall have a suspended floor system (no slab on ground) and be designed such that future house raising is possible.

These interim development controls shall apply until the Ballimore Flood Risk Management Study and Plan is adopted by Council, at which point the resulting control measures adopted shall supersede those discussed above.

**FLOODPLAIN MANAGEMENT COMMITTEE CONSIDERATION**

This matter was considered by the Floodplain Management Committee at its meeting held on Monday, 29 July 2024. The Committee had unanimous support in the adoption of the recommendation, with some minor administrative changes to the attached Flood Study to be completed before Council endorsement.

**RECOMMENDATION**

1. That the Ballimore Flood Study (Volume 1) dated 11 July 2024 as attached to the report as Appendix 1 be adopted.
2. That the Ballimore Flood Mapping Compendium (Volume 3) dated 11 July 2024 as attached to the report as Appendix 2 be adopted.
3. That the following interim development controls apply to Ballimore:
  - a. The Defined Flood Event (DFE) shall be the 1% Annual Exceedance Probability (AEP) event.
  - b. A Flood Planning Level (FPL) of the DFE (1% AEP) + 0.5 metres freeboard shall be applied to all new dwellings proposed.
  - c. All new dwellings shall have a suspended floor system (no slab on ground) and be designed such that future house raising is possible.

That these interim development controls shall apply until the Ballimore Flood Risk Management Study and Plan is adopted by Council, at which point the resulting control measures adopted shall supersede those discussed above.

*Luke Ryan*  
Director Infrastructure

*GR*  
Senior Stormwater  
Engineer

BACKGROUND

The NSW Government’s Flood Prone Land Policy aims to make the community more flood resilient. It accomplishes this by reducing the impacts of flooding on owners and occupiers of flood-prone property and reducing public and private losses. The policy recognises that flood-prone land is a valuable resource. The Flood Risk Management Manual (gazetted in June 2023) supports the policy and guides councils on managing flood risk to their communities through the flood risk management framework. This includes helping councils develop and implement flood risk management plans for their communities. The manual also outlines the technical assistance provided to councils by the NSW Government.

In late 2018, Council successfully secured funding to carry out a Flood Study and Floodplain Risk Management Study and Plan for the village of Ballimore and as part of the NSW Government Floodplain Management Programme. The amount received was \$65,393 with a funding ratio of 2:1. Council engaged the consultant BMT to carry out the flood modelling and reporting process.

Previous Resolutions of Council

23 February 2023 CCL23/49	1. <i>That the Ballimore Flood Study be placed on public exhibition for 28 days in March/April 2023.</i>
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REPORT

The flood risk management process is set out in the Figure 1 from the NSW Flood Risk Management Manual.

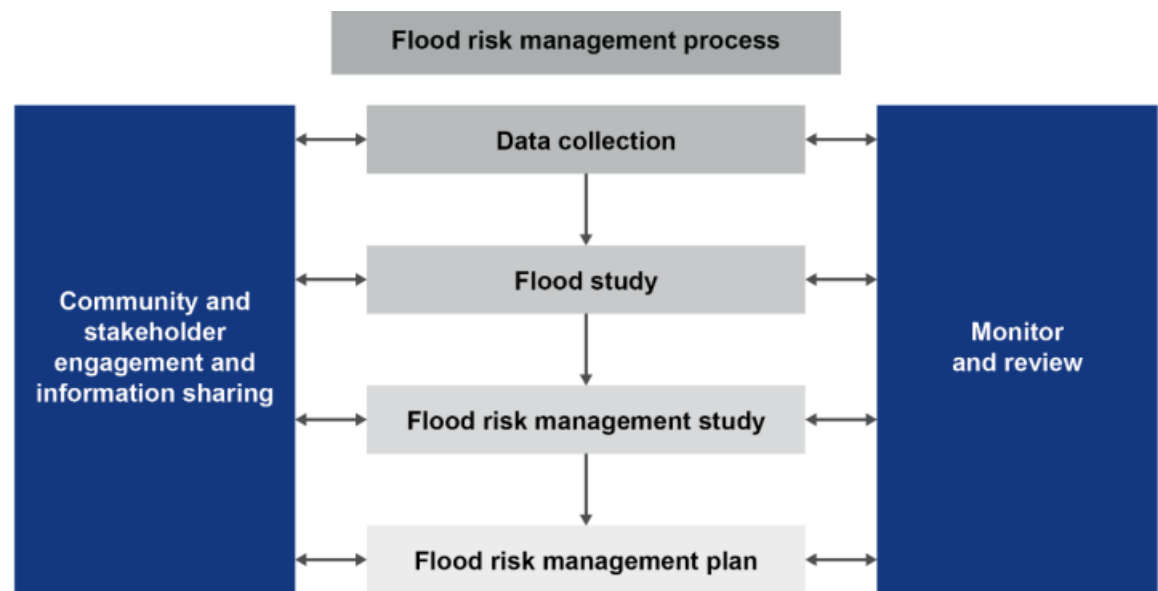


Figure 1. Flood Risk Management Process

The Ballimore Flood Study constitutes the first stage of the Floodplain Risk Management process and assesses the risk of flooding from the Talbragar River, Ballimore Creek and overland flows from local catchments upstream of the village.

The results of the flood study will be used to formulate a Floodplain Risk Management Study and Plan (FRMSP) for the village, which look at a range of flood mitigation works and measures to address the flood risk identified in the flood study. The results of the FRMSP will enable emergency services to review and update local flood planning for the village.

The FRMSP are expected to be finalised in early 2025. Community and stakeholder engagement is strong and continues to progress throughout the process.

### **Consultation**

Consultation was carried out with the residents of Ballimore. A survey for the community was written by the consultant BMT, and residents were invited to provide comment in March 2020. This anecdotal feedback was utilised in writing the draft flood study. Further consultation was carried out in March 2023 in the form of community consultation held onsite in Ballimore during the public exhibition period of the draft flood study. No written submissions were received from the community during the public exhibition period.

### **Resourcing Implications**

- There are no costs associated with the recommendation of this report.

### **Next Steps**

- Council to consider the Committee's recommendation/s.
- Development in Ballimore is guided by the adopted interim development controls.
- The FRMSP is finalised and considered for adoption by Council (at which point the interim development controls are superseded).

### **APPENDICES:**

- |   |   |                               |
|---|---|-------------------------------|
| 1 | Ballimore Flood Study (Volume 1) - BMT - Final  | Provided under Separate Cover |
| 2 | 2024 Ballimore Flood Study Mapping - BMT- Final | Provided under Separate Cover |





**REPORT: Development Application D23-628, Residential Subdivision (145 development lots and 23 residue lots)  
Lot 51 DP 1282381, Lot 15 DP 1285243,  
Lot 7 DP 250606, Lot 64 DP 261382,  
6R Bunglegumbie Road, 9R Bunglegumbie Road and 33 Chifley Drive, Dubbo  
Applicant: North West Precinct Community Pty Ltd  
Owner: Bunglegumbie Partners Pty Ltd and Mr Colin Middleton**

**DIVISION:** Development and Environment  
**REPORT DATE:** 5 August 2024  
**TRIM REFERENCE:** ID24/1625

**EXECUTIVE SUMMARY**

<b>Purpose</b>	<ul style="list-style-type: none"><li>Determine Development Application</li></ul>
<b>Issue</b>	<ul style="list-style-type: none"><li>The estimated cost of works for the subject Development Application is \$11,511,500. This exceeds the CEO's delegation of \$5 million. As such, determination by Council is required rather than determination under delegated authority.</li></ul>
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Consent is sought for a residential subdivision (145 development lots and 23 residue lots) including civil infrastructure works.</li><li>The proposal is permitted in accordance with clause 2.6 of the Dubbo Regional Local Environmental Plan 2022.</li><li>The proposal meets minimum lot size requirements in accordance with the Dubbo Regional Local Environmental Plan 2022.</li><li>The proposal is consistent with the objectives of the R2 Low Density Residential zone in accordance with the Dubbo Regional Local Environmental Plan 2022.</li><li>The proposal is generally compliant with the provisions of the North-West Urban Release Area Development Control Plan – Stage 1.</li></ul>

		<ul style="list-style-type: none"> <li>The proposal incorporates adequate measures and conditions to ensure the development will not result in any significant adverse impacts to the natural or built environments.</li> <li>The proposal is consistent with the public interest.</li> <li>It is recommended that the Application be approved, subject to conditions.</li> </ul>
<b>Financial Implications</b>	Budget Area	<ul style="list-style-type: none"> <li>Amended Section 94 Contributions Plan – Roads, Traffic Management and Car Parking.</li> <li>Section 94 Development Contributions Plan for Dubbo Open Space and Recreation Facilities.</li> <li>Water and Sewerage Contributions Policy.</li> </ul>
	Funding Source	In applying the abovementioned policies, the proposed development will be levied in total \$3,947,220.27 (2024/2025 financial year) in developer contributions.
	Proposed Cost	There are no direct proposed costs to Council arising from the proposed development.
	Ongoing Costs	There are no direct ongoing costs to Council arising from the proposed development.
<b>Policy Implications</b>	Policy Title	<ul style="list-style-type: none"> <li>Dubbo Regional Local Environmental Plan 2022.</li> <li>State Environmental Planning (Resilience and Hazards) 2021.</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021.</li> <li>North-West Urban Release Area Development Control Plan – Stage 1.</li> <li>Amended Section 94 Contributions Plan – Roads, Traffic Management and Car Parking.</li> <li>Section 94 Development Contributions Plan for Open Space and Recreation Facilities.</li> <li>Water and Sewerage Contributions Policy.</li> </ul>
	Impact on Policy	The proposal is consistent with these policies.
<b>Consultation</b>	Neighbour notification	In accordance with Council's Community Participation Plan, the Development Application was placed on notification for a period ending 25 January 2024, during which time adjoining property owners were notified in writing of the proposed development. Council received no submissions during the notification period.
	Applicant Consultation	During the assessment, regular meetings were undertaken between the applicant and Council to resolve/clarify various assessment matters. These meetings were held 14 June 2024, 28 June 2024, 12 July 2024 and 26 July 2024.

## STRATEGIC DIRECTION

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

Theme:	1 Housing
CSP Objective:	1.2 An adequate supply of land is located close to community services and facilities
Delivery Program Strategy:	1.2.1 Land is suitably zoned, sized and located to facilitate a variety of housing types and densities
Theme:	2 Infrastructure
CSP Objective:	2.2 Infrastructure meets the current and future needs of our community
Delivery Program Strategy:	2.2.1 Water and sewer infrastructure and services meet the needs of the community
Theme:	2 Infrastructure
CSP Objective:	2.1 The road transportation network is safe, convenient and efficient
Delivery Program Strategy:	2.1.2 The road network meets the needs of the community in terms of traffic capacity, functionality and economic and social connectivity

## RECOMMENDATION

1. That Development Application D23-628 for a residential subdivision (145 development lots and 23 residue lots) at Lot 51 DP 1282381, Lot 15 DP 1285243, Lot 7 DP 250606, Lot 64 DP 261382, 6R Bunglegumbie Road, 9R Bunglegumbie Road and 33 Chifley Drive Dubbo be approved subject to conditions (Appendix 1).
2. That Council grant delegation to the Chief Executive Officer to sign the determination (approval).

*Stephen Wallace*  
Director Development and Environment

*JS*  
Senior Planner

## 1. REPORT

### Proposed Development

Council is in receipt of a Development Application for a residential subdivision. The proposed subdivision (Torrens Title) is located within North-West Urban Release Area and will consist of the following:

- 145 residential development allotments;
- 23 residue allotments;
- Provision of associated civil works including servicing, footpaths, landscaping and construction of public roads (access off Bunglegumbie Road); and
- Demolition of an existing dwelling at 33 Chifley Drive to enable a pedestrian linkage to the existing subdivision to the south.

The 23 residue allotments (identified above) consist of 17 future development lots and 6 future open space areas. The 17 future development lots will be subject to separate Development Applications. The dedication of future open space areas will be undertaken as part a separate Planning Agreement between Council and the applicant.

For visual reference of the submitted subdivision plan see **Figure 1** below.

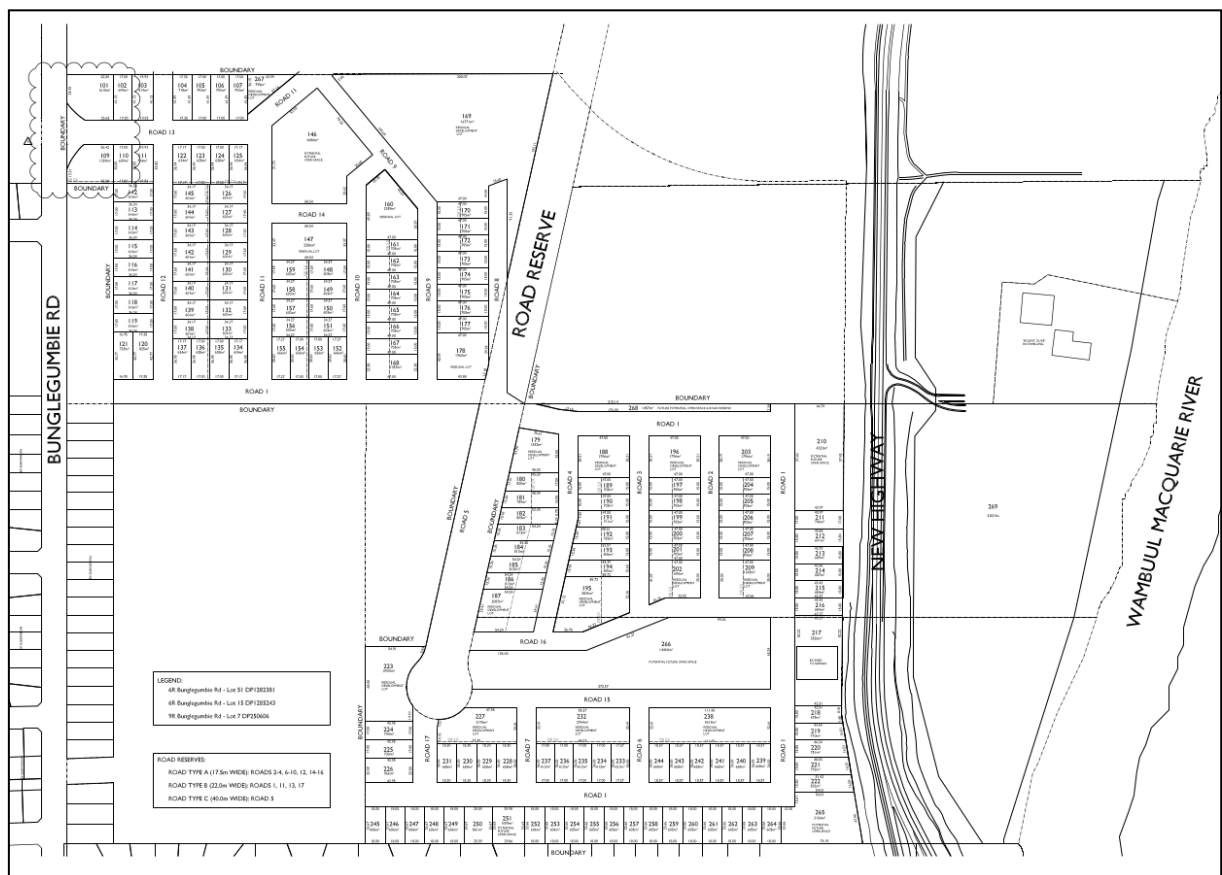


Figure 1: Submitted Subdivision Plan

## Consultation

- Internal Consultation

### Growth Planning Assessment

Following issue of conditional concurrence, Council's Team Leader Growth Planning Projects has not raised any significant issues that require further investigation or that would prevent the Application from being granted. No conditions or notations recommended.

### Engineering Assessment

Following receipt of additional information, Council's Development Engineering Team Leader in the report dated 1 August 2024 did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended will be included on the consent.

### Environment and Health Assessment

Council's Environmental Systems Planner in the report dated 22 February 2024 did not raise any significant issues that require further investigation or that would prevent the Application from being granted consent with conditions. The conditions and notations recommended will be included on the consent.

### Recreation and Open Space

Council's Manager Recreation and Open Space in the report dated 6 March 2024 raised several matters regarding proposed landscaping. Although noted, subsequent discussions were undertaken with it agreed that an appropriate condition will be implemented requiring more detailed landscaping plans to be submitted to and approved by Council prior to issue of the relevant Subdivision Works Certificate. The dedication of open space areas will be undertaken as part of a separate Planning Agreement process.

- External Consultation

### Neighbour Notification

In accordance with Council's Community Participation Plan, the Development Application was placed on notification for a period ending 25 January 2024, during which time adjoining property owners were notified in writing of the proposed development.

Council received no submissions during the notification period.

## 2. SITE CHARACTERISTICS

### *Locality*

The development site is located on the eastern side of Bunglegumbie Road. It comprises of four allotments totalling approx. 30.07 ha. The subject site is largely vacant given its previous use for agricultural purposes. Existing built form onsite comprises of a rural shed (existing Lot 51) and a dwelling (existing Lot 15). For a locality map of the site see **Figure 2** below.

*Slope*

The subject site slopes gradually from west to east towards the Macquarie River.

*Vegetation*

The subject site is highly disturbed due to a history of agricultural use. It is currently dominated by exotic species with minimal native species onsite.

*Access*

Vehicular access to the site is available via Bunglegumbie Road, a bitumen sealed public road.

*Drainage*

Stormwater management is discussed in detail below.

*Services*

The subject site would be connected to all utility services (water, sewer, stormwater and electricity). This discussed in further detail below.

*Adjoining uses*

North: Vacant land (zoned R2 Low Density Residential).  
South: Established residential housing (zoned R2 Low Density Residential).  
East: Vacant land (zoned R2 Low Density Residential). Beyond is the Newell Highway extension (currently under construction) and Macquarie River.  
West: Established Residential housing (zoned R2 Low Density Residential).

*Site Inspection*

An inspection of the site was conducted on 11 March 2024 and 5 July 2024.



Figure 2: Locality map of the development site (outlined in red)

### 3. SITE HISTORY

The development site comprises of four allotments. A review of Council's record system revealed the following applications relevant to each allotment:

Lot 7 DP 250606, 9R Bunglegumbie Road:

D96-081: Erection of dwelling, approved 16 May 1996.

D91-235: Golf driving range plus amenities, approved 4 October 1991.

D91-021: Erection of dwelling, approved 27 February 1991.

It would appear that none of the above applications were enacted upon and have since lapsed.

Lot 15 DP 1285243, 6R Bunglegumbie Road:

D05-674: Exhumation of three redundant sewage mains running from Thompson Street to the decommissioned Bunglegumbie Sewage Treatment Plant, approved 8 November 2005.

Lot 51 DP 1282381, 6R Bunglegumbie Road:

No approvals could be found following a review of Council's record system. This includes the existing shed structure onsite. A condition will be implemented requiring this building to remain vacant until separate development consent is first obtained for its intended use. Preliminary discussions indicate that consent may be sought for a type of community facility.

Lot 64 DP 261382, 33 Chifley Drive:

D21-717: Erection of carport, approved 30 January 2022.

B92-022: Additions to dwelling and double garage, approved 15 January 1992.

B86-004: Dwelling with attached verandah, approved 9 January 1986.

As outlined above, this dwelling and all associated outbuildings are proposed to be demolished to enable a pedestrian linkage between the proposed subdivision and existing subdivision to the south. This is discussed in further detail below.

Planning Proposal (R23-006):

North-West Urban Release Area, currently under Council assessment. This Planning Proposal is currently on Public Exhibition following Gateway Determination. The Planning Proposal proposes to increase development density potential via zoning, minimum lot size and dwelling density amendments to the Dubbo Regional Local Environmental Plan 2022.



This Planning Proposal relates to the whole North-West Urban Release Area including the area of the subject of this Application. The 17 future development residue lots are likely to be further developed following determination of this Planning Proposal. This does not impact the determination of the Subdivision Application as submitted. For visual reference of the land to which R23-006 applies see **Figure 3** below.



**Figure 3:** Land to which Planning Proposal (R23-006) relates

#### RELATED DEVELOPMENT APPLICATIONS:

D23-347: 105 Lot residential subdivision, currently under Council assessment. This Application relates to an adjoining allotment within the North-West Urban Release Area being Lot 6 DP 250606, 168A Bunglegumbie Road (directly adjoining to the south-west).

Although subject to separate assessment it is considered that the subdivision layout proposed as part of D23-347 generally aligns with that proposed as part of this Application. This ensures orderly development and connectivity within the North-West Urban Release area. This has been reviewed and supported by Council's Growth Planning Team.

For visual reference of the proposed subdivision layout under D23-347 see **Figure 4** below.



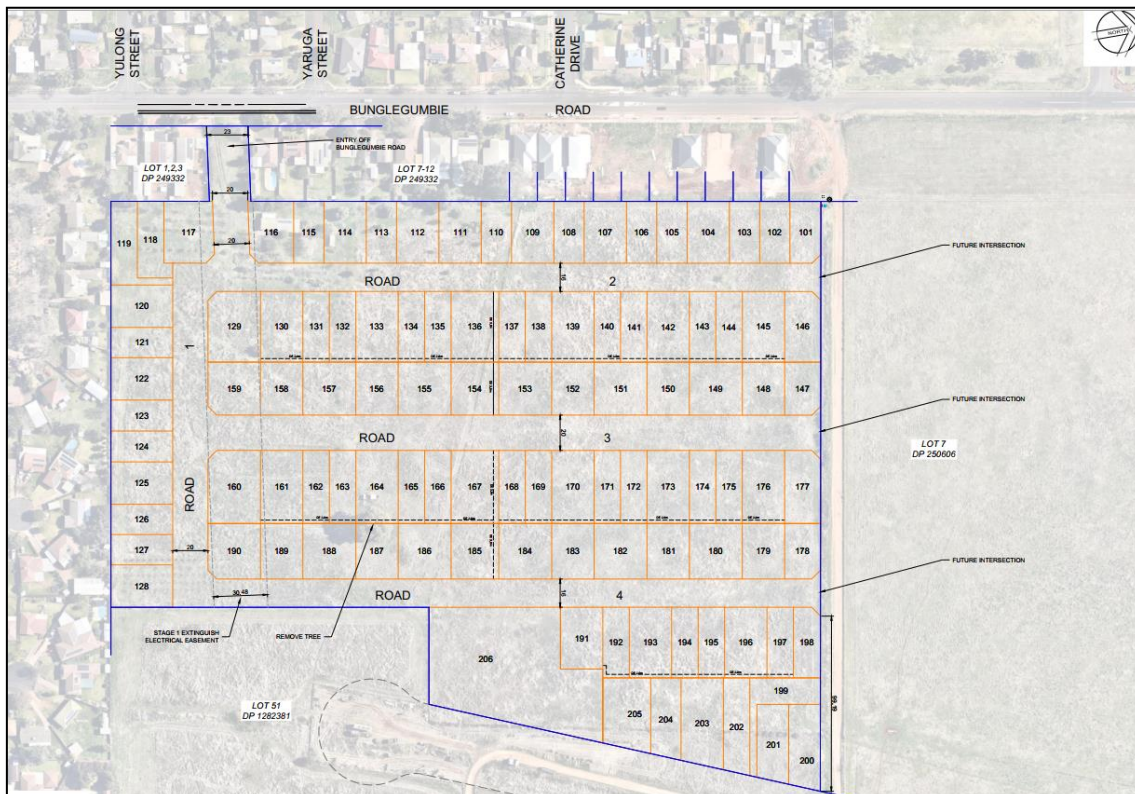


Figure 4: Subdivision Plan submitted as part of D23-347 (currently under Council assessment)

#### 4. PLANNING ASSESSMENT Section 4.15(1)

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

- environmental planning instruments (State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs);
- draft environmental planning instruments;
- development control plans;
- planning agreements;
- regulations;
- environmental (natural and built), social and economic impacts;
- suitability of the site;
- submissions; and
- public interest.

*(a)(i) Environmental Planning instruments*

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of Land

Under Clause 7 of the SEPP, Council must consider whether land is contaminated, and if so, if it is suitable for its intended use in its contaminated state. Addressing contamination, the applicant submitted two Contamination Reports and a Remediation Action Plan. These reports align with the existing lot configuration. Council's Environmental Systems Planner reviewed all information and provided the following comments:

Existing Lot 51 DP 1282381:

*"The first report (Lot 51, DP 1282381) found areas of soil discolouration, foreign materials stored on site, imported fill and the stockpiling of imported soil as being areas of concern to be investigated. In addition to these specific areas a 50m x 50m grid pattern of soil samples were taken across the site for laboratory analysis.*

*This report determined that the composite soil sample exceeded allowable total chromium levels. This prompted more detailed investigation which found that neither hexavalent or trivalent chromium exceeded allowable levels. Similarly, levels of hydrocarbons and heavy metals did not exceed allowable levels in the general site wide samples.*

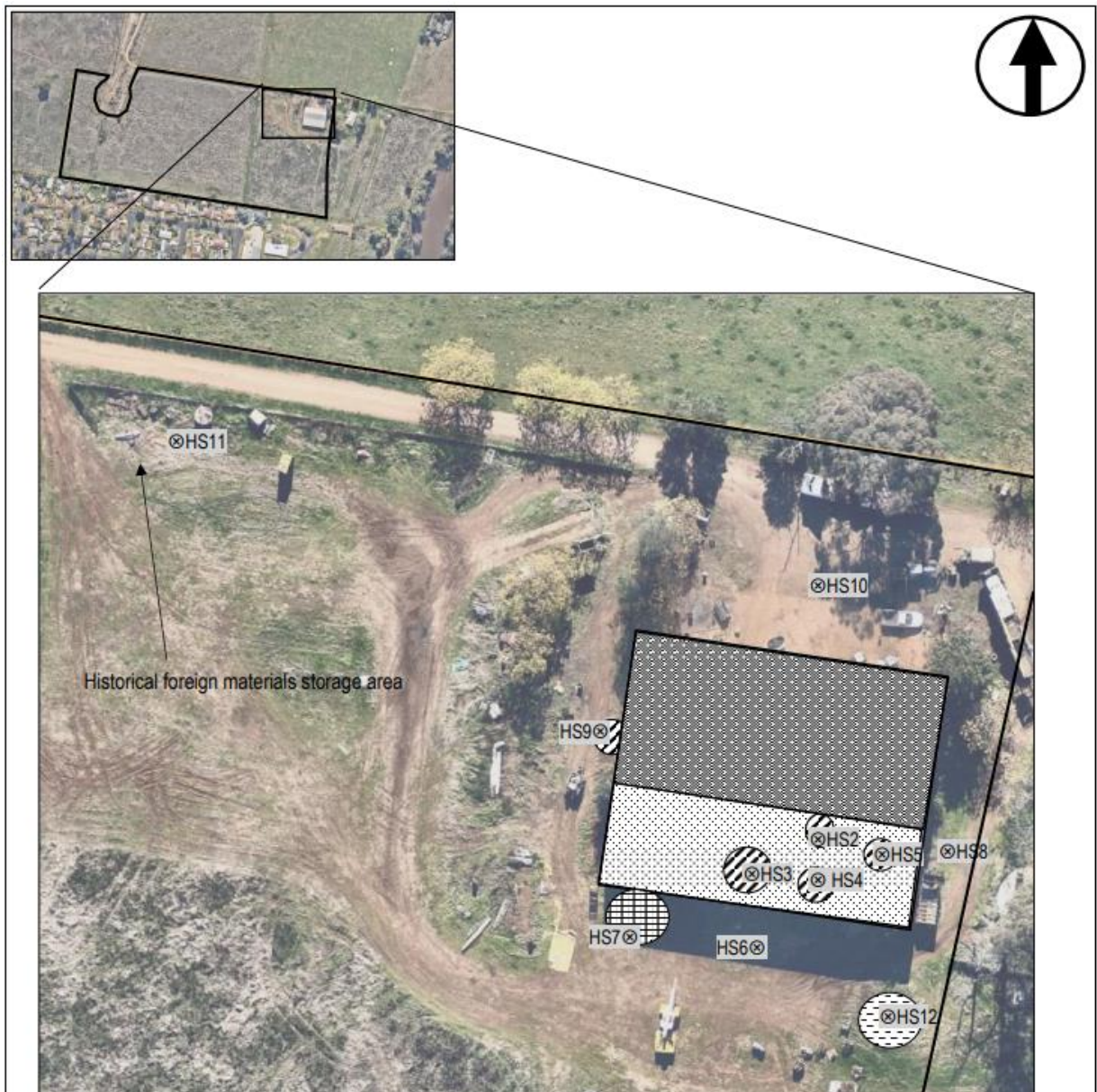
*The identified areas of concern however were found to contain contaminants of varying types and levels (in excess of allowable levels). As a result, four Areas of Environmental Concern (AEC) have been nominated by the consultants, these are;*

- AEC1 – sample site HS2, found to contain elevated levels of Lead, Zinc, Hydrocarbons, and Naphthalene.*
- AEC2 – sample site HS4, found to contain Hydrocarbons*
- AEC3 – sample site HS5, found to contain Hydrocarbons*
- AEC4 – sample site HS9, found to contain Zinc and Hydrocarbons*

*The imported soil stockpile was tested and found to contain non-contaminated material. It is effectively an aesthetic issue which can be readily resolved through earthmoving activities.*

*The report found that the nominated AEC's would require remediation prior to the site becoming suitable for residential development.*

*Sites HS2, HS4, HS5 and HS9 are all discoloured soil sites found within or adjacent to the shed on site (as shown in **Figure 5**, below). In all cases remediation is recommended to be excavation of small areas to a depth of a minimum of 0.5m.*



**Figure 5:** Areas of environmental concern (HS2, HS4, HS5 and HS9) located on site

*The report further recommended that a site remediation plan (which has already been submitted) be prepared for Lot 51, DP 1282381 prior to any on site works, this report will be required as a condition, additionally, prior to any on ground works the effectiveness of the remediation undertaken must be validated and reported to Council. Again, this will be recommended as a required condition of consent for this subdivision."*

Noting the comments above, a condition will be implemented requiring compliance with the submitted Remediation Action Plan. Upon completion of remediation works and prior to issue of the relevant Subdivision Certificate, a Validation Report demonstrating the site is suitable for residential purposes will be required to be submitted to Council. Subject to this condition, it is considered that Lot 51 DP 1282381 is suitable for residential purposes.

Existing Lot 7 DP 250606 & Lot 15 DP 1285243:

*"The second report (Lot 7, DP 250606 and Lot 15, DP 1285243) identified bare soil areas, a depression containing cattle bones and imported soil as areas of concern requiring specific investigation in addition to the 50m x 50m soil sampling carried out across both Lots.*

*This report determined that the proposed subdivision is safe for residential development in reports drafted in July 2023. This is despite Chlorine levels exceeding allowable levels of combined Chlorine was detected at specific locations in Lot 7, DP 250606, (HS8) and a number of the grid sampled sites. The HS8 findings should have prompted targeted assessment of this site however the consultants assessed soil samples from neighbouring grid samples sites and extrapolated those results across to HS8. The extrapolated results showed acceptable levels of both trivalent chromium and hexavalent chromium.*

*The second report did not find elevated levels of hydrocarbons, organo-chlorines, heavy metals or any other concerning contaminants.*

*As a result, the consultants determined that Lot 7, DP 250606 and Lot 15, DP 1285243 were suitable for residential development without additional interventions."*

Noting the comments above, it is considered that both Lot 7 DP 250606 and Lot 15 DP 1285243 are suitable for residential purposes. As such, no further investigations are required other than implementation of the standard 'unexpected finds' condition.

Lot 64 DP 261382, 33 Chifley Drive:

As outlined above, the existing dwelling and associated outbuildings onsite are to be demolished. This will enable a pedestrian linkage to the existing subdivision to the south. Addressing contamination, the applicant's consultant provided the following comments:

*"In regard to 33 Chifley Drive the site has a history of residential use and is not known to have been the site or location of any potentially contaminated land uses since its development for residential uses."*

Although the comments above are noted to ensure (post demolition) that the area is suitable for its intended use a condition will be implemented requiring a Demolition Work Plan to be submitted to Council prior to any demolition works commencing. This work plan shall include measures proposed to address matters such as dust generation, noise control and the assessment/removal of any hazardous materials. This condition will also require a Clearance Certificate (demonstrating the site is suitable) to be submitted to Council prior to issue of the relevant Subdivision Certificate.



SEPP (Transport and Infrastructure) 2021

Division 5 Electricity transmission or distribution

Subdivision 2 Development likely to affect an electricity transmission or distribution network

The Application was referred to Essential Energy in accordance with Clause 2.48 for which they responded in the correspondence dated 11 February 2024, raising no objection to the proposed development. The requirements specified by Essential Energy will be included on the development consent as notations, as Council is unable to enforce such requirements.

Further, as the proposed development is for subdivision separate electricity connections are required for each development allotment. As such, an appropriate condition will be included on the consent that Essential Energy notification through a Notice of Arrangement letter be provided to Council with each relevant Subdivision Certificate application confirming separate electricity connections to each allotment.

Division 17 Roads and traffic

Subdivision 2 Development in or adjacent to road corridors and road reservations

Clause 2.120 Impact of road noise or vibration on non-road development:

The proposed subdivision will adjoin the Newell Highway extension currently under construction. Noting potential for noise impacts the applicant submitted an Acoustic and Vibration Assessment. This report concluded the following as outlined by Council's Environmental Systems Planner:

*"The proponent's acoustic consultants, MAC, assessed impact on the proposed development from the Newell Highway extension and from Thompson Street and determined that all properties were sufficiently distant so as not to require supplementary noise mitigation."*

Noting the comments above, no further action is required. No specific requirement for noise control treatments are required.

It should also be noted that in accordance with clause 2.122 the proposed development is not deemed a traffic generating development. In addition, direct access from any allotment which adjoins the Newell Highway extension or Bunglegumbie Road will be prohibited. A condition requiring a restriction on the title prohibiting such will be implemented.

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

Dubbo Regional Local Environmental Plan 2022

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

*Clause 1.2            Aims of Plan*

The proposed development is not contrary to the relevant aims of the Plan. It specifically aligns with subclause (2)(b) which states the following:

*“to encourage residential development in West Dubbo”*

*Clause 1.4            Definitions*

Subdivision of land is not a defined land use term within the Dubbo Regional LEP 2022. However, for the purposes of the Environmental Planning and Assessment Act, subdivision means:

*“... the division of land into 2 or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition.”*

*Clause 1.9A          Suspension of covenants, agreements and instruments*

An investigation of the legal title for the site has revealed no restrictions which would prohibit the development in accordance with the provisions of the Dubbo Regional LEP 2022.

However, following a review of the relevant Deposit Plans it is noted there is no legal access from proposed Road 1 to Bunglegumbie Road. This is given the location of adjoining Lot 11 DP 1276027, currently under separate ownership. Noting such, the only legal means of access to the development (at this stage) is via proposed Road 13 off Bunglegumbie Road. Council's Infrastructure Division have raised no objections with this arrangement. For visual reference see **Figure 6** below.

It is noted however, that a portion of Lot 11 linking Road 1 to Bunglegumbie Road was approved/conditioned under D14-502 to be dedicated as 'public road'. To date, the developer associated with D14-502 is yet to act on this stage of the development.

To ensure timely connectivity throughout the North-West Urban Release Area, Council may investigate issuing an Order requiring completion of D14-502. This can be undertaken in accordance with Order No.11, Schedule 5 Development control orders, Part 1 General orders, of the Environmental Planning and Assessment Act 1979. Irrespective of such, Council's Infrastructure Division have confirmed this does not prohibit the determination of this Development Application.

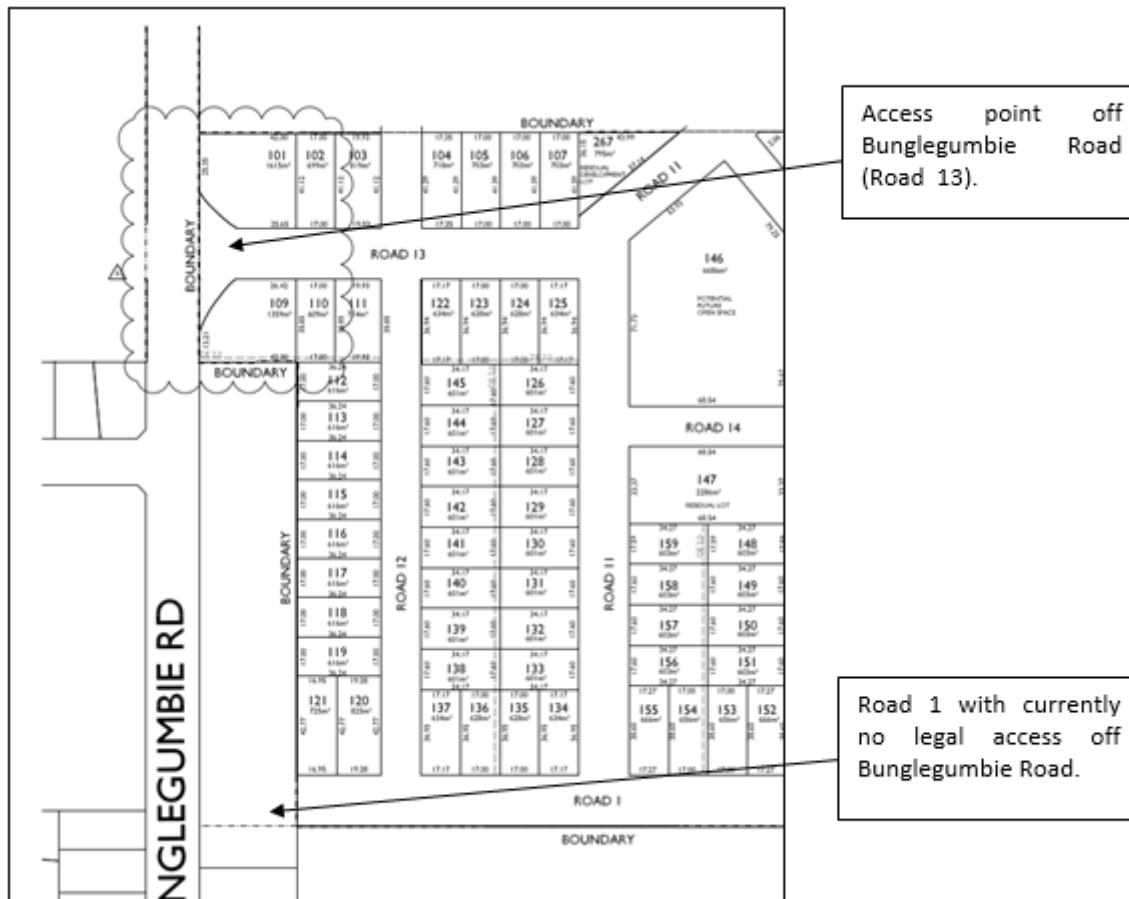


Figure 6: Submitted Subdivision Plan with vehicle access onto Bunglegumbe Road outlined

## Clause 2.2 Zoning of land to which Plan applies

The development site comprises of four allotments which are zoned as follows:

- Lot 7 DP 250606, 9R Bunglegumbe Road - R2 Low Density Residential.
- Lot 15 DP 1285243, 6R Bunglegumbe Road – R2 Low Density Residential and RE1 Public Recreation.
- Lot 51 DP 1282381 – R2 Low Density Residential.
- Lot 64 DP 261382 – R2 Low Density Residential.

Other than proposed Lot 269, all allotments proposed as part of this Application are located within the R2 Low Density Residential zone.

Lot 269 will be dual zoned (zoned R2 Low Density Residential and RE1 Public Recreation). This allotment is located between the Newell Highway extension (currently under construction) and the Macquarie River. During the assessment it was clarified that at this stage the existing dwelling onsite will remain with access having been negotiated with Transport for NSW as part of the Newell Highway extension project.

Noting although the Development Control Plan identifies proposed Lot 269 as open space, its construction and future dedication will be addressed at a later stage of the overall North-West Urban Release area outside the confines of this Application. This has been confirmed by Council's Growth Planning Team.

*Clause 2.3          Zone objectives and Land Use Table*

The objectives of the R2 Low Density Residential zone are as follows:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure development is consistent with the character of the immediate locality.

It is considered that the proposed development complies with the objectives of the R2 zone.

*Clause 2.6          Subdivision – consent requirements*

It is proposed to subdivide the site which requires development consent.

*Clause 4.1          Minimum subdivision lot size*

According to the Lot Size Map, the minimum lot size for the subject site is 600m<sup>2</sup>. All proposed allotments meet the minimum lot size. Lot layout and configuration is discussed in further detail below.

*Clause 5.10        Heritage Conservation*

Built Form:

The development site itself does not contain a heritage item however is located within the vicinity of the following item:

- Lot 32 DP 1219695, 6R Bunglegumbie Road (Mount Olive– Item I78) locally significant.

Although noted, it is considered that the proposed subdivision will have no adverse impact on the heritage significance of the above item. Due to the negligible level of impact and being on the eastern side of the Newell Highway extension, there is no proposed works adjoining the property and therefore a Heritage Management Document is not required.

Aboriginal Archaeologically:

An Aboriginal Cultural Heritage Assessment Report has been submitted by the applicant. This report was reviewed by Council's Environmental Systems Planner who provided the following comments:



*“An Aboriginal Due Diligence Report has been undertaken. This report, undertaken by AREA Consulting found no artefacts, no previous history of artefact discovery, and a history of site disturbance through agriculture. The consultants have adequately determined that there are no heritage impediments to this development.*

*Councils standard unexpected finds condition will be recommended.”*

Noting the comments above, no further action is required other than implementation of the recommended condition.

*Clause 5.14      Siding Spring Observatory – maintaining dark sky*

Being a subdivision, the only lighting associated with this development would be street lighting. It is considered such lighting, which is not regulated by Council, would not breach the Dark Sky Planning Guidelines or a light emission of 1,000,000 lumens or more. Future development on each allotment would be the subject of individual assessment for compliance.

The proposed development does not require referral to the Siding Spring Observatory.

*Clause 5.21      Flood planning*

The Macquarie River is located east of the development site. In accordance with Dubbo Regional LEP 2022 Flood Planning Maps the eastern portion of the site (existing Lots 15 and 51) are mapped as being impacted by the Flood Planning Level (1% AEP + 500mm). Residential development is required to be constructed to or above the Flood Planning Level.

However, the areas mapped as being impacted are ultimately proposed as designated public open space which will not be utilised for residential purposes. Further, in accordance with the Policy the Flood Planning Level at the location of the subject site is approx. 262.6m AHD (cross section 10 of Table 1) with the surface level at its lowest approx. 263.5m AHD. As such, Council’s Infrastructure Division have raised no objections with the proposal.

However, it is noted that proposed Lot 265 (open space) which is mapped as impacted also acts as a bioretention basin. Noting such, the applicant was requested to address the risk to adjoining properties should the basin be flooded. This was subsequently addressed by the applicant and reviewed by Council’s Infrastructure Division with no objections raised.

Noting such, and given all residential development lots are located outside the Flood Planning Area (i.e. the Flood Planning Level) no further assessment is required.

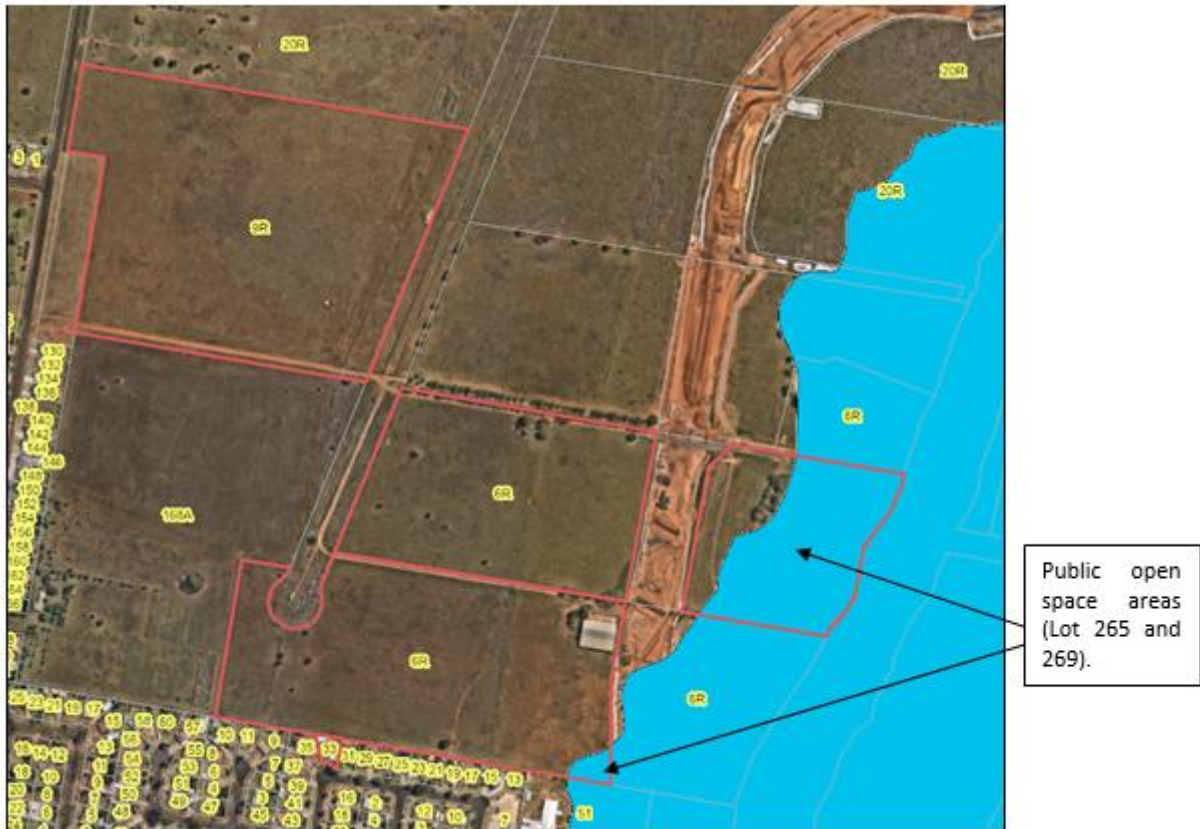


Figure 7: Subject site in relation to the Flood Planning Area (being the Flood Planning Level – 1% AEP + 500mm)

In addition, the following is noted in relation to flooding:

- The subject site is located within the Probable Maximum Flood (PMF) in accordance with Chapter 4.6 of Council's Flood Prone Land Policy. The development however does not contain/propose emergency service infrastructure and as such, no further assessment is required into the effect of flood waters in an extreme flood event.
- An additional flood study prepared by Cardno applies to the site. This study notes the Flood Planning Level (1% AEP + 500mm) at its most affected is 263.3m AHD. However, as the Cardno flood study is a draft document with no legal standing or guarantee of future adoption as Council Policy, only a note advising of this level is recommended on the consent. This has been Council's consistent approach for all development affected by the Cardo Draft Study.

#### Part 6 *Urban release areas*

The proposed development is located within an urban release area. As such, clauses 6.1, 6.2 and 6.3 are applicable and will be addressed below.

*Clause 6.1 Concurrence of Planning Secretary*

Conditional concurrence has been granted by the Department of Planning, Housing and Infrastructure. As recommended, a condition will be implemented requiring the applicant to enter into a Planning Agreement with the Minister for Planning and Public Places, prior to issue of the first Subdivision Certificate.

*Clause 6.2 Public Utility Infrastructure*

Based on an assessment of the submitted servicing plans and comments provided by Council's Infrastructure Division, Council is satisfied there are adequate arrangements for the provision of public utility infrastructure to each allotment within this subdivision. See comments elsewhere in this report for specific utility provisions.

*Clause 6.3 Development Control Plan*

In accordance with this clause a site specific Development Control Plan (DCP) has been prepared for the site which was adopted by Council on the 28 September 2023 (North-West Urban Release Area – Development Control Plan – Stage 1). A detailed assessment of the relevant parts of the DCP and this Applications compliance is undertaken later in this report.

*Clause 7.1 Terrestrial Biodiversity*

The eastern portion of existing Lot 15 DP 1285243 (adjoining the Macquarie River) is mapped as containing terrestrial biodiversity. However, there are no works proposed as part of this Application which impact this area. This portion will be located within proposed Lot 269 to be ultimately dedicated as public open space.

*Clause 7.2 Earthworks*

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

*Clause 7.3 Natural resources – riparian land and waterways*

The eastern portion of existing Lot 15 DP 1285243 (adjoining the Macquarie River) is mapped as containing riparian land. However, there are no works proposed as part of this Application which will impact this portion. This area will be located within proposed Lot 269 to be ultimately dedicated as public open space.

*Clause 7.5 Groundwater vulnerability*

The land is included on the Natural Resource – Groundwater Vulnerability Map. Noting such, Groundwater and Salinity Studies have been submitted by the applicant. These reports have been reviewed by Council’s Environmental Systems Planner who provided the following comments:

*“The land is currently zoned to include vulnerable groundwater. This is the Upper Macquarie Alluvial Aquifer. This aquifer is fed largely from the Macquarie River but also receives recharge inputs from surface inflows. As such it is vulnerable to contaminants infiltrating into the groundwater. The current proposal is unlikely to create such contaminating inputs. The current proposal also does not pose a risk of groundwater over-extraction. The highest risk to the groundwater would be spilt fuels or oils and such possibilities will be conditioned against.*

*The site is not currently saline, nor is it of high risk of future dryland salinity. The current proposal will not impact either groundwater or salinity and therefore no conditions are recommended in relation to these issues.”*

Noting the comments above, no further action is required other than implementation of recommended conditions.

*Clause 7.7 Airspace operations*

The subject site is located within the Obstacle Limitation Surface map for Dubbo Regional Airport. The relevant level on the OLS map is 323.5m AHD, to the site which has a surface level (at its most elevated) of approx. 276m AHD. Noting such, it is considered future development could occur which would not breach the OLS or impact airport operations. Nevertheless, individual assessments will be undertaken with each subsequent future application onsite.

*(a)(ii) Draft Environmental Planning instruments*

North-West Urban Release Area (R23-006):

As outlined above, a Planning Proposal in relation to the North-West Urban Release Area is currently on Public Exhibition following Gateway Determination. This Planning Proposal proposes to increase development density potential via zoning, minimum lot size and dwelling density amendments to the Dubbo Regional Local Environmental Plan 2022. This does not impact the determination of the Subdivision Application as submitted which in general aligns with that proposed.

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

*(a)(iii) Development control plans*

North-West Urban Release Area – Development Control Plan – Stage 1

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

**2.0 Staging and Implementing the Urban Structure**

**2.1 Staging**

The submitted subdivision plan generally aligns with the Stage Identification Plan within the DCP. No further assessment required.

**2.2 Initial Earthworks**

During civil construction, earthworks will occur, and it will be necessary for appropriate erosion and sediment controls to be in place to minimise soil disturbance and soils entering the local stormwater system. An appropriate condition regarding such will be implemented.

- (a) The subject site is highly disturbed with minimal mature trees onsite. Nevertheless, where practical (largely within Lot 269 which adjoins the Macquarie River) mature trees will be retained.
- (b) Earthworks will be undertaken to ensure adequate grades to facilitate appropriate servicing. This will be addressed in more detail with the Subdivision Works Certificate.

**2.3 Urban Infrastructure for Stage 1**

The proposed road layout and provision of open space is generally consistent with the DCP - Stage Identification Plan. The subdivision layout will support the continued growth of the overall North-West Urban Release area.

In accordance with the DCP a pedestrian linkage (via 33 Chifley Drive) will provide connectivity south being an integral connection point for residents. In principle Council has no objection with this connection not being dedicated until the Subdivision Certificate release along the southern boundary of the site (Lots 245-265).

Staging of open space is discussed in more detail under element 2.5 below.

**2.4 Streets, Movement and Accessibility**

Performance Measures:

- (a) Council's Infrastructure Division have reviewed the proposed road layout/hierarchy with no objections raised. A detailed assessment in terms of intersection treatments will be undertaken as part of the Subdivision Works Certificate.

However, of note is the need in the future for a two lane roundabout to service the Precinct at the intersection Bunglegumbie Road and Road 1. Council's Infrastructure Division at this stage only require the kerb returns and kerb alignments to be constructed in accordance with the roundabout design with remainder of the intersection to be designed and constructed as a 'T – intersection'. This will facilitate the provision of a future roundabout when demand within the overall Precinct warrants. This will be conditioned accordingly.

In addition, the applicant and Council have also agreed to the provision of roundabouts or future roundabouts at the following intersections (internal to the subdivision):

- Intersection of road 11 and 13;
- Intersection of road 1, 5 and 8; and
- Intersection of road 1 and 11.

Appropriate conditions regarding such will be implemented. In relation to the intersection of Road 1 and 11, Council's Infrastructure Division have confirmed that the complete roundabout is not required to be built as a direct result of this Application. Kerb returns will be constructed to allow future construction when demand in relation to the overall Precinct warrants.

- (b) Council's Infrastructure Division has raised no objections with proposed road widths which have sufficient capacity for servicing and street tree planting within road reserves. Appropriate conditions in relation to the road design will be implemented.
- (c) The road system is a modified grid system which promotes pedestrian and cycle movements.
- (d) No cul-de-sacs are proposed as part of this Application.
- (e) Plans detailing pedestrian linkages will need to be submitted to/approved by Council prior to issue of the relevant Subdivision Works Certificate. Such works are then required to be completed prior to issue of the Subdivision Certificate. To be conditioned accordingly.
- (f) Street hierarchy is considered logical creating appropriate connectivity throughout the subdivision and broader urban release area.

- (g) & (h) Detail in relation footpaths, cycleways and street crossings will be required to be detailed as part of the Subdivision Works Certificate. Such works will then be required to be completed prior to issue of the relevant Subdivision Certificate.
- (i) A Traffic Assessment has been submitted and reviewed by Council's Infrastructure Division with no objections raised.
- (k) & (l) The sub-arterial road (River Street West) does not form part of this Development Application. An assessment will be undertaken as part of future Development Applications.
- (m) Council's Infrastructure Division is satisfied that the road proposed north of 168A Bunglegumbe Road is suitable to service the development/precinct.

Development Controls:

- (1) The proposed street/road layout is generally consistent with the DCP (Stage Identification Plan).
- (2) The proposed street/road layout is generally consistent with the DCP (Indicative Pedestrian and Cycle Network within Stage 1).
- (3) Council's Infrastructure Division have raised no objections with proposed roads widths. These roads will accommodate travel lanes, pedestrian footpaths and landscaping. This will be assessed in more detail as part of the Subdivision Works Certificate.
- (4) Indicative bus stop locations have been outlined. Exact locations are not considered necessary as part of the Development Application. This will be addressed in more detail as part of the Subdivision Works Certificate.
- (5) to (8) Landscaping detail (including street trees and public open space areas) are required to be submitted to/approved by Council prior to issue of the relevant Subdivision Works Certificate. Future dedication will be determined as part of a Planning Agreement between Council and the applicant.
- (9) to (11) The 33 Chifley Drive connection will only service pedestrians/cyclists and will include open space immediately to its north. As outlined above, detailed landscaping plans are required to be submitted/approved by Council prior to issue of the relevant Subdivision Works Certificate. A more detailed assessment will be undertaken at this stage.

Note, in accordance with the DCP a referral to NSW Police was undertaken in relation to the 33 Chifley Drive. This referral was undertaken to ensure the connection is designed in accordance with the Crime Prevention Through Environmental Design principles. Although undertaken, no comments from NSW Police were received. Noting such, it has been assumed NSW Police have no comment/objection to make in relation to the pedestrian link. Nevertheless, a more detailed assessment including an assessment against the Crime Prevention Through Environmental Design principles will be undertaken by Council at a later stage. This is noting these details will be conditioned to be provided prior to issue of the relevant Subdivision Works Certificate.

## 2.5 Preserving Natural Elements and Open Space Network

Performance Measures:

### (a) Open space

Identified future open space areas are generally consistent with Figure 7 within the DCP – Open Space Network Map. In terms of the staging a condition will be implemented requiring a staging plan to be submitted to/approved by Council. This will enable further discussions between Council and the applicant in terms of appropriate staging.

As outlined previously, the dedication of open space areas will be undertaken as part a separate Planning Agreement process between Council and the applicant.

- (b) A condition will be implemented requiring detailed landscaping plans to be submitted to and approved by Council prior to issue of the relevant Subdivision Works Certificate.
- (c) The subdivision layout optimises connectivity between proposed allotments and open space areas. Where relevant allotments overlook open spaces areas which will enable a suitable degree of passive surveillance.

## 2.6 Stormwater Drainage Systems

Performance Measures:

(a) to (i) Stormwater management plans have been provided by the applicant. These plans demonstrate capture, conveyance, and disposal of stormwater. Council's Infrastructure Division have reviewed this design, with no objections raised subject to the implementation of appropriate conditions. A more detailed assessment will be undertaken as part of the Subdivision Works Certificate.

Development Controls:

(1) to (8) The applicants consultant provided the following comments addressing stormwater management and the provision of a Water Cycle Management Strategy:



*“A Water Cycle Management Strategy (WCMS) has been prepared by Stellen Consulting and Martens Engineering. The WCMS addresses all required development controls and achieves compliance.”*

Council’s Infrastructure Design have reviewed the submitted design, with no objections raised subject to the implementation of appropriate conditions. A more detailed assessment will be undertaken as part of the Subdivision Works Certificate.

## 2.7 Services and Utilities

### Performance Measures:

- (a) The applicant has submitted preliminary servicing plans showing provision for reticulated water, sewerage and stormwater infrastructure to each allotment. Council’s Infrastructure Division has reviewed such information and is generally satisfied that all proposed lots can be adequately serviced. Conditions requiring all infrastructure works to be undertaken (prior to issue of the relevant Subdivision Certificate) will be implemented.

### Development Controls:

- (1) Preliminary servicing plans have been submitted and reviewed by Council’s Infrastructure Division. Conditions requiring all infrastructure works to be undertaken (prior to issue of the relevant Subdivision Certificate) will be implemented.
- (2) As outlined above, preliminary servicing plans have been submitted and reviewed by Council’s Infrastructure Division. A more detailed assessment in relation to specifics (location, capacity, depth etc.) will be undertaken as part of the Subdivision Works Certificate.
- (3) Council’s Infrastructure Division have raised no issues in regard to the provision of a reticulated water supply and its capacity to service the development.

## 3.0 Subdivision Design and Built Form

### 3.1 Subdivision Controls

#### Performance Measures:

- (a) It is considered that the subdivision layout optimises connectivity between proposed allotments and public areas.
- (b) Allotments have appropriate frontages, areas and are generally suitable for the construction of residential housing. There are multiple allotments with dual frontages which could accommodate dual occupancies.

- (c) The size and configuration of corner allotments will enable future development to address both street frontages.
- (d) Where relevant proposed allotments overlook open spaces areas which will enable a degree of passive surveillance.
- (e) As part of the overall stormwater network inter-allotment drainage lines are proposed of which Council's Infrastructure Division have raised no objections.
- (f) An Acoustic and Vibration Assessment undertaken by Muller Acoustic Consulting has been submitted. This report which has been reviewed by Council's Environmental Systems Planner concludes no special noise attenuation treatments are required.

Development Controls:

- (1) All proposed allotments have a minimum frontage of 15m.
- (2) Street block are considered a sufficient length with consideration of open space provisions and site constraints.
- (3) No battle-axe allotments or cul-de-sacs are proposed as part of this Application.
- (4) Proposed corner allotments are of an appropriate scale to accommodate future residential development.
- (5) No Biodiversity offsets are triggered.
- (6) to (12) Given the proximity of the Newell Highway extension (currently under construction) a Noise Impact Assessment was submitted. This study concludes there is no requirement for noise control treatments. Note, the subject study was reviewed by Council's Environmental Systems Planner with no objections raised.

3.2 Development near the Dubbo Regional Airport

In relation to airport operations, the applicant provided the following comments:

*"The location of the development is in the south-eastern corner of the precinct being the most distant location from the airport."*

In terms of the Obstacle Limitation Surface Map the relevant level (as detailed above) is 323.5m AHD. With the site having a maximum surface level of approx. 276m AHD it is considered that future development could occur and not breach the OLS or impact airport operations.

Noting such, a referral to the Airport Manager was not considered necessary (distance to Airport being 2.25km). A more detailed Airport assessment will be required as part of future subdivision stages within the overall North-West Urban Release Area.

### 3.3 Lot and Site Controls

Not applicable. These controls relate to the construction of future housing.

### 3.4 Built Form and Streetscape Controls

Not applicable. These controls relate to the construction of future housing.

### 3.5 Access, Parking Garages and Driveways

Not applicable. These controls relate to the construction of future housing.

#### *(a)(iia) planning agreements*

As outlined above, a condition will be implemented requiring the applicant to enter into a Planning Agreement with the Minister for Planning and Public Places. This is part of the Secretary Concurrence process (clause 6.1 of the Dubbo Regional LEP 2022).

In addition, dedication of future open space areas will be undertaken as part a separate Planning Agreement between Council and the applicant.

At the time of assessment, no other planning agreements are applicable to the subject land.

#### *(a)(iv) the regulations*

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

#### *(b) environmental (natural and built), social and economic impacts*

As stated above, there will be minimal removal of any vegetation and as such negligible impact on the natural or built environment. There are only beneficial social and economic impacts resulting from the proposed development.

#### *(c) suitability of the site*

Context, setting and public domain

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

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

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

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

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

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

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

It is considered the proposed development will not have any detrimental impact on the existing or likely future amenity of the locality.

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

It is considered the proposed development will not have any detrimental impact on the public domain.

Environmental considerations

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

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

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

Noise will be generated through construction through the use of power tools and the like. An appropriate condition will be included on the consent restricting work hours to minimise impacts to neighbouring property.

Access, transport and traffic

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

The surrounding road network is considered to have sufficient capacity to cater for additional traffic movements generated by this development.

(d) *submissions*

In accordance with Council's Community Participation Plan, the Development Application was placed on notification from the 19 December 2023 ending 25 January 2024, during which time adjoining property owners were notified in writing of the proposed development.

Council received no submissions during the notification period.

(e) *public interest*

There are no matters other than those discussed in the assessment of the Development Application above, that would be considered contrary to the public interest.

**BIODIVERSITY CONSERVATION ACT 2016:**

Under this legislation, the consent authority must consider the clearance of native vegetation and whether such clearance would trigger the need for an Offset Scheme. Noting such, a Biodiversity Assessment Report was submitted by the applicant. This report was reviewed by Council's Environmental Systems Planner who provided the following comments:

*"The land was historically cleared and has been regularly cultivated, sown to exotic vegetation, cropped and grazed since clearing. While the site does contain native vegetation it is dominated by exotic vegetation with natives comprising an average of less than 4% of vegetation across the proposed subdivision. As a result the site is regarded as non-native and is not subject to the constraints of the Biodiversity Conservation Act (2016) as a result.*

*Biodiversity values at this site are nominal and therefore no conditions will be recommended."*

Noting the comments above, no further action is required other than implementation of recommended conditions.

**PLANNING FOR BUSHFIRE PROTECTION 2019:**

The Development Application was lodged with Council 8 December 2023. At the time of lodgement, the subject site was not mapped as bushfire prone land. However, on the 23 June 2024 the NSW Rural Fire Service certified updated Bushfire Prone Land Mapping for Dubbo Regional Council. This mapping now shows the subject site as bushfire prone land. However, Council's Manager Building and Development Services has confirmed that the relevant mapping is the mapping at the time of lodgement. As such, the development is not Integrated Development with a referral to the RFS not required.

Nonetheless, addressing bushfire, the applicant's consultant provided the following comments:

*"The land is not identified as bushfire prone land. There is however still a potential for grass fires on land not identified as bushfire prone."*

*"The urbanisation of the land will reduce the potential grass fuel load from current circumstances. In addition, the installation of formed public roads breaks down the land into smaller pockets that effectively limit the speed of fire in the lands undeveloped state."*

As outlined by the applicant there is potential for grassland fire risk whilst the Urban Release Area to the north is an undeveloped state. Noting such, Planning for Bushfire Protection 2019 should be considered. A preliminary assessment identifies potential risk largely in relation to the allotments along the northern boundary of the subdivision. Addressing such, a condition will be implemented requiring (prior to issue of the relevant Subdivision Works Certificate) a Bushfire Management Plan to be submitted to and approved by Council. This plan is to specifically address the adjoining grassland hazard risk. Any relevant restriction or requirement stipulated within the approved Bushfire Management Plan shall then be implemented prior to issue of the relevant Subdivision Certificate.

## 5. CONTRIBUTIONS Section 64 & Section 7.11

The proposed development comprises of 145 development lots, 23 residues lots which includes future open space. The residue allotments do not incur contributions. In terms of the development lots (145) a 4-lot credit will be applied. This will result in contributions only being levied for 141 development allotments. Note, the above credit comprises of the four existing allotments (Lot 7, 15, 51 and 64).

### Water Supply Headworks Contributions:

One development lot has an equivalent tenement (ET) of 1.  
Under Council's 2024/2025 Revenue Policy the rate for 1ET is \$7,031.60

Contribution           = \$rate x # of development lots (minus credits)  
                              = \$7,031.60 x 141  
                              = \$991,455.60

Therefore a contribution of **\$991,455.60** (or **\$7,031.60** per allotment) will be required for water supply headworks.

### Sewer Supply Headworks Contributions:

One development lot has an equivalent tenement (ET) of 1.  
Under Council's 2024/2025 Revenue Policy the rate for 1ET is \$7,031.60

Contribution = \$rate x # of development lots (minus credits)  
= \$7,031.60 x 141  
= \$1,005,518.80

Therefore a contribution of **\$991,455.60** (or **\$7,031.60** per allotment) will be required for water supply headworks.

Open Space and Recreation Facilities Contributions:

The subject property is located within the West (North) Planning Unit.

The development incurs contributions based on administration, city wide and West (North) rates. The Policy has an occupancy rate of 2.6 persons per allotment.

Administration, City wide and West (North) = \$2,367.45 per person (including Administration fees)

= (\$2,367.45 x 2.6) x 141 development lots (minus credits)  
= \$6,155.37 x 141  
= \$867,907.17

Therefore, a contribution of **\$867,907.17** (or **\$6,155.37** per allotment) will be required for open space contributions.

Urban Stormwater Contributions:

The subject site is located within stormwater catchment 2.9 Wiradjuri Park/Sewerage Works Rural Catchment. In accordance with the Policy stormwater contributions are not applicable within this catchment.

Urban Roads Contributions:

For a residential subdivision, the trip generation is 11 daily trips per allotment. Under Council's 2024/2025 Revenue Policy the rate per trip is \$706.90.

Therefore the applicable contribution is as follows:

Contribution = \$(rate x trip generation) x # of development lots (minus credits)  
= \$(706.90 x 11) x 141  
= \$7,775.90 x 141  
= \$1,096,401.90

Therefore a contribution of **\$1,096,401.90** (or **\$7,775.90** per allotment) will be required for urban roads contributions.

**6. RECOMMENDATION**

That D23-628 for residential subdivision (145 development lots and 23 residue lots) at Lot 51 DP 1282381, Lot 15 DP 1285243, Lot 7 DP 250606, Lot 64 DP 261382, 6R Bunglegumbie Road, 9R Bunglegumbie Road & 33 Chifley Drive Dubbo be approved subject to conditional consent and approved plans (**attached as Appendices 1 and 2**).

**APPENDICES:**

**1** [↓](#) Conditions and Notations

**2** [↓](#) Approved Plan



# MEMO

## GENERAL CONDITIONS

Condition	
(1)	<p>The development shall be undertaken generally in accordance with the Statement of Environmental Effects and stamped approved plans detailed as follows except where modified by any of the following conditions:</p> <p>Drawing Title: Subdivision Plan  Drawing Number: DA:005  Issue: B  Dated: 01.08.24  {Reason: To ensure that the development is undertaken in accordance with that assessed}</p>
(2)	<p>The following allotments as identified on the approved plan (Titled: Subdivision Plan, dated 01.08.24 – Issue B) have been classified by Council as ‘Residue Lots’:</p> <ul style="list-style-type: none"> <li>• Lots 147, 160, 169, 178, 179, 187, 188, 195, 196, 202, 203, 209, 223, 227, 232, 238 &amp; 267.</li> </ul> <p>As such, at this stage, the above allotments are being created without the majority of services being readily available.</p> <p>Any future development and/or subdivision of these lots will require a separate application to be lodged with Council whereby fees, headworks contributions and/or development consent conditions will be imposed accordingly.</p> <p>The current owner(s) of the subject land is required to make the above known (duty to disclose) to any prospective purchaser(s) should they propose to sell any of the above allotments.  {Reason: Residue lot(s) will require further consideration by Council on future subdivision and/or development}</p>
(3)	<p>The existing shed building located on approved Lot 217 shall remain vacant until separate development consent for its proposed use is first obtained.  {Reason: To ensure an appropriate land use assessment is undertaken including any relevant building upgrades}</p>
(4)	<p>Any Excavated Natural Material (ENM) or Virgin Excavated Natural Material (VENM) being imported to development sites shall be tested to demonstrate the material does not have a high salinity content and is compliant with the parameters set by the NSW EPA’s Waste Regulation Guidelines. Copies of the test results shall be provided to Council prior to any Subdivision Certificate being issued.  {Reason: To ensure no contaminated material is brought on to the site}</p>

**DEMOLITION WORK  
BEFORE DEMOLITION WORK COMMENCES**

Condition	
(1)	<p>Prior to any demolition works associated with 33 Chifley Drive commencing the following matters/works must be undertaken and completed:</p> <ul style="list-style-type: none"> <li>• The town water supply to the premises is to be disconnected. Note: If the water meter is to be removed it must be undertaken only by Council officers. Contact should be made with Council's Infrastructure Division to arrange the meter's removal;</li> <li>• The electricity supply is to be disconnected to the satisfaction of Essential Energy; and</li> <li>• The erection and maintenance of a suitable fence, to prevent public access to the site and/or building.</li> </ul> <p>{Reason: To protect utilities and the public amenity}</p>
(2)	<p>The demolition of the dwelling and associated outbuildings at 33 Chifley Drive are required to be undertaken in conformity with AS 2601-2001. A requirement of clause 2.3 of such standard is that the applicant and/or its contractor must prepare a Work Plan and submit such plan to Council prior to any demolition work commencing.</p> <p>In particular, such Work Plan must include proposed measures (as relevant) to address:</p> <ul style="list-style-type: none"> <li>• Dust generation;</li> <li>• Protection of the public;</li> <li>• Assessment, removal and disposal of any hazardous materials and conditions (especially asbestos sheeting, lead-based paint and any organochlorine contaminated soil);</li> <li>• Noise control; and</li> <li>• Protection of Council's services, including the capping of proposed abandoned sewer junction connections.</li> </ul> <p>{Reason: To prevent contamination and public nuisances arising from demolition works}</p>

**DURING DEMOLITION WORK**

Condition	
(1)	<p>The demolition of the dwelling and associated outbuildings at 33 Chifley Drive shall be carried out in accordance with the applicable provisions of AS 2601 – 2001: The Demolition of Structures.</p> <p>{Reason: To ensure the demolition works are undertaken in an appropriate manner}</p>
(2)	<p>Demolition work associated with 33 Chifley Drive shall only be carried out within the following times:</p>

Monday to Friday: 7 am to 6 pm  
 Saturday: 8 am to 1 pm  
 Sunday or public holidays: No demolition work permitted  
 {Reason: To reduce likelihood of noise nuisance}

- (3) The applicant and demolition contractor, in both the planning and execution of the demolition work at 33 Chifley Drive, must take appropriate action to prevent demolished materials from falling freely outside the boundaries of the demolition site.  
 {Reason: To protect the health and safety of the public and adjoining premises}

#### ON COMPLETION OF DEMOLITION WORK

Condition	
(1)	<p>At the conclusion of the demolition works associated with 33 Chifley Drive the following matters/works must be undertaken, completed and maintained:</p> <ul style="list-style-type: none"> <li>Any existing sanitary drainage pipework is to be disconnected from Council's sewer, and the sewer main junction capped to Council's satisfaction. In this regard an inspection by an officer of Council's Infrastructure Division of the capped sewer junction is required prior to backfilling;</li> <li>The site of the demolition work is to be appropriately levelled and graded, ensuring no depressions are left in which rainwater may accumulate and stagnate; and</li> <li>The cleared site is maintained free of nuisance (ie dust, litter, overgrowth, ponding water).</li> </ul> <p>{Reason: To protect utilities and the public amenity}</p>
(2)	<p>Upon completion of the demolition works at 33 Chifley Drive, the applicant shall submit a Clearance Certificate demonstrating the site is suitable for its intended use. The Clearance Certificate shall be approved by Council prior to issue of the relevant Subdivision Certificate.</p> <p>{Reason: To ensure the area is suitable for its intended use regarding contamination}</p>

#### REMEDIATION WORK BEFORE REMEDIATION WORK COMMENCES

Condition
nil

**DURING REMEDIATION WORK**

Condition	
(1)	Remediation of Lot 51 DP 1282381 shall be undertaken in accordance with the submitted Remediation Action Plan (Titled: Remediation Action Plan, dated 28/03/2023 – Revision 0). {Reason: To ensure the site is suitable for its intended use}

**ON COMPLETION OF REMEDIATION WORK**

Condition	
(1)	Upon completion of the remediation work and prior to issue of the relevant Subdivision Certificate, a Validation Report shall be submitted to Council for approval. The Validation Report shall demonstrate that the works undertaken have been completed in accordance with the Remediation Action Plan. In addition, a clear statement from the assessor should be outlined that the site is suitable for residential use. {Reason: To ensure the site is suitable for its intended use}

**SUBDIVISION WORK**  
**BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE**

Condition	
(1)	<p>Prior to issue of the relevant Subdivision Works Certificate (adjacent to Bunglegumbie Road) a full set of survey and design plans for proposed new kerb and gutter, pavement, street lights (V3 category LED lighting), footpath and road shoulder widening shall be submitted to Council for approval. Such works are required for the full frontage of the development along Bunglegumbie Road at full cost to the Developer and to the satisfaction of Council which shall tie in with the subdivision to the south.</p> <p>Such works shall also include construction of new pavement for a minimum width of 4m along the new upright concrete kerb and gutter for the full frontage of the development matching the existing pavement which may require reconstruction of the road shoulder being included within the overall construction works at full cost to the Developer and to the satisfaction of Council.</p> <p>Should Council's Development Engineering Team Leader (or his representative) not undertake the required routine inspections during the course of construction of this kerbing and guttering, and road shoulder widening then a detailed list of all inspections undertaken by an accredited private certifier verifying compliance with Council standard(s) will be required to be lodged with Council prior to the issue of the relevant Subdivision Certificate for the proposed development. {Reason: To ensure works to Council's infrastructure is appropriate}</p>

- (2) Prior to the issue of the relevant Subdivision Works Certificate, the applicant/developer is required to make a separate 'Road Opening Application' (Section 138 Application under the Roads Act, 1993) with Council's Infrastructure Division, plus payment of any appropriate fee(s).

In conjunction with the Section 138 Application, a Traffic Management Plan showing all activities for controlling pedestrian and vehicular traffic shall be prepared by a suitably accredited person, submitted to, and approved by Council's Senior Traffic and Transport Engineer, demonstrating that the proposed demolition works can be undertaken in a safe manner minimising disruption to pedestrian and vehicular traffic movement(s).

The Traffic Management Plan shall include layout plans showing temporary detours, details of arrangements for demolition work under traffic and the location, size and legend of all temporary signs and other traffic control devices and be in accordance with the WorkCover Authority requirements.

{Reason: To ensure adequate safety measures are in place}

- (3) Prior to issue any Subdivision Works Certificate, a Staging Plan shall be submitted to and approved by Council in relation to the future provision of identified future public open space areas.

{Reason: To ensure public open space is provided at an appropriate stage with consideration of future residents and the overall stormwater design}

- (4) Prior to issue of the relevant Subdivision Works Certificate detailed landscaping plans shall be submitted to and approved by Council. These plans shall detail all landscaping/embellishments within the relevant proposed public open space area and street trees.

{Reason: To ensure appropriate landscaping is provided}

- (5) The applicant shall prepare and submit a Construction Environmental Management Plan (CEMP) to Council. The CEMP shall detail acceptable methods for the adequate control and management of the following:

- Noise impacts – detailing the implementation of noise mitigation measures to minimise noise and to limit the impact on adjoining development;
- Dust Suppression and Mitigation – detailing dust suppression and mitigation measures to be employed during works on the site to ensure dust is not emitted from the site at all times including when no activities are taking place on the site;
- Erosion and Sedimentation Control Plan – detailing the methods to be employed to ensure the adequate management of the surface and stormwater associated with subdivision activities;
- Waste Management Plan – detailing the reuse or relocation of spoil and disposal of solid and liquid wastes.

The CEMP shall be approved by Council's Environmental Compliance Branch prior to

issue of the relevant Subdivision Works Certificate and shall be implemented at all times during the operation of this consent.

{Reason: To ensure the amenity of the locality is protected during construction}

- (6) Prior to issue of any Subdivision Works Certificate, a Bushfire Management Plan, prepared by a suitably qualified person, shall be submitted to and approved by Council. Specifically, the Bushfire Management Plan is to address adjoining grassland hazard risk to the development.

Any relevant restriction or requirement stipulated within the Bushfire Management Plan shall then be implemented prior to issue of the relevant Subdivision Certificate.

{Reason: To ensure adequate bushfire safety}

- (7) Prior to the issue of the relevant Subdivision Works Certificate, a Soil and Water Management Plan, prepared by a suitably accredited person, shall be submitted in accordance with Landcom, Managing Urban Stormwater, Soils and Construction, Volume 1, dated March 2004 ('The Blue Book').

Such plan shall then be implemented pre, during and after construction of the proposed subdivision works. The approved erosion and sediment control measures are to remain (and be maintained) in place until such time as all ground disturbed by the subdivision construction works have been stabilised, revegetated and rehabilitated so that they no longer act as a source of sediment.

{Reason: To manage/reduce erosion and sedimentation}

- (8) Prior to the issue of the relevant Subdivision Works Certificate, payment by the Developer of an engineering fee based on a per lot calculation, in accordance with Council's adopted Annual Revenue Policy. This engineering fee, per lot, is adjusted annually becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2024/2025 financial year rate is \$2,392.00 per lot.

Note 2: As the above fee is reviewed annually the 'current rate' is to be confirmed prior to payment.

{Reason: To ensure assessment and determination of the application}

- (9) Prior to issue of the relevant Subdivision Works Certificate, detailed road design plans are to be submitted to Council for approval. All road works are to be undertaken by the Developer at their own expense to the satisfaction of Council.

Such works are to be generally in accordance with the submitted plans titled (Road Type Layout, dated 01/12/2023 – Revision 0 and Typical Road Sections and Pavement Profile – Sheet 1 and 2, dated 01/012/2023 – Revision 0) prepared by Stellen Consulting. The required design plans shall include the following design requirements:

- Appropriate splays are to be provided at the corner of lots located at every intersection, ensuring that Council's minimum requirement for footpath widths is maintained behind the kerb at all points within the road reserve and around the intersections;
- Kerb returns at each intersection shall have a radius of no less than 10m and shall be designed to accommodate the turning radius of the design vehicle;
- Detailed design for a two (2) lane roundabout at the Intersection of Bunglegumbie Road with Road 13 as per the requirements of Austroads Guide to Road Design, and to Council's satisfaction. The kerb returns and kerb alignments at the frontage of the development are to be constructed in accordance with the alignments determined by the roundabout design, however at this stage the remainder of the intersection is to be designed and constructed as a t-intersection with appropriate right turn and left turn deceleration lanes. The pavement design for the t-intersection is to suit the requirements for a future roundabout pavement including the installation of LED Street Light(s) as per Australian Standard AS/NZS 1158.1 at Stage 1 (V3 category LED lighting);
- Design and construction of a single lane roundabout, with a minimum 8.0m central island radius at the intersection of Road 13 and Road 11, incorporating the north-eastern curve approach on Road 11. Roundabout design to be in accordance with Austroads Guide to Road Design, and to Council's satisfaction.
- Design and construction of a single lane roundabout, with a minimum 8.0m central island radius at the intersection of Road 1 with Road 5 and Road 8 designed in accordance with Austroads Guide to Road Design, and to Council's satisfaction;
- Design of a single lane roundabout at the Intersection of Road 1 with Road 11, with a minimum 8.0m central island radius as per the requirements of Austroads Guide to Road Design, and to Council's satisfaction. The kerb returns and kerb alignments are to be constructed in accordance with the alignments determined by the roundabout design, however at this stage the remainder of the intersection is to be designed and constructed as a t-intersection. The pavement design for the t-intersection is to suit the requirements for a future roundabout pavement;
- For the design of all roadways, due consideration is to be given to the swept paths generated by turning vehicles, in particular to curve alignments and intersections and along the proposed bus route to ensure a bus can safely and efficiently negotiate the carriageway alignment and kerbside with detailed design plans provided. The roadways shall accommodate a single unit truck/bus 12.5 metres in

length and service vehicles 8.8 metres in length.

Note: The current design template (utilising the design templates Austroads) for a single unit truck/bus comprises a vehicle 12.5 metres in length. The recommended turning radius for such a vehicle with a criteria travel speed 5km/hr is 12.5 metres. Similarly, the current design template for a service vehicle comprises a vehicle 8.8 metres in length also associated turning radius of 12.5 metres. For a car, the current design template comprises a vehicle 5.2 metres in length with an associated turning radius of 6.3 metres;

- A detail plan is to be provided showing carparking areas facilitating the District Park;
- Design details for the construction or designation of the bus stop locations in accordance with Transport for NSW (TfNSW) – Design Elements for Public Transport; and
- Council's minimum footpath allocation width of 4m (or greater) is to be applied on both sides of every road throughout the development.

Notes:

- a) The final design plans for all 'on-road' traffic control devices (i.e. median islands, roundabouts, pedestrian refuges, line marking, signposting, etc.) are required to be submitted to Council for approval prior to the issuing of the relevant Subdivision Works Certificate.
- b) All roadworks are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Design and Construction including Austroads Guide to Road Design Part 4B Roundabouts.
- c) Any landscaping proposed within the 'Estate area' shall not impair the desired sight lines of motorists, with particular attention being paid to locations in the vicinity of all curves, intersections, roundabouts, pedestrian facilities, bus stops, etc.

Such works as approved shall be completed prior to the issue of the relevant Subdivision Certificate.

{Reason: To ensure a safe and functioning road network}

- (10) Prior to issue of the relevant Subdivision Works Certificate, detailed engineering design plans shall be submitted to, and approved by Council for construction of all roads to the following minimum standards to Council's satisfaction and at full cost to the Developer including the following:
  - (a) Having a finished wearing surface of a minimum 30 mm thick layer of asphaltic concrete (LT10) for Road Type A and a minimum 40 mm thick layer of asphaltic concrete (LT10) for Road Type B, C and D.  
 Note: In accordance with Council's adopted AUS-SPEC #1 Construction specification, a primerseal must fully cover the road pavement area prior to the placement of the wearing surface.



- (b) Roll form type concrete kerb and gutter shall be constructed on both sides of the proposed roadways fronting residential lots with "upright" concrete kerb and gutter adjacent to all public reserves;
- (c) Dead end cul-de-sacs will be required to have a minimum diameter of 24 m between kerb lines.

All roadworks are to be undertaken prior to issue of the relevant Subdivision Certificate in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Design and Construction.

{Reason: To ensure roadworks are suitably constructed}

- (11) Prior to issue of the relevant Subdivision Works Certificate, final design plans for all traffic control signs, chevron barriers, boards, guideposts and line marking shall be submitted to Council for approval at full cost to the Developer to Council's satisfaction.

The approved traffic control infrastructure shall be completed and installed prior to the issue of the relevant Subdivision Certificate.

{Reason: To ensure appropriate traffic control signs}

- (12) Prior to issue of any Subdivision Works Certificate, detailed plans outlining the pedestrian footpath network for the whole subdivision shall be submitted to Council for approval.

The approved pedestrian footpath infrastructure shall then be completed and constructed by the Developer at their own expense, and to the satisfaction of Council prior to the issue of the relevant Subdivision Certificate.

All pedestrian footpath works are to be undertaken in accordance with Council's adopted AUS-SPEC #1 document and to Council's standard drawing STD 5251 & STD 5166, including the following:

- All pathways shall be constructed in concrete with perambulator ramps suitable for disabled access located at each kerb and gutter/roadway crossing(s); and
- Provide detailed design for the construction of the proposed pedestrian and cyclist road crossing facilities at intersections and along the road network to Council's satisfaction.

{Reason: To provide pedestrian and cycleway linkages}

- (13) Prior to issue of the relevant Subdivision Works Certificate, the design by the Developer at their own expense and to the satisfaction of Council, of the stormwater drainage system generally in accordance with the submitted plans (Titled: Stormwater Layout – Sheets 1 & 2, dated 01.12.2023 – Revision 0). The submitted documentation shall include the following design requirements:

- 10% AEP flows or greater must be conveyed within an appropriately designed underground pipe system with appropriate freeboard;
- 1% AEP flows are to be conveyed within roads and/or drainage reserves with appropriate freeboard provided from property boundaries;
- Conveyance modelling of the 1% AEP (including upstream catchments) is to consider appropriate minor system blockage factors when designing overland flow systems such as roads, channels and basins;
- Council is to be provided satisfactory evidence that freeboards for the 10% and 1% AEP are achieved as required by DRC Aus-Spec 1999;
- All stormwater drainage design shall be to Council's satisfaction in accordance with DRC Aus-Spec 1999, unless otherwise approved or required by Council;
- Provide details on plans for typical construction for various pipe sizes and types referencing the relevant standards. Detail trenching and bedding requirements for rigid and flexible pipelines on plans;
- Propose on plans suitable epoxy-based product for the treatment of exposed/cut reinforcement for Council approval;
- Pits in road reserves are to be cast-in-situ in accordance with Council's AUS-SPEC #1 D5.19 specification, or an alternatively precast solution may be accepted if approved by Council's Infrastructure Division.
- Stormwater infrastructure and treatment measures are to be designed to consider increased density from future re-subdivision of residual lots, with reasonable assumptions to be outlined for Council approval;
- Stormwater pits are not to be located on the apex of the kerb return where possible, as this would require a small lintel (or grate only pit). Lintels should be placed on the straight section of the kerb prior to the curve of the kerb return where possible and clear of pedestrian paths (pram ramps);
- Retaining walls are to be masonry or otherwise not subject to rot, fire, UV degradation, or erosion, and must achieve a design life of sixty years as stipulated by AS 4678-2002 Earth-retaining structures;
- Stormwater assets are not to be located near structures where maintenance, replacement, or failure of either asset could possibly affect or influence the others' function, reliability, or longevity;
- All stormwater pipes within the road reserve are to be minimum 375mm diameter RRJ RCP (minimum Class 2). FRC pipes will not be accepted by Council. A report is to be provided with evidence that the pipe class provided is suitable for the cover and loading provided over the pipe;
- Wherever practicable lots are to be graded to drain to the street to eliminate the need for inter-allotment drainage;
- Where it is not possible for a lot to drain to the street, an appropriate inter-allotment drain with an associated easement is required (either single-lot drain or multi-lot drainage scheme). Consideration of the major storm event (1% AEP) is also required to check safety and magnitude of the impact on private properties. Multi-lot drainage schemes shall not exceed 300mm diameter where practicable. Where pipes enter the road reserve, they must be RRJ RCP from the upstream pit;

- Existing flush joint DN750 pipe located within the development site boundary is to be removed and disposed from site;
- A stormwater design is to be provided that maximises the efficiency of the stormwater conveyance system to Council's satisfaction. Sharp bends are to be avoided for stormwater trunk systems where practicable;
- Water mains are not to be laid under stormwater mains where practicable;
- Minimum 2m wide easements (as per AUS-SPEC # 1 D5.17) to be provided for all pipe drainage within private allotments;
- Pipes with steep grades (over 5%) require bulk heads (Aus-Spec C221.07.4) – provide engineering designs demonstrating compliance;
- Pipe design grade shall not be less than 0.5%. Pipes with a grade less than 1% must be demonstrated to have a design flow of minimum 1m/s;
- Open drains are to remain safe during and after a 1% AEP storm event. Demonstrate that pipe inlets are protected suitably to ensure children are not swept into piped systems in storm events. Such protection measures shall consider and mitigate the likelihood and risk of blockage by debris;
- Batters for open swales, channels, and basins are to be no steeper than 1 in 6 unless alternative solutions are approved by Council. Generally, steeper grades will not be accepted in areas of public access or where regular mowing/maintenance is required;
- Lots adjacent to the Newell Highway are in-fill. Ensure batters are limited to 1 in 6 where practicable;
- Water quality treatment options shall be low maintenance and are traditional maintenance based rather than requiring specialist knowledge. Prior to issue of any Subdivision Works Certificate, an appropriate design for water quality treatment devices is to be provided;
- Table drains, open channels & swales are to be designed and modelled with driveways, culverts, bridges, or other crossings and structures in place with attention paid to velocities, losses, grades, and suitable controls to minimise erosion. Headwalls are to be selected to match batters as closely as possible, paying consideration to future maintenance practices;
- The proposed swale along the western side of the development to capture flows from 168A Bunglegumbie Road is to be temporary only. The back of kerb for the road adjoining the swale is to set a level that is lower than the existing levels on the upstream adjoining lot if possible. This road is to accept drainage from the lots fronting the road from the adjoining development to the west and to ensure back of kerb levels are set to allow a future footpath crossfall of at least 2% towards the road. A retaining wall is not to be provided within the swale.
- All stormwater discharge points to be designed to eliminate or minimise erosion and sediment control risks (e.g., level spreader to distribute flows, energy dissipators, rock armouring, etc.).
- Vegetated open channels or overland flow areas with the following are not desirable:
  - longitudinal grade steeper than 3%; or

- a 1% AEP velocity higher than 2m/s; or
- batter steeper than 1:6.
- Where unavoidable and approved by Council, such locations to be detailed with alternative erosion sediment control measures or provide calculations to show that turf/grass will provide suitable protection. Measures such as a low flow pipes, drop structures, energy dissipators etc., to reduce velocity and erosion will be considered by Council.

**During Construction:**

- Stormwater pipelines are to be constructed with all care to a high quality and in accordance with the relevant standard. The following practices are to be adhered to:
  - (a) Pits are to be benched;
  - (b) Pipes are to be carefully inspected for damage prior to laying;
  - (c) Exposed reinforcement on cut RCP or (where approved) pre-cast pit break-outs is to be treated with a suitable and Council approved epoxy-based product to protect against corrosion;
  - (d) Pipe entries into pits must be fully sealed with mass concrete.
- Provide and maintain appropriate erosion and sediment control. Should designed erosion and sediment measures prove to be ineffective, then further measures are required to reduce erosion, control sediment, and effectively manage the surface and stormwater associated with subdivision works. Council favours organic measures (turf, jute mesh, coir logs, mulch, hydro seeding, etc) over artificial products (e.g. plastic-based geotextiles, sediment fencing, etc.) where practicable.

**Prior to issue of Subdivision Certificate**

- The developer shall create appropriate easements under Section 88 of the Conveyancing Act, to Council's satisfaction.
- Provide Work as Executed (WAE) plans which accurately reflect data for any new or modified stormwater assets that will be handed over to Council's care and control.
- Provide WAE for final finished surface showing spot heights and contours which show satisfactory management of surface stormwater flows has been achieved.
- A CCTV Survey and Report for Council's Stormwater Asset is required for any stormwater infrastructure that will be handed over to Council's care and control. CCTV to be submitted by the developer and approved by Council prior to issue of the relevant Subdivision Certificate.

Defects, if any, to be rectified to the satisfaction of Council. The CCTV survey is to be undertaken in accordance with Council's Technical Specification for CCTV including full 360 degree panning at every joint or junction with a pit, and inspection of every defect or unusual feature. Prior to CCTV, pipes are to be inspected for sediment and debris and/or jetted & vacuumed with downstream pit boarded up or sandbagged - sediment shall not be released downstream. CCTV with sediment covering the invert of the pipe will be rejected.

- The developer to make good any erosion and sediment that has occurred during construction with appropriate grass/turf/vegetation/landscaping provided.

- Each lot must have appropriate well-established erosion and sediment control to prevent sediment runoff into nearby lots or road.
- Subdivision must have appropriate erosion and sediment control.

**Prior to Handover**

- The developer to make good any erosion that has occurred during construction and during the handover period due to their subdivision works. Turf and vegetation areas to be well established and maintained.
- Permanent erosion and sediment control to be effective. Temporary erosion and sediment measures to be removed, unless otherwise agreed with Council.
- Verify that all components of the stormwater system have been constructed, maintained and have been reinspected for functionality, reliability, and safety.
- All works as approved are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series – Design and Construction.

{Reason: To achieve satisfactory stormwater drainage}

- (14) Prior to issue of any Subdivision Works Certificate the Developer is to provide staging details of trunk stormwater conveyance and Stormwater Quality Improvement Devices (SQIDs) infrastructure in relation to the proposed development, including:

- Details that specify which stormwater assets will be constructed at each stage of the development.
- Staging of stormwater assets at each stage of the development are timed in such a way as to manage erosion, water conveyance and water quality.
- Maintenance period by the developer for SQID assets to be specified and approved by Council, to ensure that permanent erosion and sediment control measures are in place and established before SQIDs assets are handed over to Council.

No Subdivision Works Certificate shall be issued until such plans have been approved by Council.

All works as approved are to be undertaken in accordance with Council's adopted AUS-SPEC #1 Development Specification Series – Design and Construction.

{Reason: To achieve satisfactory stormwater drainage}

- (15) Prior to the issue of the relevant Subdivision Works Certificate detailed engineering plans shall be submitted to Council, for construction by the developer of all sewerage junctions, main extensions and alterations, necessary to provide separate sewerage connections to each proposed lot at full cost to the developer to Council's satisfaction including following:

- Installed gravity sewer mains within easements at either the front or rear of private properties. Such an arrangement facilitates future ease of access to junctions for maintenance purposes should the need ever arise.

- In instances where it is considered inappropriate to install gravity sewer mains within private property, alignments should preference the footpath reserve of the road corridor, followed by the road pavement area. In instances where gravity sewer mains are installed within the road pavement area, pipe alignments are to be positioned such that manhole covers fall on the centre line of the road, avoiding the wheel paths of vehicles. Surface runoff from stormwater is not to enter any sewer manhole under any circumstances.
- The minimum pipe size for all property connections is to be DN150.
- Gravity sewer manholes are to be spaced at a maximum interval of 60m.
- The position of each riser, junction or end of sideline shall be clearly marked by the developer/contractor prior to backfilling. The marking shall be made by a 150mm dia sewer pipe and left minimum 300 mm above the surface of the surrounding ground with the cap glued to the end.
- Prior to issue of the Subdivision Certificate, CCTV Reports of all the sewer mains and manholes shall be submitted to Council including digital copies.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Design and Construction and WSA Code.

Note: In accordance with Council's adopted policy requirements, any construction works required to be undertaken on 'live' sewerage main(s) must be undertaken by Council at full cost to the Developer.

{Reason: To ensure sewerage connections are provided in each lot}

- (16) Prior to the issue of the relevant Subdivision Works Certificate, detailed engineering plans shall be submitted to Council, for construction by the developer of all water main, main extensions so as to provide each allotment with the availability to connect to Council's water reticulation network at full cost to the Developer to Council's satisfaction including following:

In accordance with requirements specified in clause D11.26 of Council's adopted AUS-SPEC #1 Design, Water Reticulation - D11, prior to any construction works commencing, a water reticulation model, ('InfoWorks WS Pro', or an approved equivalent flow modelling computer program) must be undertaken by the developer, submitted to and approved by Council covering the whole of the proposed subdivision area.

Note: Detectable metallic tape must be provided in water trenches wherever non-metallic water mains are installed.

All works are to be undertaken in accordance with Council's adopted AUS-SPEC 1 Development Specification Series - Design and Construction and WSA Code.

{Reason: To ensure metered water connection to each lot}

- (17) Prior to the issue of the relevant Subdivision Works Certificate, a separate application is to be made to Council for connection with a live water main, with the appropriate fee being paid. Cross connection(s) of the proposed new internal water main extension(s) with Council's existing water main(s) will be required to be undertaken by Council.  
{Reason: To protect Council's water main}
- (18) Prior to the issue of the relevant Subdivision Works Certificate, the final design plans for Street Lights are required to be submitted to Council for approval for the provision of satisfactory arrangements with the appropriate authorities for the construction of underground electricity including house services to allotment boundaries, street lights (as per Australian Standard AS/NZS 1158.1.1) and trunk mains, transformers and any other ancillary equipment together with the connection of telecommunication services to each allotment, noting that adequate ducting for all road crossings required shall be installed prior to construction of the road surface at full cost to the Developer to the satisfaction of Council.
- The Developer shall contribute the difference between the contribution (if any) by the utility authority and the cost of the underground supply.  
{Reason: To ensure street lights, electricity connections within subdivision}

**BEFORE SUBDIVISION WORK COMMENCES**

Condition
nil

**DURING SUBDIVISION WORK**

Condition
<p>(1) Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure that the appropriate regulatory authority (eg Office of Environment and Heritage (OEH), SafeWork NSW, Council, Fire and Rescue NSW) is notified, and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.</p> <p>Note: Such materials cannot be disposed of to landfill unless the facility is specifically licensed by the EPA to receive that type of waste. {Reason: To ensure all hazardous waste is disposed of in an environmentally safe manner}</p> <p>(2) In the event of any Aboriginal archaeological material being discovered during earthmoving / construction works, all work in that area shall cease immediately and the Heritage NSW notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the Heritage NSW. {Reason: To protect Aboriginal heritage}</p>

- (3) Subdivision construction work shall only be carried out within the following times:
- Monday to Friday: 7 am to 6 pm  
 Saturday: 8 am to 1 pm  
 Sunday or Public Holidays: No work permitted  
 {Reason: To reduce the likelihood of noise nuisance}
- (4) Waste construction materials including soil arising from the development must be disposed of at an appropriately licensed waste facility.  
 {Reason: To prevent possible environmental pollution}
- (5) All stockpiled material must be kept in a single designated stockpile area with appropriate sediment control and signage. All materials being stockpiled must be tracked and kept in a stockpile register which is available for assessment by authorised officers upon request. All materials brought onto and moved around the site must be documented. Records of the fate of each excavation cell and stockpile must be kept.
- Truck movements and weighbridge receipts from transport companies and destination to landfill or a treatment facility and reused of soils onsite must be verifiable.
- Photographs of stockpiled materials must be taken and must have a time/date/location stamp added in order to ensure that the origin of all materials on site can be traced.  
 {Reason: To ensure no contaminated material is brought on to the site}
- (6) A site waste enclosure shall be provided on the site for the period of the proposed construction works, installed prior to commencement of any such work.  
 {Reason: To prevent environmental pollution}

#### BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

Condition	
(1)	<p>Prior to the issue of the first Subdivision Certificate, the Applicant must enter into a planning agreement with the Minister for Planning and Public Spaces in the terms of the offer made to the Minister by the Applicant in connection with DA/2023-628 by letter dated 2 May 2024.</p> <p>Confirmation / documentation of that planning agreement shall be provided to Council.          {Reason: To ensure compliance with clause 6.1 of the Dubbo Regional Local Environmental Plan 2022}</p>



- (2) Prior to the issue of the relevant Subdivision Certificate, payment is required in accordance with the following contributions plans:

PLAN	CALCULATION	TOTAL
Dubbo Regional Councils <b>Water and Sewerage Contribution Plan 2002</b>	<p>Per ET basis - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000).</p> <p>Current rate for water supply is <b>\$7,031.60</b> per ET. Contributions are required for 141 additional development allotments.</p> <p>Note: The development receives a four (4) lot credit which has been accounted for above. The subject credit should be utilised as part of the first Subdivision Certificate release.</p>	\$991,455.60 (141 ET's/lots)
	<b>Contribution Payable WATER</b>	<b>\$991,455.60</b>
Dubbo Regional Councils <b>Water and Sewerage Contribution Plan 2002</b>	<p>Per ET basis - pursuant to Sec 64 of the Local Government Act 1993 (Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000).</p> <p>Current rate for sewerage supply is <b>\$7,031.60</b> per ET. Contributions are required for 141 additional development allotments.</p> <p>Note: The development receives a four (4) lot credit which has been accounted for above. The subject credit should be utilised as part of the first Subdivision Certificate release.</p>	\$991,455.60 (141 lots)
	<b>Contribution payable SEWER</b>	<b>\$991,455.60</b>
	<b>Total Section 64 Contributions Payable for this application</b>	<b>\$1,982,911.20</b>
	<p><b>Note:</b> This amount includes all applicable contributions payable under Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003.</p>	

**Note 1:** Contribution rates are subject to CPI and adjusted annually from 1 July each year in accordance with Councils adopted fees and charges. The current rates are to be confirmed with Council prior to payment being made.

{Reason: Implementation of Council's adopted Combined Water Supply and Sewerage Contributions Policy, November 2002, operating from 1 January 2003}

- (3) Prior to the issue of the relevant Subdivision Certificate, payment is required in accordance with the following contributions plans:

PLAN	CALCULATION	TOTAL
Sec 94 Development Contributions Plan - <b>Open Space and Recreation Facilities 2016-2026</b>	<p>Contribution Rate:</p> <p>City Wide = \$707.85 West (North) planning unit = \$1,629.50 Admin = \$30.10</p> <p>Calculation based on 2.6 persons per development allotment.</p> <p>Contributions are required for 141 additional development allotments. The development receives a four (4) lot credit which has been accounted for above. The subject credit shall be utilised as part of the first Subdivision Certificate release.</p> <p>City Wide \$259,497.81 West (North) Planning unit \$597,374.70 Plan Administration \$11,034.66</p>	
	<b>Total</b>	<b>\$867,907.17</b>

Sec 94 Development Contributions Plan - <b>Roads, Traffic Management and car parking 2016</b>	<p>Contribution Rate:</p> <p>Residential trip = \$700.20 Plan Administration = \$6.70</p> <p>Calculation based on 11 daily trips per development allotment.</p> <p>Contributions are required for 141 additional development allotments. The development receives a four (4) lot credit which has been accounted for above. The subject credit shall be utilised as part of the first Subdivision Certificate release.</p> <p>Urban Roads contributions \$1,086,010.20</p>	
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	Plan Administration	\$10,391.70
	<b>Total</b>	<b>\$1,096,401.90</b>
	<b>Total Section 7.11/94 Contributions Payable for this application</b>	<b>\$1,964,309.13</b>
	<b>Note:</b> This amount includes all applicable contributions payable under Councils Sec 94/7.11 Development Contributions Plans.	

**Note 1:** Contribution rates are subject to CPI and adjusted annually from 1 July each year in accordance with Councils adopted fees and charges. The current rates are to be confirmed with Council prior to payment being made.

{Reason: Implementation of Council's respective Section 7.11/94 Contributions Plan}

- (4) Prior to issue of the relevant Subdivision Certificate, the creation by the developer, under Section 88B of the Conveyancing Act, a restriction denying direct vehicle access from:

- (a) Lots 211 to 222 to the Newell Highway; and
- (b) Lots 101 and 109 to Bunglegumbie Road.

{Reason: To prevent vehicles from gaining direct access to the Newell Highway and Bunglegumbie Road}

- (5) Prior to issue of the relevant Subdivision Certificate the developer shall, where applicable:

- (a) Submit to Council a detailed plan showing the location of any filled areas affecting the proposed residential allotments including the proposed retaining wall details; and
- (b) Where filling has occurred on any of the proposed residential allotments, submit to Council documentary evidence sufficient to satisfy Council that such filled sites have been compacted to AS 3798-2007 to achieve a minimum compaction of 95% standard density to facilitate the future erection of residential buildings thereon. In this regard, the location of the compaction testings is to be overlaid upon the subdivision lot layout with an identifier to each test report.

Note: If no filling is undertaken as part of the subdivision works, the Subdivision Certificate application is to include advice to that effect.

{Reason: To ensure any fill will not adversely affect the future erection of residential buildings}

- (6) The developer shall create under Section 88B of the Conveyancing Act, a restriction as to user burdening proposed residential allotments, giving effect to the following requirement:

- (a) That no residential building shall be erected on the lot so burdened unless the footings of such building have been assessed and designed by a properly qualified

- geotechnical or structural engineer;
- (b) That no domestic water supply bore may be constructed onsite, without the prior approval of Dubbo Regional Council;
  - (c) That no domestic greywater effluent disposal system may be installed and discharge effluent onto the allotment, without the prior approval of Dubbo Regional Council; and
  - (d) That Dubbo Regional Council is made the benefitted party of such restriction as to user.

Details of compliance with the above requirements shall be provided with each Subdivision Certificate application.

{Reason: To ensure the foundations for any proposed residential building on the affected lots will be properly assessed; and to protect the supply and quality of Dubbo's main water supply aquifer}

- (7) Prior to issue of the relevant Subdivision Certificate, the following erosion and sedimentation control measures shall be in place:

- (a) A minimum 0.5 m wide strip of turf is to be placed immediately adjacent to the back of the kerb and gutter (and for the full length(s) of the kerb and gutter) to prevent soil erosion. The turf strip is to be watered and maintained until established.

Note: In the presence of the footpath, turfing shall be provided from the edge of kerb and gutter to the edge of footpath.

- (b) In accordance with the approved Soil and Water Management Plan, all stormwater pits including inter-allotment pits shall be protected from any erosion and sediment.

{Reason: To manage/reduce erosion and sedimentation}

- (8) Prior to the issue of the relevant Subdivision Certificate, payment by the developer of house water service connection fee(s), based on a per lot calculation. The house water service connection fee, per lot, is adjusted annually becoming effective from 1 July each year and as adopted in Council's Annual Revenue Policy.

Note 1: Council's adopted 2024/2025 financial year rate(s) are:

- (a) Where the Developer has already constructed the water service 'lead-in' connection, payment of a fee of \$522.62 per connection (to cover the installation by Council of the water meter and commissioning of the water service).
- (b) Where the Developer requests Council to fully construct the water service connection(s):
  - For a one or more house service connection - Actual Cost;

Note 2: Council will not undertake the provision of the house water service

connections until such a time as the Developer has paid Council for the provision of these service connections.

Note 3: As the above rates are reviewed annually, the 'current rate(s)' are to be confirmed prior to payment.

{Reason: To ensure services connected}

- (9) Prior to issue of the relevant Subdivision Certificate, the installation by the developer at their own expense and to the satisfaction of Council of street name signs to a design standard approved by Council.

A separate application for naming of any proposed roads shall be submitted to Council for determination by the NSW Geographical Names Board under Section 2 and Section 5 of the Geographical Names Act 1966.

{Reason: To ensure access ways are appropriately named in a timely manner}

- (10) Prior to the issue of the relevant Subdivision Certificate, the creation by the Developer, under Section 88B of the Conveyancing Act, of a minimum 2 m wide easement in favour of Council, to be centrally located over all Council sewerage mains. Where proposed sewer depths are such that the minimum 2 metre easement is impractical, the easement width is to be amended to take into consideration the zone of influence created by the depth of the sewer main.

{Reason: To ensure legal access to Council's infrastructure}

- (11) Prior to issue of the relevant Subdivision Certificate, 'Pit and Conduit' construction is to be installed to carry the National Broadband Network (NBN) and it is required to be installed in accordance with the NBN Standards " New Developments – Deployment of NBN Pit and Conduit Network" dated 22 February 2024.

Council will require written advice from NBN/Telstra or its Contractor to state that the NBN pit and conduit requirements have been met.

{Reason: To ensure NBN connections to each lot}

- (12) Prior to issue of the relevant Subdivision Certificate, the submission to Council of evidence that an electricity supply has been provided to each lot within the proposed subdivision by way of a Notice of Arrangement as issued by the electricity supply authority (Essential Energy).

{Reason: To ensure the electricity connections in each lot}

- (13) Prior to issue of the relevant Subdivision Certificate, the provision by the Developer of all Work-As-Executed engineering plans of digital copies in Civilcad, Microstation or DWG format, projection to be GDA 2020 including hard copies shall be submitted.

{Reason: To ensure details are provided for asset management}

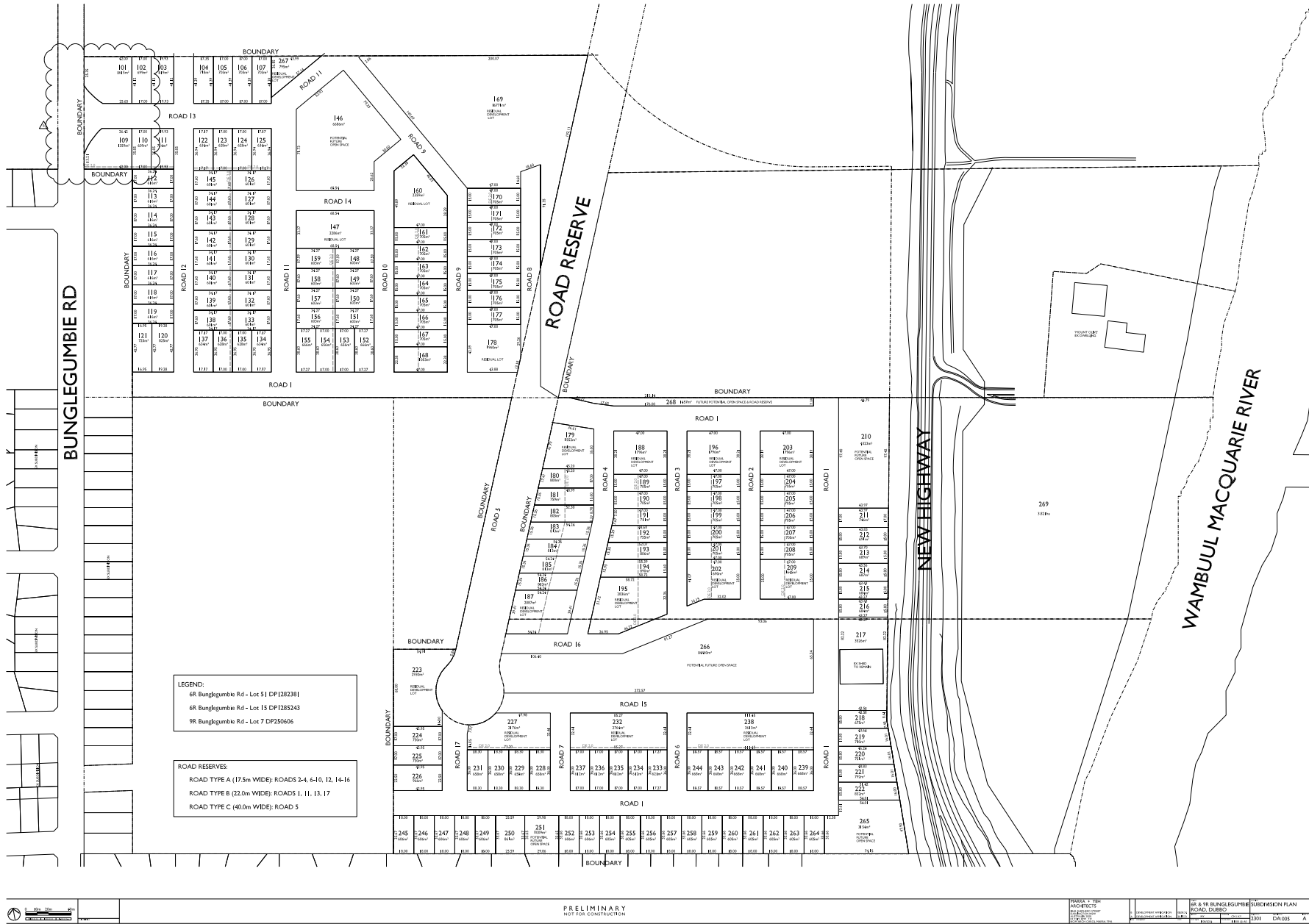
- (14) Prior to the issue of the relevant Subdivision Certificate, any damage incurred to the road or road shoulder, or any other utility services, shall be repaired/restored at full cost to the Developer and in accordance with Council's adopted AUS-SPEC #1 Development Specification Series - Construction standards. Should the Developer not complete repairs as necessary, and/or as directed by Council, Council will undertake such repair work(s) and recover the cost(s) from the Developer.  
{Reason: To ensure that Council's infrastructure is maintained}
- (15) Prior to issue of the relevant Subdivision Certificate, all existing relevant easement(s) created under DPs 1282381, 1285243, 250606 & 261382 over the subject land shall remain in force with this current Development Application to subdivide land.  
{Reason: To ensure legal access to Council's infrastructure}
- (16) Any retaining walls to be erected upon the development's proposed allotment boundaries shall be constructed from either concrete and/or masonry (or as otherwise permitted by this condition), and be structurally independent of any 'colorbond' fencing. An appropriate subsoil drainage system shall be provided behind such retaining wall.
- No timber shall be used in any retaining wall upon an allotment boundary unless certification is provided by the manufacturer and/or supplier that such material will be able to achieve a design life of sixty (60) years as stipulated by AS 4678-2002 *Earth-retaining structures*. Details of compliance with the above requirement shall be provided with the relevant Subdivision Certificate application.  
{Reason: To ensure the adequacy of the proposed retaining wall design}

### NOTES

- (1) Following compliance with all the relevant conditions of this Development Consent, the applicant should apply to Council, with lodgement of the Subdivision Certificate application and payment of the prescribed fee.
- (2) Upon completion of subdivision works, a defects liability period of 12 months shall apply. Council will require the Developer to make good any defects in the works at the Developer's own cost during this period including settlement of trenches. Bonds and bank guarantees will not be released until the expiration of this defects liability period, such bonds and guarantees to total not more than ten percent (10%) of the total estimated costs.
- At the expiration of this defects liability period Council will become responsible for the maintenance and insurance of water supply, sewerage, stormwater, roads, parks and other assets.

- (3) The house numbering will be issued on the development application for the subdivision not the Master Plan. For further information in this regard, please do not hesitate to contact Council's LIS & E-Services Coordinator on 6801 4000.
- (4) The development shall be carried out in accordance with Essential Energy's correspondence dated 11 February 2024 (copy attached).
- (5) The activity must not be carried out in an environmentally unsatisfactory manner where:
- It contravenes, or is likely to contravene the *Protection of the Environment Operations Act 1997*, or
  - It causes, or is likely to cause a pollution incident, or
  - It prevents to control or minimise pollution, or the emission of any noise or the generation of waste, or
  - It is not carried on in accordance with good environmental practice.
- (6) Council's Contribution Plans referred to in the conditions of this consent, may be viewed by the public without charge, at Council's Administration Building, Church Street, Dubbo between the hours of 9 am and 5 pm, Monday to Friday. The Plans can also be viewed on Council's website: [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)
- (7) The approved subdivision layout should be taken into consideration as part of Planning Proposal (R23-006).
- (8) Vehicular access to Lot 269 shall be provided as part of the Newell Highway Upgrade – Dubbo Bridge Project.
- (9) Following a review of Council records no approval for the existing shed on approved Lot 217 could be found. Any future use of the subject shed may require provision of a Building Information Certificate.
- (10) Dubbo Regional Council has recently engaged the services of Cardno-Willing to undertake flood studies to ascertain new flood levels throughout the Local Government Area. This study has not been adopted by Council, however, its data is utilised to determine the compatibility of proposed development and the potential flood risk. The Cardno Study notes the Flood Planning Level (1% AEP + 500mm) at 263.3m AHD.

As the levels within the Cardno-Willing Flood Study have not been adopted by Council, this FPL is provided for your consideration, information and records only.







## REPORT: Planning Proposal R23-007 - 20L Rocky Road, Dubbo - Results of Public Exhibition

**DIVISION:** Development and Environment  
**REPORT DATE:** 25 July 2024  
**TRIM REFERENCE:** ID24/1189

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>Seek endorsement</li><li>Fulfil legislated requirement</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>A Planning Proposal was lodged by Premise Australia, on behalf of Sam and Jacqui Martel, to amend the Dubbo Regional Local Environmental Plan 2022 by changing the minimum lot size area at part of 20L Rocky Road, Dubbo (Lot 13 DP258406).</li><li>The Planning Proposal seeks to amend the minimum lot size area from 20ha to 8ha for approximately 51.26ha of the site, which is currently zoned R5 Large Lot Residential. There are no other changes associated with the Planning Proposal.</li><li>The Planning Proposal and supporting documentation were placed on public exhibition from 15 May 2024 to 17 June 2024. Council received ten public submissions and two State Agency submissions during the public exhibition period.</li><li>This report recommends that Council adopt the Planning Proposal.</li><li>Subject to adoption, Council will liaise with the Department of Planning, Housing and Infrastructure to amend the Dubbo Regional Local Environmental Plan 2022.</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 has received \$20,000 as part of the lodgement 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 minimum lot size area at part of 20L Rocky 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:	1.2 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 adopt the Planning Proposal (attached in Appendix 1) to amend the Dubbo Regional Local Environmental Plan 2022 by changing the minimum lot size area for part of 20L Rocky Road, Dubbo from 20ha to 8ha.
2. That Council note the submissions received during the public exhibition period (attached in Appendix 2).
3. That Council prepare drafting instructions and liaise with the NSW Government Department of Planning, Housing and Infrastructure to arrange finalisation of the proposed amendment to the Dubbo Regional Local Environmental Plan 2022 and request gazettal of the Plan.
4. That the Chief Executive Officer (or delegate) be authorised to execute any required documentation to finalise the amendment to the Dubbo Regional Local Environmental Plan 2022.

*Stephen Wallace*  
Director Development and Environment

*LN*  
Growth Planner

BACKGROUND

1. Previous Resolutions of Council

15 February 2024 CCL24/19	<p>1. That Council endorse the Planning to amend the Dubbo Regional Local Environmental Plan 2022 by changing the minimum lot size area at part of 20L Rocky Road, Dubbo (Lot 13 DP258406) from 20ha to 8ha.</p> <p>2. That Council submit the Planning Proposal to the NSW Department of Planning and Environment for a Gateway Determination.</p> <p>5. That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.</p>
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2. Gateway Determination – Department of Planning, Housing and Infrastructure

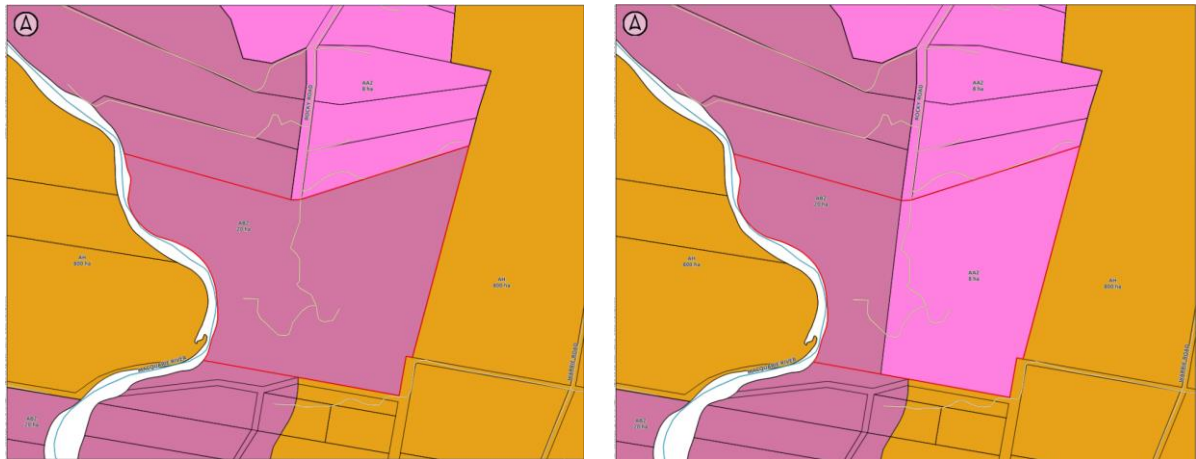
The NSW Government Department of Planning, Housing and Infrastructure issued a Gateway Determination for the Planning Proposal on 11 April 2024. The Gateway Determination allowed the Planning Proposal to proceed to public exhibition and consultation with State Agencies.

REPORT

1. Details of the Planning Proposal

Applicant:	Premise Australia
Site	20L Rocky Road, Dubbo (Lot 13 DP258406)
Proposed LEP amendment:	Amend the minimum lot size area from 20ha to 8ha for approximately 51.26ha of the site (attached in <b>Appendix 1</b> ). This area of land is currently zoned R5 Large Lot Residential.

The proposed amendments are shown in **Figure 1**.



**Figure 1:** Existing and Proposed Minimum Lot Size Area

## 2. Public Exhibition and Submissions

The Planning Proposal and supporting documentation were placed on public exhibition from 15 May 2024 to 17 June 2024. It was publicly notified in the following ways:

Channel	Dates
Council Website	15 May 2024 – 17 June 2024
Council's Customer Experience Centres	15 May 2024 – 17 June 2024
Macquarie Regional Library	15 May 2024 – 17 June 2024
Daily Liberal Council Column	15, 22 and 29 May 2024, and 5 and 12 June 2024
Letters sent to adjoining landowners	15 May 2024
NSW Government Planning Portal	15 May 2024 – 17 June 2024
Notification to State Agencies	15 May 2024

Council received ten public submissions and two State Agency submissions during the public exhibition period (attached in **Appendix 2**). A summary of the submissions and Council's response is provided below.

### (a) State Agency Submissions

Comment	Council Response
<u>Submission by NSW Rural Fire Service</u> The proposal is not located on Bushfire Prone Land. The NSW Rural Fire Service raises no objections to the planning proposal.	The NSW RFS Commissioner certified an updated Bushfire Prone Land Map on 13 June 2024, which makes the site bushfire prone. Future development will need to be designed in accordance with Planning for Bushfire Protection 2019.
<u>Submission by Department of Climate Change, Energy, the Environment and Water – Biodiversity, Conservation and Science Group</u> Remnant vegetation is located in the south-eastern portion of the lot, which may include multiple Threatened Ecological Communities (TEC), which cannot be determined until verified by a field assessment. Avoidance of these TEC would be necessary to be consistent with objective 5 of the Central West Orana Regional Plan 2041.  Flood assessment data on the site is from 1955, and is not consistent with contemporary flooding policies set out in Ministerial Direction 4.1. Council should engage with SES early to ensure adequacy of evacuation routes and any other emergency management strategies associated with the proposal.	Part of the site has been identified as flood prone, but does not have up to date flood modelling. In lieu of updated flood-modelling, consultation will be undertaken with the SES at the Development Application stage to ensure the adequacy of flood evacuation routes.

(b) Public Submissions

Comment	Council Response
There is a need for additional housing in Dubbo, and large lots such as this are highly compatible with the preferences of the Dubbo community.	These comments are noted.
It is unclear how many lots will be created, which could create disparity amongst the established residences.	<p>The number of proposed lots will be confirmed at the Development Application stage. Due to the proposed minimum lot size area of 8ha for 51.26ha of the site, the land is not likely to yield more than six R5 Large Lot Residential lots and one RU4 Primary Production Small Lot.</p> <p>The minimum lot size in the R5 zoned part is consistent with the objectives of the zone and will provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</p>
<ul style="list-style-type: none"> <li>Existing roads may not be suitable for the increased traffic.</li> <li>The ownership and maintenance responsibilities of any potential access on Lambar Road need to be considered.</li> <li>New development will encourage people 'cruising' the area.</li> </ul>	<p>Traffic impacts from any future development are likely to be of minor significance. The small increase in traffic will have a negligible impact on road safety despite the narrow road.</p> <p>Street access will be assessed at the Development Application stage, but the Proponent has identified potential access options from both Rocky Road and Warrie Road via Lambar Road. Lambar Road is a Crown road, and has been privately maintained by neighbouring landowners. If future development requires access via Lambar Road, potential transfer of the Crown Road would be undertaken in accordance with legislative requirements and guidelines.</p>
Rocky Road is located on a school bus route, and this planning proposal may impact that route.	Any Development Application must demonstrate a suitable route and turning capacity for the bus. It is noted that Dubbo Buslines does not indicate school buses travelling via Rocky Road in their Student Travel Planner.

Comment	Council Response
<ul style="list-style-type: none"> <li>The site may not be serviced with appropriate infrastructure, as the it does not have access to town water</li> <li>Existing dwellings in the area rely on bore water, and additional development may impact their ability to access that water.</li> </ul>	<p>The site is connected to existing electrical infrastructure, which is likely to service any future development. Clause 2.48 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 indicates when Development Applications need to be referred to Essential Energy.</p> <p>It is proposed that any future development will be provided water with onsite rainwater tanks instead of using groundwater. This will have no impact on the groundwater recharge as the aquifers recharge from the Macquarie River, and not from rainfall. The Dubbo Development Control Plan 2013 requires each dwelling to be provided with a 45,000 litre potable rainwater storage when no alternate reliable water supply is available.</p> <p>As the site is in an area of groundwater vulnerability, an assessment of groundwater will be required to ensure that aquifers are not impacted by any septic systems.</p>
Will they have easements to the river	Any future potential for easements to the Macquarie River will be assessed at the Development Application stage, and if necessary, be included in an 88B instrument.
Part of the site has a history of flooding, and Council does not have accurate flood data	Part of the site has been identified as flood prone, but does not have up to date flood modelling. In lieu of updated flood-modelling, consultation will be undertaken with the SES at the Development Application stage to ensure the adequacy of flood evacuation routes.
The risks to remnant flora and fauna have not been adequately considered. How does Council propose to mitigate damage or compensate landholders for any loss of biodiversity and amenity from the destruction of areas of high conservation value?	A Biodiversity Assessment Report or a Biodiversity Development Assessment Report may be required to accompany a future Development Application to ensure compliance with Section 1.7 of the Environmental Planning and Assessment Act 1979 and Part 7 of the Biodiversity Conservation Act 2016. In accordance with the Biodiversity Conservation Act 2016, the biodiversity offset clearing threshold would be 0.5ha.
The site is undulating and there are concerns over run-off and erosion	The Dubbo Development Control Plan 2013 requires an Erosion and Sediment Control Plan to accompany a Development Application to ensure measures during construction stabilise the landform and control erosion.

Comment	Council Response
<ul style="list-style-type: none"> <li>The increased density will impact the rural ambience of the area</li> <li>The potential new dwellings in close proximity of existing buildings will reduce privacy</li> </ul>	<p>In accordance with the Dubbo Development Control Plan 2013, the minimum front setback for development on R5 Large Lot Residential lots is 50m from the front boundary, and the side and rear setbacks are 35m from adjoining R5 Large Lot Residential lots or 150m from adjoining RU1 Rural Production and RU4 Primary Production Small Lots land.</p> <p>The proposed minimum lot size of 8ha is consistent with adjoining R5 properties, and is not considered to impact the character of the area.</p>
<p>The development would replace agricultural activities on the current site, and impact the ability of adjoining properties to continue existing agricultural activities</p>	<p>The site is currently zoned R5 Large Lot Residential in the east and RU4 Primary Production Small Lots in the west. This Planning Proposal relates to the land zoned R5 Large Lot Residential.</p> <p>The site is used for agricultural cropping activities in the RU4 Primary Production Small Lots portion, and these activities will continue. The Dubbo Development Control Plan 2013 requires any proposed subdivision to accommodate a minimum buffer distance of 200m from any agricultural land uses.</p>
<p>The Planning Proposal will have a negative impact on land values and Council rates</p>	<p>The NSW Valuer General (VG) is the statutory independent valuing authority in NSW and is the responsible agency for determining land values. The VG reviews land values every three years and recently completed a review of all land values across the State (as at 1 July 2022). The valuation process is something Council cannot influence, and Council is legally required to use these new land values when calculating ordinary rates.</p>
<p>The potential timeline for the subdivision of the site is unclear</p>	<p>Council's role in housing involves facilitating an appropriate supply and mix of housing to meet community needs, as well as developing strategies and policies that encourage the construction of more and affordable housing. Subject to Council endorsement, the proposed amendments to the minimum lot size area will come into effect later this year, but subdivision and development are dependent on landowner submitting a Development Application.</p>

3. Legal Drafting of the Local Environmental Plan

In accordance with the conditions of the Gateway Determination, Council is authorised as the local plan-making authority. Subject to endorsement of the Planning Proposal, Council will submit documentation and amended maps to the NSW Parliamentary Counsel’s Office to draft the Local Environmental Plan and seek an Opinion that the draft Local Environmental Plan can be made.

Following receipt of the Opinion, the Local Environmental Plan amendment will be gazetted and notified on the NSW legislation website.

4. Resourcing Implications

Council received \$20,000 upon lodgement of the Planning Proposal as part of the required fees.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	\$20,000	0	0	0	0	0
b. Operating expenses	0	0	0	0	0	0
c. Operating budget impact (a – b)	\$20,000	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	\$20,000	0	0	0	0	0
Does the proposal require ongoing funding?		No				
What is the source of this funding?		Not applicable				

Table 1. Ongoing Financial Implications

APPENDICES:

- 1 Planning Proposal
- 2 Submissions





**Premise**

MR AND MRS SAM AND JACQUI MARTEL

**Amendment to the Dubbo Regional LEP  
2022 – 20L Rocky Road, Dubbo**

PLANNING PROPOSAL

Report No: 123050\_PP

Rev: 002

9 October 2023




MR AND MRS SAM AND JACQUI MARTEL  
AMENDMENT TO THE DUBBO REGIONAL LEP 2022 – 20L ROCKY ROAD, DUBBO  
PLANNING PROPOSAL



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This report has been prepared by Premise Australia for Mr and Mrs Sam and Jacqui Martel ; may only be used and relied on by Mr and Mrs Sam and Jacqui Martel ; must not be copied to, used by, or relied on by any persons other than Mr and Mrs Sam and Jacqui Martel without the prior written consent of Premise. If Mr and Mrs Sam and Jacqui Martel wishes to provide this Report to a third party recipient to use and rely upon, the recipient agrees: to acknowledge that the basis on which this Report may be relied upon is consistent with the principles in this section of the Report; and to the maximum extent permitted by law, Premise shall not have, and the recipient forever releases Premise from, any liability to recipient for loss or damage howsoever in connection with, arising from or in the respect of this Report whether such liability arises in contract, tort including negligence.

Document reference: 123050\_PP\_002

DOCUMENT AUTHORISATION					
Revision	Revision Date	Report Details			
A	09/10/23	Final			
Prepared By		Reviewed By		Authorised By	
Nicholas Allatt		Jack Morrissey		Nicholas Allatt	

Page i

MR AND MRS SAM AND JACQUI MARTEL  
AMENDMENT TO THE DUBBO REGIONAL LEP 2022 – 20L ROCKY ROAD, DUBBO  
PLANNING PROPOSAL



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MR AND MRS SAM AND JACQUI MARTEL  
AMENDMENT TO THE DUBBO REGIONAL LEP 2022 – 20L ROCKY ROAD, DUBBO  
PLANNING PROPOSAL



MR AND MRS SAM AND JACQUI MARTEL  
AMENDMENT TO THE DUBBO REGIONAL LEP 2022 – 20L ROCKY ROAD, DUBBO  
PLANNING PROPOSAL



## 1. BACKGROUND

### 1.1 Introduction

Premise Australia Pty has been commissioned by Mr and Mrs Sam and Jacqui Martel to prepare a planning proposal to amend the *Dubbo Regional Local Environmental Plan 2022* (LEP) in respect of land at Lot 13 in DP 258406, 20L Rocky Road, Dubbo.

The subject site comprises of approximately 81.19 ha of R5 Large Lot Residential zoned land and 29.93 ha of RU4 Primary Production Small Lots.

The subject site is located in one of Dubbo's premium lifestyle living areas with desirable vistas and views of the Macquarie River. The site is only a short drive south of the Dubbo central-business district via Old Dubbo Road.

The Planning Proposal seeks to undertake a reduction to the minimum lot size from 20ha to 8 ha on the subject site. The area to which the proposed lot size reduction applies is currently zoned as R5 Large Lot Residential pursuant to the provisions of the LEP. The R5 land directly to the north of the site has a minimum lot size of 8ha.

The Planning Proposal has been prepared as a housekeeping amendment to provide consistency in LEP provisions with the adjoining R5 land to the north.

A reduction in minimum lot size will facilitate the further development of existing R5 land and generate additional supply to the Dubbo housing market.

The subject site is identified in the Macquarie District Strategy within the existing Rocky Road settlement cluster. The strategy identifies that infill of these areas is supported so long as they do not encroach onto or conflict with surrounding agricultural areas.

The subject site is consistent with Planning Priority 13 and Action 13.1 of the Dubbo Local Strategic Planning Statement aimed at the management of R5 land within existing zoned areas.

It is requested that Dubbo Regional Council endorse the subject Planning Proposal and facilitate the Amendment to the Dubbo Regional Local Environmental Plan 2022 (LEP).

### 1.2 Scope of the report

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act, 1979 and the NSW Department of Planning's advisory documents '*A Guide to Preparing Local Environmental Plans*' and '*A Guide to Preparing Planning Proposals*'. The latter document requires the Planning Proposal to be provided in five (5) parts, those being:

- Part 1 – A statement of the objectives or intended outcomes of the proposed LEP;
- Part 2 – An explanation of the provisions that are to be included in the proposed LEP;
- Part 3 – The justification for those objectives, outcomes, and provisions and the process for their implementation;
- Part 4 – Mapping; and
- Part 5 – Details of the community consultation that is to be undertaken on the Planning Proposal.

The Planning Proposal would provide a consistent lot size regime with the adjoining R5 land north of the subject site. Due to a shift in Council's resourcing capacity, the proposed housekeeping amendment can no

MR AND MRS SAM AND JACQUI MARTEL  
AMENDMENT TO THE DUBBO REGIONAL LEP 2022 – 20L ROCKY ROAD, DUBBO  
PLANNING PROPOSAL



longer be finalised within a reasonable timeframe. To assist Council's change in priorities, the Applicant provides the subject planning proposal for consideration.

The subject Planning Proposal is considered to meet the definition of a standard proposal as follows:

*"Standard – a LEP amendment for a specific site seeking a change in planning controls that is consistent with the existing strategic planning framework"*

### 1.3 Structure of the report

This planning proposal is provided in the following structure;

- **Section 2** provides a statement of the objectives or intended outcomes of the proposed LEP;
- **Section 3** provides an explanation of the provisions that are included in the proposed LEP;
- **Section 4** provides justification regarding the need for the Planning Proposal; outlines its relationship to State Environmental Planning Policies; Ministerial Directions; local and regional strategic planning strategies; and overviews the environmental, economic, and social impacts of the proposal;
- **Section 5** details the required LEP mapping amendments;
- **Section 6** details how community consultation is to be undertaken with respect to the Planning Proposal.

## 2. OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to facilitate the development of large lot residential blocks with a minimum lot size of 8ha on land at Lot 13 in DP 258406, 20L Rocky Road, Dubbo, by seeking an Amendment to the Dubbo Regional Local Environmental Plan 2022.

## 3. EXPLANATION OR PROVISIONS

The subject site is identified as Lot 13 in DP 258406, 20L Rocky Road, Dubbo. The site is located approximately 10km south of the Dubbo CBD via Old Dubbo Road. The Macquarie River adjoins the subject land to the west of the site. The land use on the site is primarily intensive plant base agriculture and supports an existing dwelling house and associated sheds.

The subject site is zoned as RU4 Primary Production Small Lots and R5 Large Lot Residential. The existing minimum lot size provision for the site is 20ha which is consistent with the intent of the RU4 zoned land.

The planning proposal seeks to reduce the lot size provision on the portion of the site zoned as R5 land from 20ha to 8ha to provide consistency with the R5 area of the site and the lot sizing to the north.

The locality of the subject site is depicted in **Figure 1**.

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Figure 1. Locality of Subject Site (source: Nearmap)

### 3.1 Proposed Amendment to the Dubbo Local Environmental Plan 2022.

The Planning Proposal seeks to reduce the minimum lot size relating to the R5 zoned portion of land at Lot 13 in DP 258406, 20L Rocky Road, Dubbo from 20ha to 8ha. The impacted LEP map includes Lot Size Map – Sheet LSZ\_002.

The proposed Amendment is estimated to create up to 10 additional rural lifestyle blocks in proximity to the Macquarie River. The proposed lot size reduction will give effect to the intent of the existing R5 zoning whilst ensuring that land use conflict does not occur with the adjoining RU4 zoned land.

The existing and proposed minimum lot sizing is depicted in **Figure 2** and **Figure 3**.

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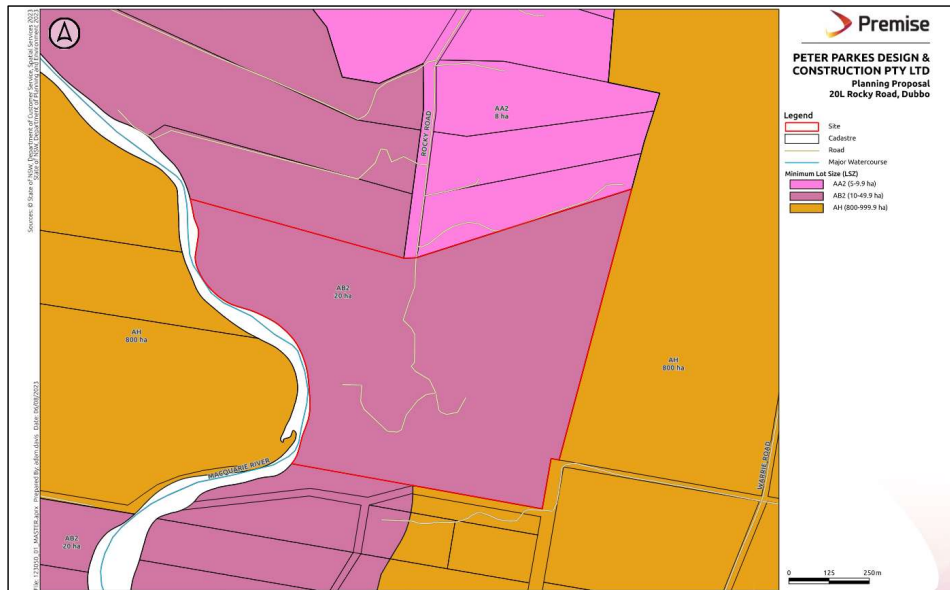


Figure 2. Existing Minimum Lot Size



Figure 3. Proposed Minimum Lot Size



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## 4. JUSTIFICATION

### 4.1 Introduction

The overarching principles that guide the preparation of planning proposals are:

- The level of justification should be proportionate to the impact the Planning Proposal would have;
- It is not necessary to address a question if it is not considered relevant to the planning proposal; and
- The level of justification should be sufficient to allow a Gateway determination to be made with confidence that the LEP can be finalised within the timeframe proposed.

The following justification addresses each relevant question applicable to the Planning Proposal to ensure confidence can be given to the Gateway determination.

### 4.2 Need for the planning proposal

#### ***Is the planning proposal a result of any strategic study or report?***

The Planning Proposal seeks to give effect to the intent of R5 zoned land by reducing the minimum lot size from 20ha to 8ha to facilitate appropriate lifestyle living opportunities.

The Planning Proposal is not a direct result of any strategic study or report; however, it is consistent with the Dubbo Rural Areas Development Strategy, in particular, the Macquarie District Strategy.

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

It is considered that reducing the minimum lot size under the LEP is the best means of achieving the objectives and outcomes of the Proposal. The proposed Amendment will facilitate the development of large lot residential blocks on the subject site.

### 4.3 Relationship to strategic planning framework

#### ***Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?***

The *Central West and Orana Region Plan 2041* sets the strategic framework for the region, to ensure the region's ongoing prosperity. The regional plan comprises of the following components:

- Part 1 – Region-shaping investment
- Part 2 – A sustainable and resilient place
- Part 3 – People, centres, housing and communities
- Part 4 – Prosperity, productivity and innovation
- Part 5 – Local government priorities

In particular, the Planning Proposal is consistent with Objective 15, Strategy 15.2 under Part 3 as follows:

#### ***Objective 15: Manage rural residential development***

Strategy 15.2 reads as follows:

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*“Strategy 15.2 Enable new rural residential development only where it has been identified in a local strategy prepared by the relevant council and endorsed by the department. Avoid unplanned or unsupported rezoning of rural land.”*

The subject site is currently zoned as R5 and is identified as a settlement area in accordance with the Dubbo Rural Areas Development Strategy, in particular, the Macquarie District Strategy.

The Planning Proposal is considered to be consistent with the provisions of the Central West and Orana Regional Plan 2041.

***Is the planning proposal consistent with Council’s local strategy or other local strategic plan?***

a) Towards 2040 Community Strategic Plan

This Plan is the highest-level strategy that will guide and influence the direction of Council, the community and other levels of Government over the coming years.

The vision of the Plan is as follows:

- *“Our thinking, practices and solutions will make things better for all generations and be innovative*
- *Our community will respond to challenges and become stronger and resilient*
- *Our natural and built environment will be sustainable*
- *Our housing, economic, educational, social, equity, cultural, entertainment and recreational facilities will have opportunities to grow*
- *Our community will have a high quality of life”*

The subject site is already zoned as R5 in accordance with the LEP. The intent of the Planning Proposal is to facilitate the appropriate development of the subject site by creating provision for the subdivision of this land to meet the objectives of the R5 zone.

The Planning Proposal is considered to be broadly consistent with the Towards 2040 Community Strategic Plan.

b) Dubbo Regional Local Environmental Planning Statement

The Local Strategic Planning Statement (LSPS) for the Dubbo Regional Local Government Area was adopted by Council on 22 June 2022. The LSPS plans for economic, social and environmental land use needs of the community over the next 20 years.

The LSPS is underpinned by 20 Planning Priorities for the Dubbo Region. The Planning Proposal is considered to give effect to and maintain consistency with the following:

- Planning Priority 9: Provide diversity and housing choice to cater for the needs of the community; and
- Planning Priority 13: Manage R5 zoned land

The Planning Proposal gives effect to the following Action,

*“Action 13.1 Review the LEPs zone boundaries, land use table and subdivision minima to ensure rural lifestyle development is contained within existing zoned areas or highlight areas contained in the Rural Issues Paper 2019 and does not have the potential to adversely impact on the primary production potential of rural land.”*

The Planning Proposal seeks to facilitate the subdivision of existing R5 zoned land consistent with the adjoining land to minimum lot size regime adjoining the site to the north.

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The Planning Proposal is consistent with the LSPS.

c) Dubbo Rural Areas Development Strategy

The Dubbo Urban Areas Development Strategy informs the land use zoning across Dubbo's rural areas.

The Dubbo Rural Areas Development Strategy comprises of the following strategies:

- Benelong District Strategy
- Coolbaggie District Strategy
- Goonoo District Strategy
- Macquarie District Strategy
- Minore District Strategy
- Southern District Strategy
- Talbragar District Strategy

The subject site is identified in the Macquarie District Strategy as a settlement area.

The objective of the settlement areas is as follows:

*"Direct rural settlement pressures into the rural villages and selected areas of existing fragmentation"*

The Planning Proposal seeks to facilitate the further development of a selected area of existing fragmentation and considered to be consistent with the objective of the Macquarie District Strategy.

***Is the planning proposal consistent with applicable State Environmental Planning Policies?***

The Planning Proposal is considered to be broadly consistent with all relevant State Environmental Planning Policies (SEPPs).

The Planning Proposal gives consideration to the following State Environmental Planning Policies as follows:

State Environmental Planning Policy (SEPP)	Comment
<b>SEPP (Biodiversity and Conservation) 2021</b>	
	N/A
<b>SEPP (Building Sustainability Index: BASIX) 2004</b>	
The aim of this Policy is to ensure consistency in the implementation of the BASIX scheme throughout the State by adhering to the list of BASIX commitments required to facilitate sustainable development.	N/A
<b>SEPP (Exempt and Complying Development Codes) 2008</b>	
The aim of this Policy is to provide streamlined assessment processes for development that complies with specified development standards.	N/A
<b>SEPP (Housing) 2021</b>	

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The aim of this Policy is to provide a State-wide approach to manage and support, affordable and well-designed residential development across NSW.	The Planning Proposal will facilitate future residential development on the subject site. The Planning Proposal is considered to be consistent with the SEPP.
<b>SEPP (Industry and Employment) 2021</b>	
	N/A
<b>SEPP No 65 – Design Quality of Residential Apartment Development</b>	
	N/A
<b>SEPP (Planning Systems) 2021</b>	
	N/A
<b>SEPP (Precincts-Regional) 2021</b>	
	N/A
<b>SEPP (Resilience and Hazards) 2021</b>	
The object of Chapter 4 is to provide for a Statewide planning approach to the remediation of contaminated land.	<p>In accordance with Clause 4.6 of the SEPP, a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.</p> <p>The subject site is currently used for agricultural cropping activities. A Preliminary Contamination Investigation (PCI) has been undertaken to investigate the subject area of the Planning Proposal.</p> <p>The PCI identified buried waste material at two locations which presents potential risk for asbestos-containing material (ACM) to be present and may present a risk to future site occupants encountering this material.</p> <p>Buried waste material has potential to generate leachate which can migrate to other receptors. This may include future site occupants (constructing and operating groundwater bores) or ecological receptors exhibiting hydrogeological connectivity to the site.</p> <p>With the exceptions of potential soil impacts from the buried waste, there is little evidence of historic land uses to have caused impacts within the investigation area that may present a risk to human health.</p> <p>Based on the nature and extent of the Chemical of Potential Concern (COPC) being identified within the investigation area, Premise considers that the site can be made suitable for future residential land use with appropriate management of</p>

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	<p>impacted soil material prior to future additional residential occupation of the site.</p> <p>It is proposed that further detailed investigation and remediation of contamination would be undertaken as part of the development application stage.</p> <p>Furthermore, rainwater harvesting would be the proposed method of servicing future dwellings with potable water supply.</p> <p>The Planning Proposal would likely be able to achieve the requirements of Clause 4.6 of the SEPP.</p>
<b>SEPP (Resources and Energy) 2021</b>	
	N/A
<b>SEPP (Transport and Infrastructure) 2021</b>	
	N/A – The proposed development is of a minor nature and is not considered to result in substantial traffic generation nor is it located within proximity to a classified road.
<b>SEPP (Primary Production) 2021</b>	
The objective of this section is to minimise potential land use conflict between existing and proposed development on land in the zones under a relevant EPI that are equivalent to the rural, residential or environment protection zones concerned (particularly between residential land uses and other rural land uses).	N/A – Dubbo Regional Local Environmental Plan is not considered to be a relevant EPI under the Table referenced in Part 6 of the SEPP.

***Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?***

The following table provides consistency of the applicable Section 9.1 Ministerial Directions for consideration in the Planning Proposal:

Direction	Requirement	Consistency
<b>Focus Area 1 Planning Systems</b>		
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 considered to give effect to the <i>Central West and Orana Regional Plan 2041</i> , in particular, Strategy 15.2 – “Enable new rural residential development only where it has been identified in a local strategy prepared by the relevant council and endorsed by the Department. Avoid unplanned or unsupported

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		<i>rezoning of rural land.</i> This is discussed in <b>Section 4.3</b> of this report.
1.3 Approval and Referral Requirements	Planning Proposals must minimise the need to provide future development applications to a Minister or public authority.	The subject site is not mapped as bushfire prone land. With this considered, future development on the site would need to achieve the requirements set out in the NSW Rural Fire Service (RFS) document, <i>Planning for Bushfire Protection 2019</i> .
1.4 Site Specific Provisions	A Planning Proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning development.	The Planning Proposal seeks to reduce the current minimum lot size provision to 8ha to facilitate the subdivision of the site for large lot residential purposes.  The subject land is currently zoned as R5 Large Lot Residential and would not require the implementation of any site-specific provisions to facilitate development of the land for the intended purposes of the zone.
<b>Focus Area 2 Design and Place (N/A)</b>		
<b>Focus Area 3 Biodiversity and Conservation</b>		
3.1 Conservation Zones	The Planning Proposal must include provisions which protect and conserve environmentally sensitive areas.	The subject land is not impacted by an environmental conservation zone including any of the following: <ul style="list-style-type: none"> <li>• Zone C1 National Parks and Nature Reserves</li> <li>• Zone C2 Environmental Conservation</li> <li>• Zone C3 Environmental Management</li> </ul> The Planning Proposal is not considered to be inconsistent with the Direction.  With this considered, it is noted that should future development result in the clearing of more than 0.5 ha of native vegetation, the biodiversity offset scheme would apply.  It is likely that a Biodiversity Development Assessment Report (BDAR) would be prepared in support of any future development application for subdivision of the site.
3.2 Heritage Conservation	The Planning Proposal must facilitate provision for conservation of Aboriginal	A basic AHIMS search of the site was undertaken on 26 July 2023 which did not identify any items of Aboriginal significance.

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	cultural heritage including places, items or other significant artefacts.	In addition, the site is not mapped as containing any local or State heritage items in accordance with Schedule 5 of the LEP.  The Planning Proposal is considered to be consistent with the Direction.
<b>Focus Area 4 Resilience and Hazards</b>		
4.1 Flooding	The Planning Proposal must be consistent with local and State Flood Policy and ensure that land identified in the flood planning area is not rezoned for residential, business, industrial or special zoning.	<p>The Planning Proposal is located in proximity to the Macquarie River which runs along the western boundary of the property.</p> <p>In accordance with the Dubbo Flood Prone Land Policy 2013 and Council's records, the Flood Standard Reference Level (FSRL) (1% flood event) for the site is consistent with the 1955 flood event reference level (RL) of approximately 267 m. The impacted area of the site is depicted in <b>Figure 7</b>. Based on the location of the development area on the subject Lot, adequate area remains available above the FSRL to facilitate further development of the site.</p> <p>Should development be sought below the FSRL, a flood study would be provided in support of the development application for subdivision of the site.</p> <p>The Planning Proposal is consistent with the Direction.</p>
4.3 Planning for Bushfire Protection	The Planning Proposal must have regard to the RFS document <i>Planning for Bushfire Protection 2019</i> .	<p>The subject site is not mapped as bushfire prone land and referral to NSW Rural Fire Service is not anticipated as part of the planning proposal process. With this considered, further assessment of native vegetation on the site would identify the extent of protected grasslands and the implications this may have for the establishment of adequate asset protection zones around each dwelling.</p> <p>The location of existing native vegetation would influence the location of future building envelopes and would be further supported by a bushfire assessment report prior to subdivision of the site.</p> <p>In addition, opportunity for two separate vehicle accessways would be provided from the north (Rocky Road) and east (Lambar Road). A right of</p>

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		<p>way easement to a future Lot would achieve emergency access through to Lambar Road.</p> <p>With this considered, it is anticipated that future development on the site would likely be able to achieve the requirements set out in the NSW Rural Fire Service (RFS) document, <i>Planning for Bushfire Protection 2019</i>.</p>
4.4 Remediation of Contaminated Land	<p>The Planning Proposal must consider whether the subject land has been used for a purpose referred to in Table 1 of the contaminated land planning guidelines.</p>	<p>Areas of the subject site are currently used for the purposes of plant-based cropping. In accordance with the DPE's <i>Draft Contaminating Land Planning Guidelines</i>, certain agricultural activities are considered to be a potential contaminating land use. This is due to the potential use of various fertilisers, insecticides, fungicides and herbicides.</p> <p>A Preliminary Contamination Investigation (PCI) was prepared in support of the Planning Proposal and is provided as <b>Appendix B</b>.</p> <p>The results of the PCI identified areas where the burial of waste material has occurred. Potential exists for asbestos-containing material (ACM) to be present, which may present a risk to future site occupants who encounter such material.</p> <p>With the exception of potential soil impacts from buried waste, there is little evidence of historical land uses to have cause impacts within the investigation area that may present a risk to human health.</p> <p>Based on the finding of the PCI, it is considered that the site can be made suitable for future residential land use appropriate management of impacted soil material prior to future additional residential occupation of the site.</p> <p>It is proposed that this investigation be undertaken as part of the development application for future residential subdivision.</p> <p>Subject to management of impacted soil material, it is anticipated that planning proposal would achieve it's intended purpose and is considered to be consistent with the Direction.</p>
<b>Focus Area 5 Transport and Infrastructure</b>		



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5.1 Integrated Land Use and Transport	<p>The Planning Proposal must be consistent with the aims, objectives and principles of:</p> <p>(a) <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i></p> <p>(b) <i>The Right Place for Business and Services – Planning Policy (DUAP 2001).</i></p>	<p>The Planning Proposal seeks to facilitate the development of existing land zoned R5 Large Lot Residential. The proposed lot size reduction is anticipated to yield up to 10 new Lots. The subject site is located within 10km of the Dubbo CBD via Rocky Road and Old Dubbo Road, providing a short driving distance to key services and facilities.</p> <p>The increase in vehicle movements along Rocky Road are not anticipated to result in significant traffic impacts and are considered to be of minor significance.</p> <p>The Planning Proposal is considered to be broadly consistent with this Direction.</p>
5.3 Development Near Regulated Airports and Defence Airfields	<p>The Planning Proposal must not compromise by development that constitutes an obstruction, hazard or potential aircraft flying in the vicinity.</p>	<p>The subject site is not located in proximity to a regulated airport or defence airfield and any future dwellings are not anticipated to result in an obstruction or hazard to local aircraft.</p> <p>The Planning Proposal is considered to be consistent with this Direction.</p>
<b>Focus Area 6: Housing</b>		
6.1 Residential Zones	<p>The Planning Proposal must broaden the choice of building types and locations available in the housing market, make more efficient use of existing infrastructure and services and reduce the consumption of land for housing on the urban fringe.</p>	<p>The Planning Proposal would facilitate the further development of existing R5 zoned land.</p> <p>Water and sewer infrastructure would be facilitated by rainwater tanks and onsite septic systems.</p> <p>Electricity is connected to the existing dwelling on the site and adjoining residential development.</p> <p>Although located beyond the urban fringe, future development on the site would be consistent with the existing land use composition of the immediate area.</p> <p>The Planning Proposal is considered to be consistent with the Direction.</p>
<b>Focus Area 7: Industry and Employment</b>		
<b>Focus Area 8 Resources and Energy</b>		
8.1 Mining, Petroleum	<p>The Planning Proposal must not restrict the potential development of resources of</p>	<p>There is an existing Mining Exploration Licence (EL9468) in place which includes the subject land.</p>

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Production and Extractive Industries	coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	With this considered, extractive industries are prohibited in the R5 zone.  The Planning Proposal is not anticipated to result in conflict with the objective of the Direction.
<b>Focus Area 9 Primary Production</b>		
9.1 Rural Zones	The Planning Proposal must protect the agricultural production value of rural land.	The subject Lot includes both RU4 and R5 zoned land. The Planning Proposal seeks to reduce the minimum lot size provision which applies only to the existing R5 zoned area of land.  The proposed lot size of 8 ha would achieve the DCP buffer distance of 200 m to the adjoining intensive plant-based agricultural activity to the west. With this considered, the existing intensive agricultural activity could continue operations with minimal impact.  The Planning Proposal is consistent with the Direction.
9.2 Rural Lands	The Planning Proposal must protect the agricultural production value of rural land.	The subject Lot includes both RU4 and R5 zoned land. The Planning Proposal seeks to reduce the minimum lot size provision which applies only to the existing R5 zoned area of land.  The proposed lot size of 8 ha would achieve the DCP buffer distance of 200 m to the adjoining intensive plant-based agricultural activity to the west. With this considered, the existing intensive agricultural activity could continue operations with minimal impact.  The Planning Proposal is consistent with the Direction.

#### 4.4 Environmental, social and economic impacts

***Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, would be adversely affected as a result of the proposal?***

##### 4.4.1 TERRESTRIAL BIODIVERSITY

The subject land has previously been used for intensive agricultural activity and although this activity has been undertaken to the RU4 portion of the site, areas of the R5 area have also been subject to this activity. It is

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anticipated that the areas previously subject to cropping would qualify as category 1 exempt land in accordance with Section 60H of the Local Land Services Act 2013 and would not incur biodiversity offset implications.

Notwithstanding, it is anticipated that either a Biodiversity Assessment Report (BAR) or Biodiversity Development Assessment Report (BDAR) would likely be required to accompany a future development application to determine the potential impact on biodiversity in accordance with the Section 1.7 of the Environmental Planning and Assessment Act 1979 and Part 7 of the Biodiversity Conservation Act 2016. As the proposed minimum lot size for the property is 8 ha, it noted that the biodiversity offset clearing threshold for this site would be 0.5 ha.

For preliminary consideration the following vegetation map is provided in **Figure 4**.



Figure 4. Terrestrial Biodiversity

#### 4.4.2 NATURAL WATERCOURSES

There is a natural watercourse which flows across the south eastern corner of the site as depicted in **Figure 5**. Following desktop review it appears that this watercourse is a 1<sup>st</sup> order stream which would require maintaining a 10m vegetated riparian zone (VRZ) to each side of the watercourse. Should development be required within the VRZ, a controlled activity approval would be required in accordance with the requirements of the Water Management Act 2000 which would be addressed as part of a future development application.

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Figure 5. Natural Watercourses

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

#### 4.4.3 ABORIGINAL ARCHAEOLOGY

A basic AHIMS search of the site was undertaken on 26 July 2023 which did not identify any items of Aboriginal significance (**Appendix C**).

In addition, the site is not mapped as containing any local or State heritage items in accordance with Schedule 5 of the LEP.

Although areas of the site have been subject to cropping activities, other areas of the site, including areas in proximity to the natural watercourse, are areas typically known for containing Aboriginal items and artefacts.

It is anticipated that an Aboriginal Archaeology Due Diligence Report would be prepared and accompany a future development application to subdivide the subject land.

#### 4.4.4 GROUNDWATER VULNERABILITY AND SALINITY

The subject site is mapped as groundwater vulnerable in accordance with the LEP. It is acknowledged that the site is not connected to town water and would primarily rely on rainwater tanks. Further to this, onsite sewage management would be required. In accordance with the DCP, the buffer distances for sewage disposal systems is as follows:

- 100 m to permanent surface waters (eg river, streams, lakes etc);
- 250 m to domestic groundwater well; and

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- 40 m to other wastes (eg farm dams, intermittent waterways and drainage channel etc).

Further consideration to the location of any septic systems on the site would be required as part of the development approvals process and would need to consider system type, relative distance to natural watercourse and drinking water infrastructure for example domestic bores, where required.

With this considered, the maximum 250m buffer distance as described above would be achievable on a lot with a minimum lot size of 8ha.

The Planning Proposal is unlikely to result in any significant impact on groundwater systems.

#### 4.4.5 CONTAMINATION

In accordance with Clause 4.6 of the SEPP, a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The subject site is currently used for agricultural cropping activities. A Preliminary Contamination Investigation (PCI) has been undertaken to investigate the subject area of the Planning Proposal (**Appendix B**).

The PCI identified buried waste material at two locations which presents potential risk for asbestos-containing material (ACM) to be present and may present a risk to future site occupants encountering this material.

Buried waste material has potential to generate leachate which can migrate to other receptors. This may include future site occupants (constructing and operating groundwater bores) or ecological receptors exhibiting hydrogeological connectivity to the site.

With the exceptions of potential soil impacts from the buried waste, there is little evidence of historic land uses to have caused impacts within the investigation area that may present a risk to human health.

Based on the nature and extent of the Chemical of Potential Concern (COPC) being identified within the investigation area, Premise considers that the site can be made suitable for future residential land use with appropriate management of impacted soil material prior to future additional residential occupation of the site.

It is proposed that further detailed investigation and remediation of contamination would be undertaken as part of the development application stage.

Furthermore, rainwater harvesting would be the proposed method of servicing future dwellings with potable water supply.

The Planning Proposal would likely be able to achieve the requirements of Clause 4.6 of the SEPP. The Planning Proposal is not anticipated to be subject to significant contamination impacts.

#### 4.4.6 FLOODING IMPACTS

The Planning Proposal is located in proximity to the Macquarie River which runs along the western boundary of the property.

In accordance with the Dubbo Flood Prone Land Policy 2013 and Council's records, the Flood Standard Reference Level (FSRL) (1% flood event) for the site is consistent with the 1955 flood event reference level (RL) of approximately 267m. The impacted area of the site is depicted in **Figure 6**. Based on the indicative subdivision layout, adequate area remains available above the FSRL to facilitate further development of the site.

Should development be sought below the FSRL, a flood study would be provided in support of the development application for subdivision of the site.



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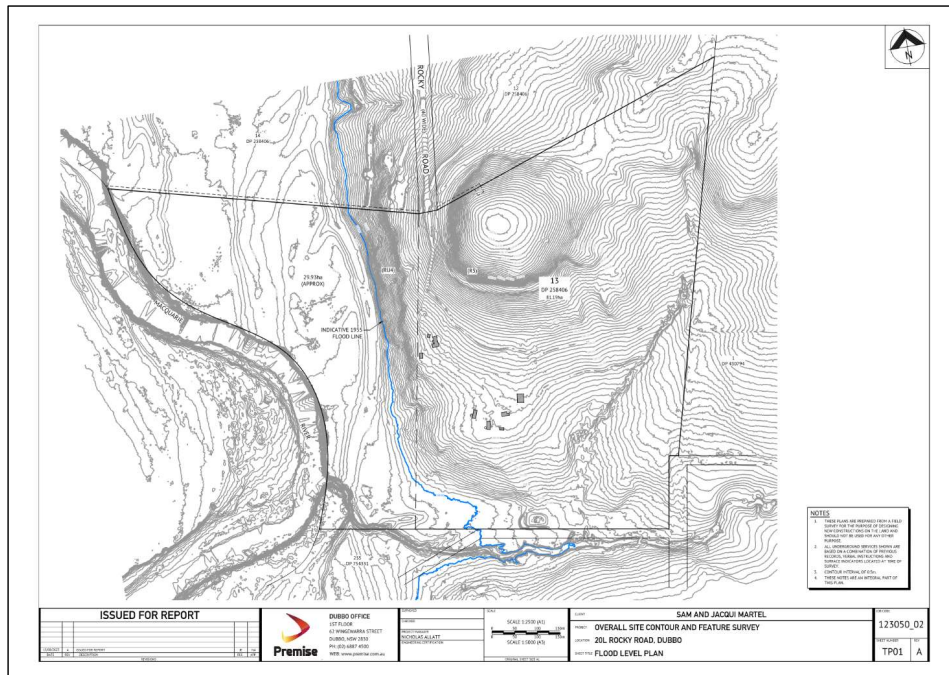


Figure 6. Indicative 1955 Flood Line

#### 4.4.7 BUSHFIRE IMPACTS

The subject site is not mapped as bushfire prone land and referral to NSW Rural Fire Service is not anticipated as part of the planning proposal process. With this considered, further assessment of native vegetation on the site would identify the extent of protected grasslands and the implications this may have for the establishment of adequate asset protection zones around each dwelling.

The location of existing native vegetation would influence the location of future building envelopes and would be further supported by bushfire assessment report prior to subdivision of the site.

In addition, opportunity for two separate vehicle accessways would be provided from the north (Rocky Road) and east (Lambar Road). A right of way easement would be created through a future Lot for the purposes of emergency access through to Lambar Road.

With this considered, it is anticipated that future development on the site could achieve the requirements set out in the NSW Rural Fire Service (RFS) document, *Planning for Bushfire Protection 2019*.

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

#### 4.4.8 SURROUNDING LAND USE COMPOSITION

The subject site comprises of primarily cropping with some grazing of native pastures. Land to the north of the site is residential with the land to the south and west comprising of modified grazing land. Land to the east is consistent with the land use composition of the subject site with cropped and grazing of native pastures. It is

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AMENDMENT TO THE DUBBO REGIONAL LEP 2022 – 20L ROCKY ROAD, DUBBO  
PLANNING PROPOSAL



noted that the required setback distances for future dwellings would be 150 m to RU1 Primary Production zoned land (to the east and south) and 150 m RU4 Small Lot Primary Production (to the west and south) and 35 m to R5 land (to the north). Future development would achieve the required DCP set back distances. In addition, should a buffer distance be required to existing cultivated cropping in the RU4 zone, the required 200 m distance could be achieved. It is understood that there are no rural industry, intensive livestock agriculture, abattoir, hazardous or offensive industry or mining operations in the immediate vicinity of the subject site.

The surrounding land use composition is mapped in **Figure 7**.

Future development of the subject site for large lot residential is considered to be consistent with the surrounding land uses and is not anticipated to result in significant land use conflict.



Figure 7. Surrounding Land Use Composition

#### 4.4.9 INFRASTRUCTURE SERVICING

The subject site is currently provided with vehicle access from the north via a sealed bitumen road known as Rocky Road. Secondary vehicle access is also available via Lambar Road to the south east should it be required for future development.

Existing electrical and telecommunications infrastructure traverses the site and connects with the existing dwelling house. It is proposed that future development would be provided water via onsite rainwater tanks noting the requirement for a minimum 45,000 litre potable water storage pursuant to the DCP. Onsite septic sewerage systems would service future dwellings.

Existing infrastructure services are depicted in **Figure 8**.

MR AND MRS SAM AND JACQUI MARTEL  
AMENDMENT TO THE DUBBO REGIONAL LEP 2022 – 20L ROCKY ROAD, DUBBO  
PLANNING PROPOSAL



Figure 8 Existing Services

#### 4.4.10 ECONOMIC BENEFITS

The Planning Proposal will facilitate the construction of additional housing stock within the Dubbo residential housing market. The economic benefits generated by the development will create additional employment within the development and construction industries.

The Planning Proposal is not anticipated to result in any detrimental social impacts to the surrounding areas and would facilitate quality residential development consistent with the adjoining land to the north of the subject site.



AMENDMENT TO THE DUBBO REGIONAL LEP 2022 – 20L ROCKY ROAD, DUBBO  
PLANNING PROPOSAL



#### 4.5 State and commonwealth interests

It is not considered that the amendments proposed via this Planning Proposal would conflict with any State or Commonwealth interests. The formal views of State and commonwealth public authorities would be ascertained following the Gateway determination.

### 5. MAPPING

The Planning Proposal is anticipated to result an Amendment to the following LEP maps:

- Lot Size Map – Sheet LSZ\_002

It is anticipated that the Department of Planning, Industry and Environment will finalise any mapping Amendments as part of the legislative drafting process.

The proposed mapping is attached as **Appendix A**.

### 6. COMMUNITY CONSULTATION

#### 6.1 Type of community consultation required

Community Consultation will be undertaken in accordance with and subject to the Department of Planning, Industry and Environment's Gateway determination.

Due to the minor nature of the Planning Proposal, it is anticipated that the Planning Proposal will be placed on public exhibition for a period of not less than 20 days as facilitated by Dubbo Regional Council.

Council will also undertake consultation with State Public Agencies as required by the Gateway determination.



AMENDMENT TO THE DUBBO REGIONAL LEP 2022 – 20L ROCKY ROAD, DUBBO  
PLANNING PROPOSAL



## 7. PROJECT TIMELINE

The Planning Proposal is considered to be classified as 'Standard' under the Department of Planning's Guidelines.

The benchmark timeframes for a Standard Proposal from the date of lodgement are as follows:

Stage	Maximum Benchmark Timeframes (working days)			
	Basic	Standard	Complex	Principal
Stage 1 - Pre-lodgement	30 days	50 days	60 days	20-30 days
Stage 2 - Planning Proposal	80 days	95 days	120 days	40 days
Stage 3 - Gateway determination	25 days	25 days	45 days	45 days
Stage 4 - Post-Gateway	20 days	50 days	70 days	160 days
Stage 5 - Public Exhibition & Assessment	70 days	95 days	115 days	95 days
Stage 6 - Finalisation	25 days	55 days	70 days	80 days
Sub-total (Department target)	140 working days	225 working days	300 working days	380 working days
Total (end to end)	220 days	320 days	420 days	420 days

Note: Department target of 380 working days is measured from Stage 3 - Stage 6 (inclusive).

Figure 9. Benchmark Processing Timeframes (Source – NSW Department of Planning, Industry and Environment)



# **APPENDIX A**

## **PROPOSED LOT SIZE MAP**



# **APPENDIX B**

## **PRELIMINARY CONTAMINATION INVESTIGATION**



# **APPENDIX C**

## **AHIMS SEARCH (BASIC)**



**Premise**

[premise.com.au](https://premise.com.au)



## Department of Climate Change, Energy, the Environment and Water

Your ref: PP-2023-2320  
Our ref: DOC24/447973

[REDACTED]  
Growth Planner  
Dubbo Regional Council  
By email: [REDACTED]

Dear [REDACTED]

**Reduction of minimum lot size for 20L Rocky Road, Dubbo**

Thank you for your referral dated 15 May 2024 to the Biodiversity, Conservation and Science Group (BCS) of the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) for comment. We understand the planning proposal involves a proposed reduction of minimum lot size from 20ha to 8ha at part Lot 13, DP258406, 20L Rocky Road, Dubbo. We have reviewed the October 2023 version of the planning proposal and have no objection to the proposal. We provide the following advice for Council's consideration for any future development of the lot.

The planning proposal has identified remnant vegetation in the south-eastern corner of the lot. Review of the State Vegetation Type Map has identified the remnant vegetation is likely to contain over-cleared vegetation types consistent with threatened ecological communities (TECs). These are considered to be of high environmental value (HEV) under the Central West Orana Regional Plan 2041, which includes TECs, threatened species habitats, and potentially Serious and Irreversible Impact (SII) candidate entities. Avoidance of these areas of HEV would be consistent with Objective 5 of the Regional Plan.

Our detailed comments are at Attachment A, and key recommendations are summarised below:

- Council encourages early assessment of biodiversity within Lot 13 DP258406 to determine whether the future subdivision of the site will trigger the NSW Biodiversity Offsets Scheme (BOS)
- Review the layout of the proposal once biodiversity values have been fully identified to avoid impact to the biodiversity values
- Council engages with NSW State Emergency Service (SES) early to ensure adequacy of evacuation routes and any other emergency management strategies associated with the proposal.

We encourage Council to contact us early to clarify any of our feedback or discuss components of any future planned fieldwork for identification of HEV, or preparation of any biodiversity studies associated with this proposal. Early engagement can simplify the biodiversity assessment process associated with any potential development assessments related with this planning proposal.

If you require any further information regarding this matter, please contact [REDACTED], Senior Conservation Planning Officer, via [REDACTED] or [REDACTED].

Regards

[REDACTED]

[REDACTED]  
**Senior Team Leader, Planning  
North West Branch**

11 June 2024

---

[Click or tap here to enter StreetAddress](#) | [rog.nw@environment.nsw.gov.au](mailto:rog.nw@environment.nsw.gov.au) | [dcceew.nsw.gov.au](http://dcceew.nsw.gov.au)

## Attachment A

**BCS's Detailed Comments and Recommendations****20L Rocky Road, Dubbo – Planning Proposal**

---

BAM	Biodiversity Assessment Method
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Reg	<i>Biodiversity Conservation Regulation 2017</i>
BDAR	Biodiversity development assessment report
BOS	Biodiversity Offset Scheme
Box Gum Woodland CEEC	White Box, Yellow Box, Blakely's Red Gum Critically Endangered Ecological Community
BV Map	Biodiversity values map
DCCEEW	Department of Climate Change, Energy, Environment and Water
DCP	Development control plan
EIS	Environmental impact statement
HEV	High environmental value
LEP	Local environmental plan
LSPS	Local strategic planning statement
MLS	Minimum lot size
PCT	Plant community type
SAII	Serious and irreversible impact

**Recommendations**

- 1.1 Council encourages early assessment of biodiversity within Lot 13 DP258406 to determine whether the future subdivision of the site will trigger the BOS.
- 1.2 Review the layout of the proposal once biodiversity values have been fully identified to avoid impact to the biodiversity values.
- 2.1 Council engages with NSW State Emergency Service (SES) early to ensure adequacy of evacuation routes and any other emergency management strategies associated with the proposal.



## 20L Rocky Road, Dubbo – Planning Proposal

### 1. Biodiversity

The planning proposal has identified remnant vegetation on the south-eastern portion of Lot 13 DP258406 is mapped as Environmentally Sensitive Land in the Dubbo Regional Local Environmental Plan 2022. Review of the State Vegetation Type Map has identified the remnant vegetation may contain the following Plant Community Types (PCT):

- PCT 45 - Plains Grass grassland on alluvial mainly clay soils in the Riverina Bioregion and NSW South Western Slopes Bioregion.
- PCT 74 - Yellow Box - River Red Gum tall grassy riverine woodland of NSW South Western Slopes Bioregion and Riverina Bioregion.
- PCT 76 - Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions.

The potential PCTs listed above are associated with multiple threatened ecological communities (TECs), which cannot be determined until verified by field assessment. Any vegetation which meets the definition of a TEC listing is considered to be of high environmental value (HEV). Avoidance of these areas of HEV would provide consistency with objective 5 of the Central West Orana Regional Plan 2041.

Until field assessment has been completed to confirm extent and composition of remnant vegetation, we provide the following advice, based on a precautionary approach.

### Consistency with the Central West Orana Regional Plan 2041

Local Planning Direction 1.1 (Implementation of Regional Plans) requires planning proposals to be consistent with the relevant regional plan, which is the Central West Orana Regional Plan 2041. Objective 5 and Strategy 5.2 of the Plan identifies that areas of HEV should be protected in strategic and local planning.

The HEV criteria applies to land that includes one or more of the following:

- Sensitive biodiversity values
- Native vegetation of high conservation value, including vegetation types that have been over-cleared or occur within over-cleared landscapes, threatened ecological communities, old growth forest and rainforest
- Key habitat of threatened species
- Important wetlands
- Areas of geological significance

To protect areas of HEV in the planning proposal and to demonstrate avoidance in accordance with the BAM, we recommend the proposal avoid the key biodiversity constraints identified in the south-eastern portion of the subject land. Council should also consider mechanisms to protect any avoided areas of biodiversity values at subdivision development application stage.

Further detailed advice on identifying and assessing HEV can be provided on request.

### BOS Triggers

The *Biodiversity Conservation Act 2016* (BC Act) and *Biodiversity Conservation Regulation 2017* (BC Reg) section 7.1 apply to subdivisions. When assessing subdivisions, the consent authority must consider the clearing of native vegetation required, or likely to be required, for the purpose for which the land is to be subdivided.

Native vegetation includes trees, understorey plants, groundcover and plants occurring in a wetland that are native to New South Wales (including planted native vegetation), not just trees.

If the subdivision will impact native vegetation and the clearing exceeds the biodiversity offsets scheme (BOS) thresholds (Part 7, BC Reg), the biodiversity assessment method (BAM) must be applied and a biodiversity development assessment report (BDAR) prepared to assess and calculate the biodiversity offset credit requirement.

Biodiversity offsets are calculated and secured in accordance with the *Biodiversity Conservation Act 2016* for the subdivision. Once this is done, no further offsets are required for subsequent development of the land that is within the approved subdivision.

The BAM requires proponents to demonstrate that biodiversity impacts have been avoided and minimised as far as possible, with residual impacts offset. Both the complexity of assessments, and the costs to the proponent associated with complying with the BOS, are lower where impacts on biodiversity are avoided and/or concentrated in areas of lower vegetation integrity.

Please note that category 1-exempt land mapped on the NSW Native Vegetation Regulatory Map (NVRM) only applies to rural zoned land. As such, the part of the lot zoned R5 Large Lot Residential is classified as excluded land under the *Local Land Services Act 2013*, regardless of any current or previous agricultural land uses. Subsequently, any impact to native vegetation or threatened species habitat across part Lot 13, DP258406 would need to be included when assessing the BOS entry requirement for this proposal.

The proposed MLS for the subject land is 8ha; therefore, the area clearing threshold for the subject land is 0.5ha. The total footprint of the development must be considered when applying the BOS entry requirements. Based on the information provided there is potential for impacts of the future subdivision of the subject site to trigger entry into the BOS.

#### **Potential for Serious and Irreversible Impact entities to occur**

The State Vegetation Type Map indicates the potential presence of PCT 74 on the subject site, which is associated with the White Box, Yellow Box, Blakely's Red Gum Critically Endangered Ecological Community (Box Gum Woodland CEEEC) listing. This entity is considered at risk of serious and irreversible impacts (SAIL) within the meaning of clause 6.7 of the BC Reg. Entities at risk of SAIL have additional assessment requirements under the BAM.

Under section 7.16 of the BC Act, the consent authority must refuse to grant consent if the approval of a proposed development is likely to have a serious and irreversible impact on SAIL entities. Further advice regarding determination of serious and irreversible impacts is available via the *Guidance to assist a decision-maker to determine a serious and irreversible impact* (DPIE, 2019). This guidance is available on the Department's website at <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/local-government-and-other-decision-makers/serious-and-irreversible-impacts-of-development>.

#### Recommendations

- 1.1 Council encourages early assessment of biodiversity within Lot 13 DP258406 to determine whether the future subdivision of the site will trigger the BOS.
- 1.2 Review the layout of the proposal once biodiversity values have been fully identified to avoid impact to the biodiversity values.

## 2. Flooding

### Summary

The proposal seeks to rezone land that is partially flood prone and therefore should be consistent with *Section 9.1(2) Ministerial Direction 4.1 Flooding* (Local Planning Direction); the NSW Government's Flood Prone Land Policy and clause 5.21 Dubbo Regional Local Environmental Plan 2022 clauses 5.21 Flood planning and 5.22 Special flood considerations. Flood assessment of this site is based on data from 1955, which significantly predates and is therefore not consistent with contemporary flooding policies and manuals set out in *Section 9.1(2) Ministerial Direction 4.1 Flooding*.

To mitigate the risk of developing land based on historic flood data, Dubbo Regional Council notes the natural topography and size of future lots should be sufficient to locate any future dwellings outside of flood zones. It is further noted that future planning phases should adhere to the relevant flood related development controls stated in the Dubbo Development Control Plan 2013.

### Comments

In lieu of an updated flood study of the area, we recommend Council seeks early advice of the NSW State Emergency Service (SES) as the responsible authority for emergency management planning. This will assist with any future planning to demonstrate how access/egress to all proposed residential lots during times of flood can be facilitated, including the merit of other emergency management strategies developed in consultation with the SES.

Reference and details for emergency management related issues can be found in the following EM01 guide:

<https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Water/Floodplains/flood-risk-management-emergency-management-planning-support-220055.pdf>

### Recommendations

- 2.1 Council engages with SES early to ensure adequacy of evacuation routes and any other emergency management strategies associated with the proposal.



# RFS



Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Your reference: (PP-2023-2320) Ref-2901  
Our reference: SPI20240515000076

ATTENTION: [REDACTED]

Date: Monday 3 June 2024

Dear Sir/Madam,

**Strategic Planning Instrument  
LEP Amendment – Planning Proposal**

The planning proposal seeks to amend the Dubbo Regional LEP 2022 by changing the minimum lot size area from 20ha to 8ha.

I refer to your correspondence dated 15/05/2024 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

After reviewing the supporting documents:

- MR AND MRS SAM AND JACQUI MARTEL *Amendment to the Dubbo Regional LEP 2022 – 20L Rocky Road, Dubbo PLANNING PROPOSAL*, prepared by Premise, Report No: 123050\_PP, Rev: 001, dated 9 October 2023.

The proposal is not located on Bush Fire Prone Land (based on current mapping) and should changes occur future development on lots of 8 hectares should be able to demonstrate compliance *Planning for Bush Fire Protection 2019*. The NSW Rural Fire Service raises no objections to the planning proposal.

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

[REDACTED]

**Supervisor Development Assessment & Plan  
Built & Natural Environment**

1

**Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

**From:** YourSay Dubbo <noreply-yoursay@dubbo.nsw.gov.au>  
**Sent:** Wednesday, 15 May 2024 12:56 PM  
**To:** [REDACTED]  
**Subject:** SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 Form Submission

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## SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 Form Submission

There has been a submission of the form SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 through your YourSay website.

**First Name**

[REDACTED]

**Last Name**

[REDACTED]

**Organisation or Community Group**

NA

**Contact Number**

[REDACTED]

**Email**

[REDACTED]

**Written Submission**

Reference CD23/4784

I am writing to express my wholehearted support for the proposed amendment to the Dubbo Regional Local Environmental Plan 2022, specifically the reduction of the minimum lot size from 20 hectares to 8 hectares for the portion of 20L Rocky Road (Lot 13 DP258406) currently zoned R5 Large Lot Residential.

As a resident of Dubbo, I am acutely aware of the pressing need for more reasonably sized lifestyle blocks outside of the town area. The current shortage of such properties has created a challenge for families seeking to enjoy a more spacious living environment without compromising on accessibility or affordability.

By reducing the minimum lot size to 8 hectares, this amendment would offer families the opportunity to pursue their dream of owning a property that provides ample space for recreational activities, gardening, and enjoying the natural surroundings that Dubbo has to offer. It would also address the growing demand for housing options that cater to larger families and those seeking a more rural lifestyle.

Furthermore, this amendment aligns with the evolving needs and preferences of our community. As families increasingly seek alternatives to the typical small residential blocks found within town limits, this change would provide a viable solution that enhances our quality of life while supporting sustainable development in the region.

In conclusion, I urge you to consider and support this amendment to the Dubbo Regional Local Environmental Plan 2022. By doing so, we can ensure that Dubbo continues to thrive as a vibrant and inclusive community that offers diverse housing options to its residents.

**I acknowledge the Privacy Statement for Dubbo Regional Council.**

Yes

To view all of this form's submissions, visit

[https://yoursay.dubbo.nsw.gov.au/index.php/dashboard/reports/forms\\_new/data/420](https://yoursay.dubbo.nsw.gov.au/index.php/dashboard/reports/forms_new/data/420)

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YourSay.

**From:** YourSay Dubbo <noreply-yoursay@dubbo.nsw.gov.au>  
**Sent:** Monday, 27 May 2024 1:06 PM  
**To:** Dubbo Regional Council  
**Subject:** SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 Form Submission

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## SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 Form Submission

There has been a submission of the form SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 through your YourSay website.

**First Name**

[REDACTED]

**Last Name**

[REDACTED]

**Contact Number**

[REDACTED]

**Email**

[REDACTED]

**Written Submission**

Dear Sir or Madam



With regard to the proposal we would like to be fully informed of all the implications should this change gain approval.

In particular:

How many building blocks would this amount to?

What plans are there for road improvements?

Which road will be used for access to the 8 ha blocks?

What are the plans for provision of water and electricity?

If housing density increases, will there be changes to the cost of Council rates?

Thank You

[REDACTED]

[REDACTED]

**I acknowledge the Privacy Statement for Dubbo Regional Council.**

Yes

To view all of this form's submissions, visit

[https://yoursay.dubbo.nsw.gov.au/index.php/dashboard/reports/forms\\_new/data/420](https://yoursay.dubbo.nsw.gov.au/index.php/dashboard/reports/forms_new/data/420)

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Ref: R23-007 Proposed Amendment to Dubbo Original Local Environmental Plan 2022

Tuesday, 28 May 2024 12:03 PM  
Duty Planning Officer; Dubbo Regional Council

**CAUTION:** This email came from outside the organisation. Be cautious clicking links and do not open attachments unless they are expected.

Attn: Chief Executive Officer  
Dubbo Regional Council

Dear Sir

After considering the proposed changes to 20 Rocky Road, we would like to raise, and be informed of the following concerns:

- How many blocks will be available if the moved to 8ha blocks goes ahead?
- What traffic management plans or infrastructure upgrades are proposed for future and existing residents on Rocky Road and/or Warrie Road?
- What will be the environmental impact of the subdivision and infrastructure upgrades?
- Where is the proposed access for each block? Will Rocky Road be the designated entrance or will a number of blocks be entered on Warrie Road? How many if so?
- We also have concerns around access to water. Where will the 8ha blocks obtain their water? Bores located nearby the Macquarie River or from bores on the properties? In the latter instance, will existing aquifers be relied upon? Also, will they have easement access to the river and where will these be located?
- How will the increased number of properties on Rocky Road impact on our rates?

Please respond by email to [REDACTED]

Yours sincerely

[REDACTED]

[Sent from this email address due to current inability to access normal email address]

**From:** YourSay Dubbo <noreply-yoursay@dubbo.nsw.gov.au>  
**Sent:** Wednesday, 29 May 2024 6:10 PM  
**To:** Dubbo Regional Council  
**Subject:** SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 Form Submission

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## SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 Form Submission

There has been a submission of the form SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 through your YourSay website.

**First Name**

[REDACTED]

**Last Name**

[REDACTED]

**Contact Number**

[REDACTED]

**Email**

[REDACTED]

**Written Submission**

After considering the proposed changes to 20L Rocky Rd, we would like to raise,

and be informed of the following concerns:

How many blocks will be available if the move to 8ha blocks goes ahead?.

What traffic management plans or infrastructure upgrades are proposed for future and existing residents on Rocky Rd and/or Warrie Rd?

What environmental impact will the subdivision and infrastructure upgrades have?

Where is the proposed access for each block? Will Rocky Rd be the designated entrance or will a number of blocks be entered on Warrie Rd? How many?

Concerns are also around access to water. Where will the 8ha blocks obtain their water? Bores located nearby the Macquarie River or from bores on properties? In this instance, will existing aquifers be relied upon? Also, will they have easement access to the river and where will these be located?

How will increased properties on Rocky Rd impact on rates and in what way?

When are the proposed dates for subdivision?

Thankyou for attending to our submission,

[REDACTED]

**I acknowledge the Privacy Statement for Dubbo Regional Council.**

Yes

To view all of this form's submissions, visit

[https://yoursay.dubbo.nsw.gov.au/index.php/dashboard/reports/forms\\_new/data/420](https://yoursay.dubbo.nsw.gov.au/index.php/dashboard/reports/forms_new/data/420)

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**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

**Email**

[REDACTED]

**Suburb/ Town**

[REDACTED]

**I have made a reportable political donation**

Yes



I agree to the Privacy statement

**submission**

Having read the Planning Proposal prepared by Geolyse/Premise, and the DRC Council report, I am somewhat concerned at the numerous references to 'Lambar Road' as an alternative access road to Rocky Rd. The Planning Proposal actually goes further than stating that any potential Lambar Rd access being serviced by a newly created right-of-way, would ONLY be used for emergency access/bushfire access, when on pg 22 it states:

**4.4.9 INFRASTRUCTURE SERVICING**

The subject site is currently provided with vehicle access from the north via a sealed bitumen road known as Rocky Road. Secondary vehicle access is also available via Lambar Road to the south east should it be required for future development.

I don't see the need for a creation of a right of way down onto Lambar Rd from Rocky Rd, as if there were a bushfire, the fire trucks would simply drive over the paddocks anyway.

If you are minded to create a right-of-way onto Lambar Rd, then conditions of consent need to be very specific that access from the newly created blocks onto Lambar Rd, and then onto Warrie Rd, which leads back to Old Dubbo Rd, is not to be used except in case of access for emergency services vehicles only. Lambar Rd is unsealed. Warrie Rd, between Lambar Rd and Old Dubbo Rd, is not up to handling any extra regular traffic from 10 new residences as it is not a full 2 lane width and there is a crest. Warrie Rd would need upgrading at the expense of the developer if it were to be used by vehicles from the newly created lots.

I have no issue with the creation of the extra lots. Only with the potential for vehicular traffic from the newly created lots to regularly use Lambar/Warrie Rd as a thoroughfare, hence the need for specific conditions of consent prohibiting the use except by emergency vehicles/upon the orders of emergency services for evacuation.

**From:** [REDACTED]  
**Sent:** Tuesday, 4 June 2024 9:25 AM  
**To:** Dubbo Regional Council  
**Subject:** CD23/4784

**CAUTION:** This email came from outside the organisation. Be cautious clicking links and do not open attachments unless they are expected.

Good morning,

I have a few questions in relation to the development proposal at 20L Rocky Rd. Would I be right in thinking that 10 x 8ha blocks will become available? I'd also like to know where the access for the roads will be. Will they access from Warrie rd or Rocky rd and will there be any upgrades to those roads? Although I'm not directly impacted by water supply to the new blocks, other residents have asked the question of what water access the blocks will have. Will they be easements to the river or bores on their own blocks  
And finally, will our rates be impacted?  
Thank you for answering my enquiry. Much appreciated  
Regards [REDACTED] [REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Friday, 14 June 2024 9:48 AM  
**To:** Dubbo Regional Council  
**Subject:** CD23/4784

**CAUTION:** This email came from outside the organisation. Be cautious clicking links and do not open attachments unless they are expected.

To Chief Executive Office

Planning Proposal CD23/4784

I am concerned about the impact of extra traffic on Rocky Road if this proposal goes ahead.  
Will this road be upgraded to cater for extra vehicles on a daily basis?  
Due to the road being narrow the school bus currently needs to access a driveway to turn around.

How will existing water aquifer be impacted by the addition of more households as there are already a number of existing bores in the vicinity?  
Or will these new premises connect to river or town water?

How will local farmers using herbicides be impacted by the close proximity to these proposed new dwellings?  
Will there be restrictions placed on these farmers?

As proposed development of these blocks is on quite undulating land there is also a concern about water run off causing erosion.

Yours faithfully

[REDACTED]  
[REDACTED]  
[REDACTED]



June 14<sup>th</sup> 2024

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

Dear Sir

**RE: Letter of Objection to Dubbo Regional Council  
Planning Proposal R23-007  
Lot 13 DP258406 – 20L Rocky Road, Dubbo  
Reduction of 20ha Lots to 8ha Lots  
Submission: CD23/4784**

We really feel like this is a waste of our time writing this objection letter as referenced above, however we do strongly object to the planning proposal of changing the Lots down from 20ha to 8ha Lots on 20L Rocky Road. We have no rulings/facts to bring forward to help sway this outcome just an emotional connection to our property of which is going to be greatly affected.

At present there are four lots zoned R5 Large Residential should the owner wish to subdivide that area as it stands at 20ha lots, that would possibly equate to 4 houses and 8 cars. Should the proposal be granted there is a possibility of 10 lots – 10 houses, 20 cars all taking place along our boundary fence with all of our privacy taken away, making us feel enclosed and constantly being watched.

We also have a concern regarding access to these lots. Should they be given access via Warrie Road down the Crown Road (which is our only access into our property) the Crown does not maintain this road nor is it Council's responsibility so for the past eight years at great expense to us we have maintained and repaired the road each time it has washed away.

We can appreciate why this proposal has been submitted however the thought of having so many dwellings a short distance away possibly looking straight into our backyard is not something we are happy about. Nor will the guests that we have staying in our guesthouse accommodation appreciate the fact that their privacy is taken away as well when they specifically book with us to stay out of town for the peace & quiet that we can offer them.

We purchased our beautiful property eight years ago and love living here. The peace and quiet and space is very detrimental to our mental and physical health. If we wanted to have houses close around us we would have stayed in town or purchased at Richmond or Firgrove. The country side as it stands is a beautiful backdrop beside our property and depending on who purchases the Lots as to whether this will remain a beautiful backdrop beside our property.

Stage 5 of the Planning proposal seems a given to it all going through and if that is the case I am pretty sure the subdivision will take place as well. What chance do we have to be heard as adjoining neighbours and will anybody care about the impact it is going to have on us.

Yours faithfully

[REDACTED]



DUBBO REGIONAL COUNCIL  
13/6/24

TO WHOM IT MAY CONCERN  
RE PLANNING PROPOSAL R23-007  
PART LOTS DP258406

HI I A RESIDENT OF ROCKY RD I WOULD HAVE  
TO OBJECT TO ANY FURTHER DEVELOPMENT WHICH  
WOULD IMPACT THE ALREADY BUSY TRAFFIC SITUATION.  
ROCKY ROAD IS A SINGLE LANE ACCESS FOR APPROX  
TWENTY SEPARATE SUBDIVISIONS ALREADY + WITH  
ANY FURTHER TRAFFIC IT WOULD BECOME A VERY  
DANGEROUS PLACE TO DRIVE

THERE ARE SEVERAL LOCATIONS WHERE ONCOMING  
TRAFFIC IS NOT VISIBLE DUE TO THE TOPOGRAPHY.  
TO PASS ONCOMING TRAFFIC YOU MUST LEAVE THE ROAD  
AND I WOULD SUGGEST & CONSIDER IT IS ALREADY  
A SUB-STANDARD FACILITY. I WOULD ALSO LIKE TO  
POINT OUT THAT THERE ARE NO HAZARD SIGNS  
OR SPEED LIMIT.

WE ALSO HAVE A SCHOOL BUS TO NEGOTIATE &  
FOR A COUNCIL TO CONTEMPLATE APPROVING  
ANOTHER TWENTY TO THIRTY VEHICLES USING THE  
ROAD IN ITS PRESENT STATE IS VERGING ON THE  
RIDICULOUS & QUITE IRRESPONSIBLE OF ANY  
RELEVANT AUTHORITY.

YOURS FAITHFULLY,

DUBBO REGIONAL COUNCIL	
ACTIONED TO .....	
17 JUN 2024	
CONTAINER # .....	



**From:** YourSay Dubbo <noreply-yoursay@dubbo.nsw.gov.au>  
**Sent:** Monday, 17 June 2024 8:34 AM  
**To:** Dubbo Regional Council  
**Subject:** SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 Form Submission

**CAUTION:** This email came from outside the organisation. Be cautious clicking links and do not open attachments unless they are expected.



## SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 Form Submission

There has been a submission of the form SUBMISSION - Draft 20L Rocky Road Planning Proposal R23-007 CD23/4784 through your YourSay website.

**First Name**

[REDACTED]

**Last Name**

[REDACTED]

**Contact Number**

[REDACTED]

**Email**

[REDACTED]

**Written Submission**

My husband and I are very strongly opposed to the request to rezone this land.

Having lived on this property for most of my life, and currently residing on a lot to the North/West of this rezone proposal which is 14.95ha not 9ha.

I believe we have good local knowledge of the water courses and flood impact to this land and potential issues with rezoning. The former owner, [REDACTED], would also be a valuable source for local knowledge having farmed this land for 70 + years.

In the absence of formal flood impact data for this land – both from local storm water (creek and dam and river flood waters), I would strongly advise this proposed land would not be suitable to a more intensive residential settlement.

We concur and would like to formerly join with the immediate local community our objection to this proposal for more intensive settlement that what is currently zoned. On visiting the council office, we were astonished that a physical inspection of this area had not been carried out, prior to the council meeting providing their recommendation for endorsement to this proposal.

In summary, our opposition and concerns are outlined below.

1. Rezoning to smaller lots, and then the potential for a larger number of lot subdivision would create a higher demand on the natural underground water tables and/or river resources required to supply permanent water.

Some of the area in question does not have direct access to permanent water supply. The creek which passes through back area of the current holding is not fed by a natural spring. It is activated by local storm events and as such is not a consistent supply of water for land holders to use to sustain stock and/or domestic requirements. Hence, each individual land holder without direct access to the river would be required to seek water from one or more of the following:

- a) Gain access via a bore (if an underground table is located under each block) to suitable underground water table (very expensive and not guaranteed)
- b) Gain access via an easement to the river
  - a) Creates a significant impact on neighbouring properties already accessing the underground water table – which I note is highly concentrated with calcium and iron deposits leading to issues with garden “staining”, pipe corrosion and from my experience not suitable for all plant life. Water sourced from a bore would require costly ongoing treatment to make viable for household use.
  - b) Would have significant impact to other landholders to enable access to the river

by way of an easement. This would increase demand for entry onto neighbouring land to maintain and access the river and required equipment. Please note the river bank may not be conducive to allow access and may not provide a suitable depth hole to enable pumping.

2. Rezoning to smaller lots, and then the potential for subdivision would create a higher demand on the current road infrastructure and increases local traffic (both of resident and non-residents).

The local roads (Rocky Rd and Lambar Road) are not currently suitable to provide access to the said lots. Substantial infrastructure improvements would be required to create roads to make them suitable for ongoing access, potentially including multiple creek crossings.

Potential traffic created from 3 lots compared to that of 10 lots is significant for this area. This increase in traffic also leads to potential access to local properties by undesirable non-residential traffic.

Any further subdivision of 20L Rocky Road would require major upgrades to both Rocky Road and/or Lambar Road, particularly when these roads are used by a large school bus twice daily. Currently the bus has to stop and let oncoming traffic past on Rocky Road and turns around using one of the landholders driveways.

3. Rezoning to smaller lots, would drastically reduce the ability to do any farming on the existing holding.

The majority of land surrounding that to which this proposal has been tabled are larger than the requested zoning - 14ha +. The land to the East and South are currently used for farming purposes and to maintain the current lot size would maintain the rural ambience and farming use of this area.

Rezoning the land would remove the potential for future farming activities. The land which adjoins the river is highly productive prime farming land, situated on flood plains - which do totally submerge when the river breaks its banks when flooding – I have images available if required.

This land would NOT be suitable for residential housing, not to mention the rock studded cliff that divides the river country and "hill" country. This is not easily crossed in anything other than a motor bike or horse.

4. Rezoning to smaller lots, would drastically change the ambience of the

neighbourhood.

Rezoning would also reduce the quality of life for the neighbours due to higher traffic activities from residents and vehicles “cruising” the area. Not to mention the increase closeness of neighbours would impact visualisation into current properties and increase noise from more clustered domestic life and potentially devalue the current land holdings in the area.

The lots at the rear of the property near Lamar Road are at a lower level than surrounding lots, hence will not provide river views conducive to the ambiance being claimed.

**I acknowledge the Privacy Statement for Dubbo Regional Council.**

Yes

To view all of this form's submissions, visit

[https://yoursay.dubbo.nsw.gov.au/index.php/dashboard/reports/forms\\_new/data/420](https://yoursay.dubbo.nsw.gov.au/index.php/dashboard/reports/forms_new/data/420)

This is not SPAM. You are receiving this message because you have submitted feedback or signed up to YourSay.



## REPORT: Planning Proposal R24-002 - Zoning and Minimum Lot Size Area Amendments to part of Keswick Estate

**DIVISION:** Development and Environment  
**REPORT DATE:** 1 August 2024  
**TRIM REFERENCE:** ID24/1375

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>Seek endorsement</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>A Planning Proposal was lodged on behalf of Spicers Creek Wind Farm to amend the Dubbo Regional Local Environmental Plan 2022 by changing the zone and minimum lot size area for the south-eastern corner of Keswick Estate (Lot 101 DP1301426).</li><li>The Planning Proposal seeks to amend the zoning from R2 Low Density Residential to R1 General Residential and remove the existing 600m<sup>2</sup> Minimum Lot Size Area for approximately 10 hectares of the site.</li><li>The Planning Proposal aims to enable more diverse housing options that are permissible under the R1 General Residential zone and contribute to the availability of additional housing stock in Dubbo.</li><li>Council's assessment indicates the Planning Proposal has strategic merit and should be submitted to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination. If issued, the Determination will require a Stormwater Strategy be prepared and that Council undertake community and State Agency 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 as part of the lodgement fee and will receive another \$14,000 if a Gateway Determination is issued.
	Ongoing Costs	Nil
<b>Policy Implications</b>	Policy Title	Dubbo Regional Local Environmental Plan 2022
	Impact on Policy	The Planning Proposal will amend the zoning and minimum lot size area provisions at part of Keswick Estate (Lot 101 DP1301426).



## STRATEGIC DIRECTION

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

Theme:	1 Housing
CSP Objective:	1.1 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:	1.3 Short-term and emergency accommodation is available
Delivery Program Strategy:	1.3.1 Short-term accommodation is available for the workforce associated with significant infrastructure, major projects and employment generators

## RECOMMENDATION

1. That Council endorse the Planning Proposal (attached as Appendix 1) to amend the Dubbo Regional Local Environmental Plan 2022 at part of Keswick Estate (Lot 101 DP1280301) by changing the zoning from R2 Low Density Residential to R1 General Residential and removing the existing Minimum Lot Size Area provisions for approximately 10 hectares of the land.
2. That Council note the Strategic and Site-Specific Assessment (attached in Appendix 2).
3. That Council submit the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination, and request it include a condition that a Stormwater Strategy be prepared prior to undertaking public and State Agency consultation.
4. That Council request the Department of Planning, Housing and Infrastructure to be the Local Plan Making Authority under Section 3.36 of the Environmental Planning and Assessment Act 1979 as the Planning Proposal is related to Council-owned land.
5. That Council support a minimum 20 working 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

*SI*  
Senior Growth Planner

## BACKGROUND

### 1. Previous Resolutions of Council

23 May 2024 CCL24/136	<i>In part</i> <ol style="list-style-type: none"><li>1. That Council agree to enter into an agreement to lease 10 Ha of land at the Keswick Estate to Squadron Energy or an associated entity on the key terms as included in the report...</li><li>5. That it should be noted that Squadron Energy or an associated entity will be required to provide infrastructure on the land, including water, sewer, stormwater and electricity infrastructure in accordance with the requirements of Council to service any development undertaken on the land.</li></ol>
--------------------------	---

### 2. What is a Planning Proposal

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

## REPORT

### 1. Details of the Planning Proposal

Applicant:	Spicers Creek Wind Farm
Landowner:	Dubbo Regional Council
Subject Site:	South-eastern corner of Keswick Estate (Lot 101 DP1301426)
Area:	Approximately 10 hectares
Proposed LEP Amendment: (attached in <b>Appendix 1</b> ).	<ul style="list-style-type: none"><li>• Change the zoning from R2 Low Density Residential to R1 General Residential; and</li><li>• Remove the existing 600m<sup>2</sup> Minimum Lot Size Area provisions.</li></ul>

The aim and objective of the Planning Proposal is to provide greater flexibility and choice in residential land and housing product, and increase the medium density options.

The location of the Planning Proposal within Keswick Estate is shown in **Figure 1**.

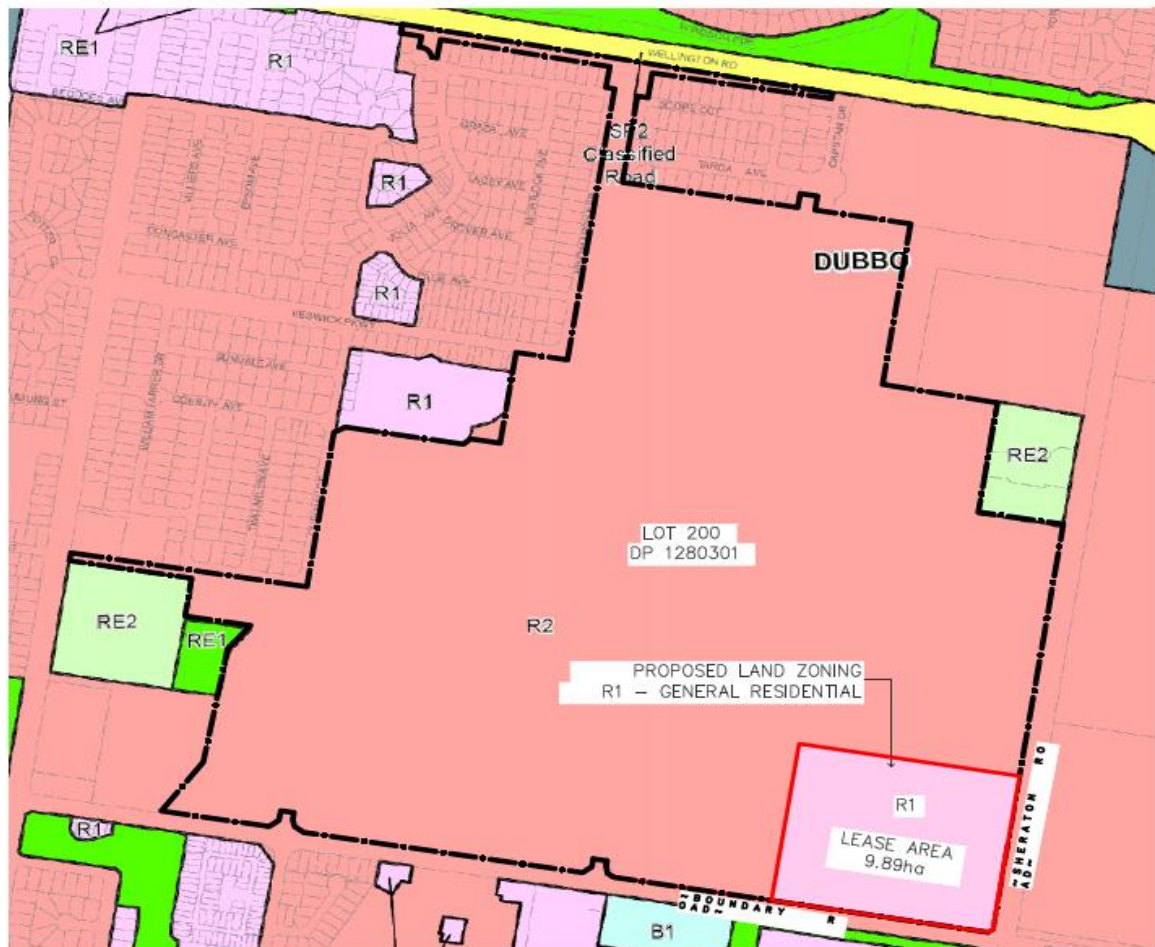


Figure 1: Proposed Land Zone

## 2. Site Location and Context

The site is surrounded by R2 Low Density Residential land to the north, east, and west, and a mix of E1 Local Centre and RE1 Public Recreation zones to the south (both of which are within 200m of the site).

## 3. Planning Assessment and Considerations

The Planning Proposal has been assessed against relevant regional strategies, Council strategies and policies, applicable State Environmental Planning Policies (SEPPs), and Section 9.1 Ministerial Directions. The Planning Proposal is consistent with all relevant strategies as it will provide more residential housing options. The assessment indicates the Planning Proposal has strategic merit and should be submitted to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.

Relevant matters are identified below, with a detailed Strategic and Site-Specific Assessment attached in **Appendix 2**.

(a) Dubbo Regional Local Environmental Plan (LEP) 2022

Rezoning the land to R1 General Residential will allow additional residential typologies to be permitted with consent, including attached dwellings, multi dwelling housing and residential flats buildings. This will provide increased flexibility and housing options for residential land close to services and within 5km of the Dubbo CBD.

The Planning Proposal also aims to remove the existing Minimum Lot Size Area of 600m<sup>2</sup> to allow for the creation of a range of residential lot sizes, tailored to accommodate diverse housing products. This would also assist various household groups and price points by enabling a variety of lot sizes for various development types permissible under the proposed R1 General Residential zone.

(b) Infrastructure and Services

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

Council's Section 7.11 Development Contributions Plan – South-East Stormwater Drainage Headworks Contributions identifies a basin to the west of the site, whereby any future development will pay infrastructure contributions towards it. The Plan identifies the maximum drainage discharge across Boundary Road and into Southlakes, and any future development must be consistent with this. To ensure the Planning Proposal does not impact this basin and is consistent with the maximum discharge, a Stormwater Strategy will be required prior to undertaking public exhibition.

As part of a broader Keswick Master Plan creation, a more holistic review of stormwater detention and open space requirements will be undertaken. This will ensure that the subject site's future development does not adversely impact the overall stormwater drainage and open space requirements of the broader catchment.

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

If Council supports this Planning Proposal and receives a Gateway Determination from the NSW Department of Planning, Housing and Infrastructure, it would be publicly exhibited for a minimum of 20 working days in accordance with the Local Environmental Plan Making Guidelines.

Council will engage with State Agencies, adjoining landowners and the public as per the Gateway Determination. It will be notified in the following ways:

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

The following State Agencies will be consulted as part of the Gateway Determination:

- NSW Rural Fire Service;
- Transport for NSW; and
- Environmental Protection Authority.

A further report will be presented to Council for consideration, including the results of public exhibition.

## 5. Resourcing Implications

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

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

**Table 1.** Ongoing Financial Implications

## 6. 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
15 August 2024	Council decision
Mid-August 2024	Submit the Planning Proposal to DPHI for Gateway Determination
September 2024	Gateway Determination expected
October 2024	Post-Gateway review and requirements
November 2024	Public exhibition period
February 2025	Consideration by Council
Late-February 2025	Submit the Planning Proposal to DPHI for finalisation
March 2025	Gazettal of the LEP amendment

**APPENDICES:**

- 1 [↓](#) Planning Proposal
- 2 [↓](#) Strategic and Site-Specific Assessment



# Planning Proposal Report

Proposed Amendment to Dubbo LEP 2022.

**Client:** Spicers Creek Wind Farm

**Site Address:** Part Lot 200 in DP 1280308, Dubbo

6 June 2024

**Our Reference:** 42896-PR01\_B


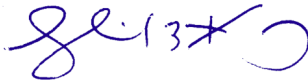
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**barnson.com.au**

## DISCLAIMER

This report has been prepared solely for **Spicers Creek Wind Farm** in accordance with the scope provided by the client and for the purpose(s) as outlined throughout this report. Barnson Pty Ltd accepts no liability or responsibility for or in respect of any use or reliance upon this report and its supporting material by anyone other than the client.

<b>Project Name:</b>	Planning Proposal Report
<b>Client:</b>	<b>Spicers Creek Wind Farm</b>
<b>Project Number:</b>	42896
<b>Report Reference:</b>	42896-PR01_B
<b>Date:</b>	06/06/2024

Prepared by:	Reviewed by:
	
Josh Eagleton MAIBS (Assoc.) MEHA MAICD RPIA Senior Town Planner	Jim Sarantzouklis MAIBS (Assoc.) MEHA MAICD RPIA Director



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## 1. INTRODUCTION

### 1.1. Background

Barnson Pty Ltd has been enlisted by Spicers Creek Wind Farm “proponent” to prepare this Planning Proposal aimed at modifying the *Dubbo Local Environmental Plan 2022*. The proposal seeks to rezone a specific section of Lot 200 in Deposited Plan 1280301 that has a current land zoning of R2 – Low Density Residential to R1 – General Residential. The objective of this rezoning is to enable various forms of residential accommodation within a well-suited area of Keswick, a suburb in Dubbo. This location is strategically situated in close proximity to parklands, local centres, and transportation nodes.

The proposed amendment aligns with the NSW Government Department of Planning, Housing and Infrastructure Central West and Orana Regional Plan 2041, as well as the Dubbo Regional Council Local Strategic Planning Statement and Dubbo Residential Area Strategies, along with other pertinent future plans. This modification is anticipated to foster more diverse housing options, ultimately contributing to the availability of affordable housing.

### 1.2. Planning Proposal

Spicers Creek Wind Farm has engaged Barnson Pty Ltd to assist with the preparation of a Planning Proposal affecting a portion of the land legally described as Lot 200 in Deposited – referred to as “the site”, that seeks to amend the *Dubbo Local Environmental Plan* by way of:

1. Land Rezoning – Rezone a portion of residential land to R1 – General Residential.
2. Minimum Allotment Size – Remove the Minimum Allotment Size.

Consistent with the NSW Government Planning & Environment’s *Planning Proposals: Local Environmental Plan Making Guideline* (the Guide), this Planning Proposal has been prepared in the following format:

- Part 1 – Objectives or intended outcomes
- Part 2 – Explanation of Provisions
- Part 3 – Justification and strategic and site-specific merit
- Part 4 – Maps
- Part 5 – Community Consultation
- Part 6 – Project Timeline

### 1.3. Proponent

The proponent for this Planning Proposal is Spicers Creek Wind Farm.

**1.4. Consultant**

Josh Eagleton  
Barnson Pty Ltd  
Suite 34/361 Harbour Drive  
Coffs Harbour NSW 24500

**1.5. Supportive Documentation**

This Planning Proposal is supported by the following documentation.

**Table 1: Appendix**

Document	Prepared by	Date	Appendix
Deposited Plan	NSW LRS		Appendix A
Aboriginal Heritage Due Diligence Assessment	AREA	March 2024	Appendix B
Biodiversity Assessment Report	AREA	March 2024	Appendix C
Preliminary Site Investigation	Barnson	March 2024	Appendix D
Traffic Impact Statement	McLaren Traffic Engineering	March 2024	Appendix E
Planning Proposal Plan	Barnson	March 2024	Appendix F

## 2. PLANNING PROPOSAL AREA

### 2.1. Location and Title

#### Subject Land

The planning proposal pertains to a portion of property legally described as Lot 200 in DP 1280301 – Figure 1. The portion of the property is known as Stage 8 by Dubbo Regional Council, relating to the Keswick Estate.

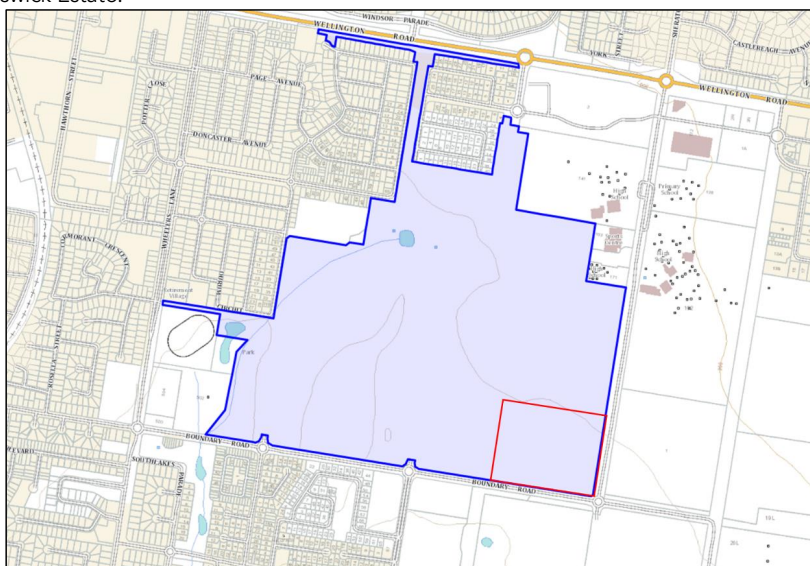


Figure 1: The Site (Identified in red)

Source: SIXMAPS (Edited by Barnson Pty Ltd)

Table 2 Provides a summary of the key attributes of the site.

**Table 2: Subject Land Details Summary**

Street Address:	Boundary Road
Suburb:	Dubbo (Keswick)
Subject Land Property Description:	Lot 200 in DP 1280301
Existing Land Zone Land Zoning:	R2 – Low Density Residential
Name of Landowner:	Dubbo Regional Council
Local Government Area:	Dubbo Regional Council

A copy of the titles and deposited plans have been provided at Appendix A of this report.

Images 1-3 below depict the site. The pictures were taken in November 2023.



Image One: Boundary Road (Intersection of Sheraton Road)

Image one illustrates the upgrades works undertaken along Boundary Road and the frontage of the site (site on right hand side of photo).



Image Two: Planning Proposal Area

Image two is taken from the intersection of Boundary Road and Sheraton Road and looks across the front of the site (in a westerly direction). The Image illustrates the lack of significant vegetation and stockpiles currently within the boundaries of the site.





Image Three: Sheraton Road

Image Three was taken from the intersection of Boundary Road and Sheraton Road, looking north along Sheraton Road. The road resembles a sealed dual lane rural road. As you head further north along the road, upgrade works have been undertaken close to Dubbo Sports World and several educational establishments.

The property is situated in Keswick Estate, near schools, shopping centres, hospitals, parklands, and neighbourhood hubs – Figure 2. Keswick Estate, encompassing approximately 354 hectares of land, is positioned at the southeastern periphery of Dubbo's established urban area, forming part of the South-East Dubbo Residential Urban Release Area. Additionally, the site is on the border of the South Lakes/Hillview Urban Release Area, commencing on the southern side of Boundary Street.



Figure 2: The Site (Identified in red)

Source: South East Residential Urban Release Area Structure Plan

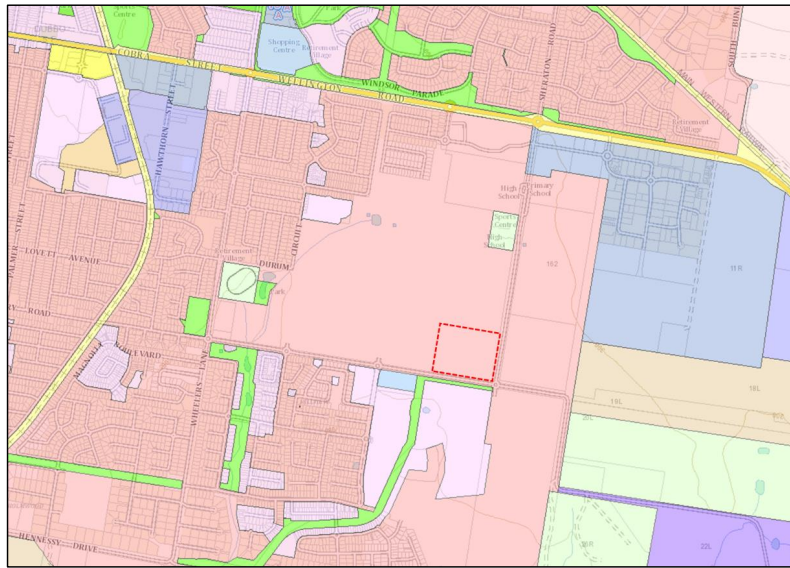
## 2.2. Existing Land Use

The site is located within the Local Government Area (LGA) of “Dubbo Regional” and is therefore subject to the provisions of the *Dubbo Regional Local Environmental Plan 2022* (DRLEP 2022). The DRLEP 2022 establishes a policy framework for land use planning decisions and guides the community in terms of how land can and cannot be used within the Shire. The site has a current land zoning of R2 – Low Density Residential (Refer to Figure 3 below).

The site is located 6 kilometres southeast of the Dubbo Regional Central Business District. The site sits adjacent to the Land Zoned of R1 – General Residential land and E1 - Local Centre, being land nominated as part of the Hillview and South Lakes Urban Release Area. Notably, a large amount of the R1 – General Residential Land has either been subdivided for residential use as detached single/ double storey dwellings, with a small portion of the land being used for higher density housing, including multi dwelling housing or a variation of dual occupancies.

The site is positioned close to several key locations. Nearby are Dubbo Christian School, St John College, and Dubbo Sports World, all situated to the north along Sheraton Road. Additionally, a quarry via Sheraton Road is over 2kms away from the site.





**Figure 3: Existing Land Use Zones – Dubbo Regional LEP 2022**  
 Source: Barnson Pty Ltd

### 2.3. Existing Lot Size

The current Minimum Allotment Size for the subject site is 600m<sup>2</sup> under the DRLEP 2022 – Figure 4. It is noteworthy that the land zoned R1 – General Residential throughout the Urban Release Area has no Minimum Allotment Size designated. Currently Dubbo Regional Council assess the subdivision of land in accordance with objectives of the zone and the planning controls within the Dubbo Regional Development Control Plan 2013 relating to building envelopes, setbacks, private open space, landscaping and any other constraints that may pertain to the development of the land.

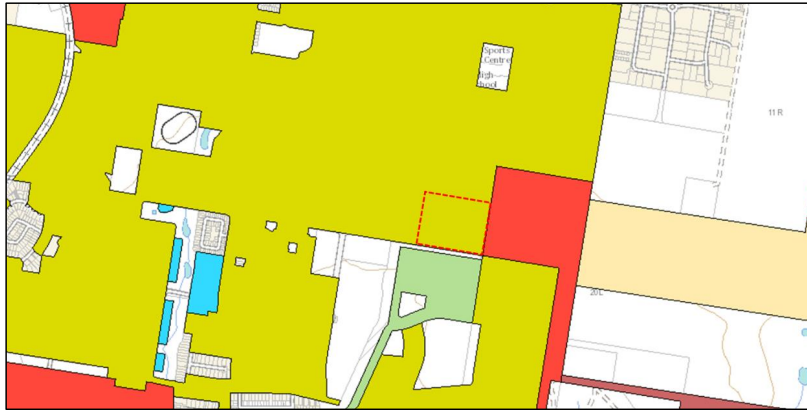


Figure 4: Existing Minimum Allotment Size – Dubbo Regional LEP 2022

Source: NSW Legislation – Edited by Barnson Pty Ltd

## 2.4. Topography

A Site Survey has not been undertaken over the site. However, a site walk over has been undertaken and Barnson can confirm that the site is generally flat with a slight grade to the west of the site. The site has limited vegetation within its boundary, with sparse trees scattered throughout the area. Stockpiles are located at southeastern portion of the site – Figure 5



Figure 5: Topography of the Planning Proposal Area

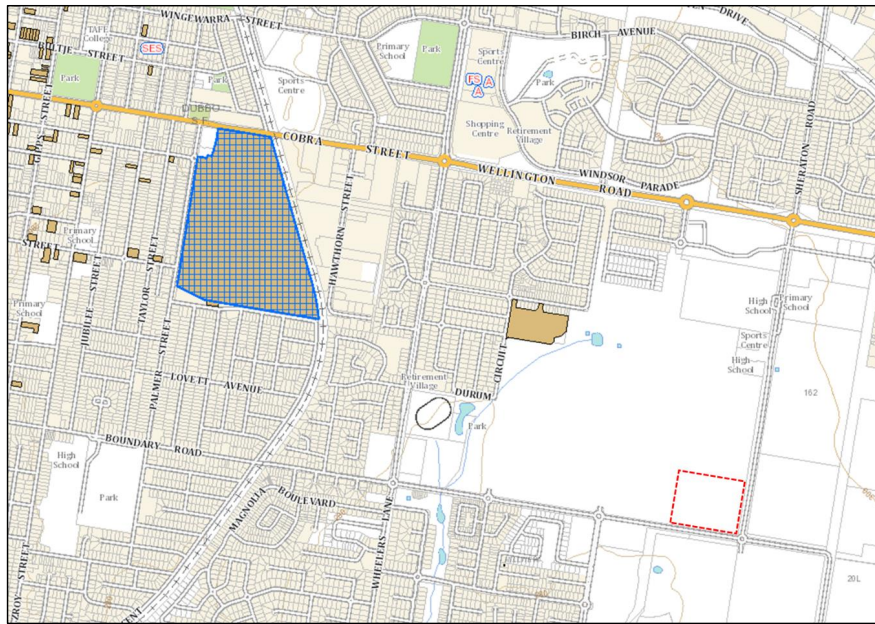
Source: SixMaps – Edited by Barnson Pty Ltd.

## 2.5. Heritage

### European Heritage

The site and immediate surrounding area have not been identified on the existing DRLEP 2022 Heritage Mapping to accommodate any heritage items or to be located within a heritage conservation area. A review of Schedule 5 of the DRLEP 2022 does not include any heritage items within proximity to the subject site. The closest items have been identified in Figure 6 – these include:

- Item I143 – Communication Bunk (Local Item – hatched brown) – Keswich Parkway -Lot 307-315, DP1266543. This item is located approximately 1km away from the site.
- Item I194 – RAAF Stores Depot (State Item – hatched blue) – Palmer Street – Lot 1-3 in DP1263883. This item is located more than 2kms away from the site.



**Figure 6: Heritage Map – DRLEP 2022**

Source: NSW Legislation - Edited Barnson Pty Ltd

The planning proposal does not affect any items, areas, objects, or places of heritage significance. Hence, no additional European heritage investigation was conducted to support this planning proposal.

**Aboriginal Cultural Heritage**

In the preparation of the Planning Proposal, the services of Area Environmental and Heritage Consultants were enlisted to conduct an Aboriginal Heritage Due-Diligence assessment - Appendix B. The reporting adheres to the guidelines outlined in the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (NSW Department of Environment Climate Change and Water (DECCW), 2010b). The primary objective of this report is to ascertain whether the proposed project would have any impact on Aboriginal objects or areas of archaeological significance within the study area, and to meet the stipulations set forth in relevant codes and legislation should development proceed. The on-site inspection was carried out on 8 February 2024 by Kim Newman, an archaeologist. It's noteworthy that the Aboriginal community was not engaged in this assessment, however the Local Aboriginal Land Council will be referred to as part of the Gateway Process.

Historically, the land has been utilised for agricultural purposes. The southern part of the study area exhibits significant ground disturbance, reducing the likelihood of finding any heritage objects. Conversely, the northern section, having experienced less disturbance, presents minimal ground surface visibility. On 7 February 2024, a search of the AHIMS database (Service ID 862037) was conducted, providing archaeological context for the area and identifying any previously documented Aboriginal sites within or adjacent to the study area. The search revealed nine Aboriginal sites recorded within a 1000-metre radius of the Planning Proposal area – see Figure 7. The predominant site type recorded was modified trees, followed by artefact sites. None of these previously recorded Aboriginal sites are situated within the Planning Proposal area itself. The nearest sites, three (3) culturally modified trees (scarred), are approximately 400 metres to the north and west of the study area (AHIMS ID 36-1-0181, AHIMS ID 36-1-0180, AHIMS ID 36-1-0213). The two (2) artefact sites are located to the south, approximately 500 metres north of Eulomogo Creek, down the slope.

The investigation has recommended if any proposed development occurs over the study area, that further assessment and consultation take place. If Aboriginal objects are not recorded and are considered unlikely to occur, the development may proceed with caution. In the event Aboriginal objects are recorded, an Aboriginal Cultural Heritage Assessment Report will be required, involving full consultation according to clause 60 of the National Parks and Wildlife Regulation 2019.





**Figure 7: AHIMS Search**

Source: *Aboriginal Heritage Due-Diligence assessment – AREA*

## 2.6. Flora and Fauna

In preparation for this Planning Proposal, AREA Environmental and Heritage Consultants were engaged to produce a Biodiversity Assessment Report (BAR) – Appendix C. The BAR was conducted to meet the obligations outlined in Section 5.5 of the *Environmental Planning and Assessment Act 1979*, which requires a thorough examination of all environmental factors relevant to the proposed activity. Additionally, the assessment addressed the requirements set forth in Section 7.3 of the *Biodiversity Conservation Act 2016* (BC Act), focusing on impacts to nationally listed threatened species, ecological communities, and migratory species as per the guidelines outlined in the *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DoE, 2013).

The Planning Proposal Area, approximately 10.51 hectares located on the outskirts of Dubbo, NSW, is zoned for low-density residential use. The land has undergone significant disturbance and historical clearing, with a ground cover consisting of both exotic and native species along with remnants of paddock trees. A field assessment for the Planning Proposal was conducted on February 8, 2024, utilising the Biodiversity Assessment Method 2020 (BAM) (NSW DPIE, 2020). This assessment included BAM vegetation integrity plots, habitat assessment, and preliminary searches for threatened flora and fauna species. Three BAM vegetation plots were utilised to evaluate the native vegetation present on the subject land. It was determined that one Plant Community Type (PCT), PCT 76 Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions, covers approximately 9.06 hectares of the subject land where native vegetation exists. Approximately 1.45 hectares of the land have no vegetation due to previous clearance for an existing access track and stockpile – Figure 8.



Figure 8: PCT Ground Truthing

Source: Biodiversity Assessment Report - AREA

The assessment determined that no threatened species listed under the EPBC or BCA were recorded during the field survey. The BAM calculator provided a list of predicted threatened species which are known to have associated with PCT 76 on the subject and are assumed to have potential to use the habitat. These species can only be excluded where specific habitat or geographic constraints are not present in the subject land. Targeted species surveys have not been undertaken as part of the Planning Proposal, however, will likely be completed as part of the preparation of any future development application.

Significantly, the site is designated as R2 – Low Density Residential, allowing development in accordance with the applicable development regulations. The Planning Proposal does not aim to rezone areas recognized for their high environmental significance; instead, it has thoroughly assessed the ecological impact of potential development on the land. It's important to note that the extent of this impact will be assessed during the Development Application (DA) stage.

## 2.7. Hazard

### Bushfire Prone Land

The Planning Proposal Area is not identified as Bushfire Prone Land under section 10.3 of the EP&A Act – Figure 9. Therefore, Direction 4.3 issued by the Minister for Planning under Section 9.1.(2) of the *Environmental Planning and Assessment Act 1979* and *Planning for Bushfire Protection 2019* is not applicable to this Planning Proposal. Notably, the site is part a residential release area that is currently undergoing significant development and therefore any potential bushfire hazards that may be identified within proximity to the site will not have a significant impact on the future development of the site.

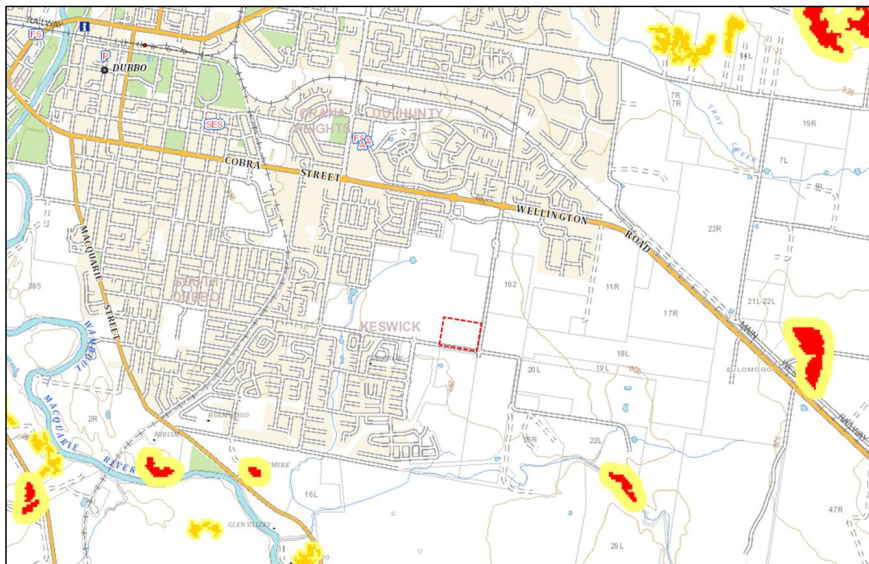


Figure 9: Bushfire Prone Land – site area identified in RED

Source: E Planning Mapping – Edited by Barnson Pty Ltd



### Flooding

The evaluation of Dubbo's Flood Risk Management Plan reveals that the Planning Proposal Area remains unaffected by flooding – Figure 10. The comprehensive review concludes that the risk of flooding is localised to the southern region Dubbo, extending more than 2kms away. This flood affectation is intricately linked with the Wambuul Macquarie River. Notably, the site sits adjacent to the dedicated drainage land that runs parallel to Boundary Road, and traverses south. The existing Keswick Estate benefits from this drainage land.

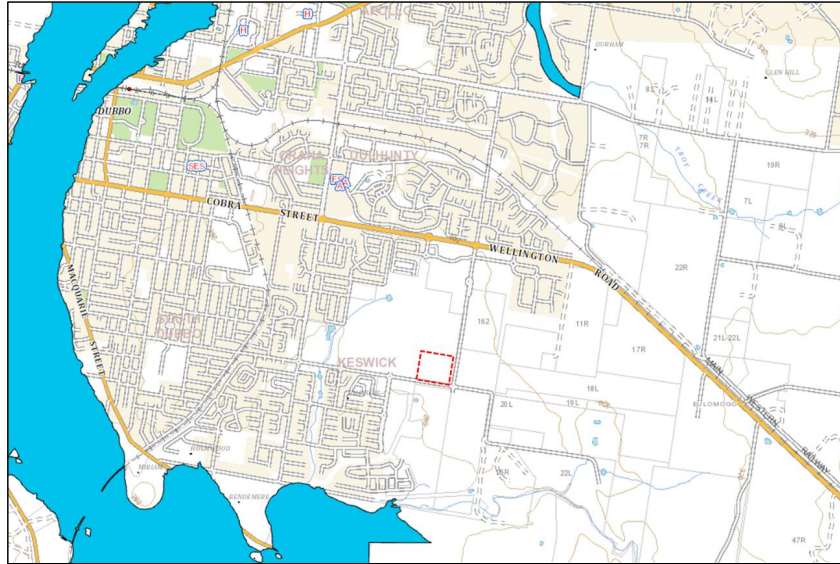


Figure 10: Flood Prone Land

Source: Dubbo Flood Risk Management Plan – Edited by Barnson Pty Ltd

## 2.8. Land and Soil Capabilities.

### Contamination

As part of the preparation of this Planning Proposal, Barnson was engaged to prepare a Preliminary Site Investigation Report – Appendix D. The investigation had as its objectives to identify any contamination issues that may affect the suitability of the site for future residential development and assess the need for possible further investigations, remediation or management of any contamination issues identified. The investigation was based on a desktop review of information available for the site, as well as the findings of a site inspection and confirmatory sampling and analysis of surface soils collected at the site. A review of the available historical information, including contaminated sites databases, indicated no recorded activities with the potential to significantly contaminate the site. Historical aerial photographs of the site indicated that the land use at the site has been vacant for an extended time. However, recent road construction saw a part of the site being used as a storage yard.



A site inspection, supplemented with confirmatory sampling and analysis, was conducted to determine the presence and significance of potential contamination associated with the identified sources. Figure 11 illustrates the location of 14 samples, at 10 selected locations across the site.



**Figure 11: Sample Location**

Source: Preliminary Site Investigation – prepared by Barnson Pty Ltd

Chemical analysis of the surface soil revealed that no contamination is present above risk-based screening criteria. Based on the findings of the desktop review and site investigation it was concluded that the subject site is suitable for the proposed construction and further development. There are no identified contaminants present that are likely to present a risk of impact to the health of humans or the environment from the proposed future use.

## 2.9. Services

### Gas

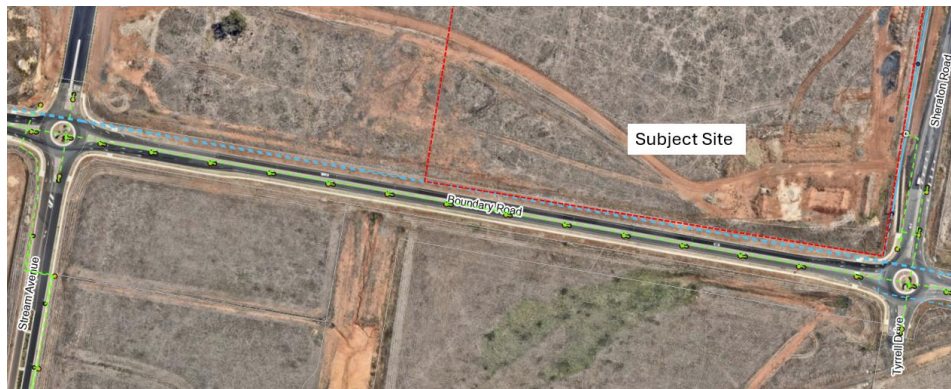
Natural Gas is available to the site.

### Telecommunications

Pit and pipe are installed on the western side of the northern leg of the Boundary Road and Stream Avenue roundabout allowing the extension of the NBN.co fibre network to the site.

### Electricity Services

The land in question currently lacks power supply. However, there is access to existing conduits nearby, facilitating the extension of Essential Energy networks. These conduits can be found on the western side of the Boundary Road and Stream Avenue roundabout. They are linked to established high voltage (11kv) infrastructure at Wheelers Lane and Sheraton Road. Additionally, a low voltage pole (415V) is accessible. It's important to mention that twin 11kV feeds run along the northern edge of Boundary Road (depicted as blue dashed lines in Figure 12), connecting the South Keswick Solar Farm with the Keswick Zone Substation. However, these cables are encased in thermal concrete and cannot be utilised to power the specific land parcel in question.



**Figure 12: Planning Proposal Area (existing electricity services)**

Source: Dubbo Regional Council

### Sewer

No direct access to gravity sewerage exists for the subject land parcel. A uPVC DN225 gravity sewerage main does exist along the northern edge of Boundary Road between Stream Avenue and Sheraton Road (Figure 13). This pipeline is not currently connected to the broader Keswick Sewerage Pump Station gravity system however, and requires an extension be constructed within Southlake's Estate residential subdivision, enabling the pipeline. The extension, a length of approximately 780m (subject to final design), is to be constructed within the eastern Council owned drainage corridor of Southlakes Estate. Council is undertaking hydraulic modelling of the subject sewerage catchment to determine the exact size and length of the proposed extension.



**Figure 13: Planning Proposal Area (Sewer)**

Source: Dubbo Regional Council

### Water

The site has access to a PVC-o DN150 stub, provided on the western side of the northern leg of the Boundary Road Stream Avenue roundabout – Figure 14. More broadly, a PVC-o DN150 water main is installed along the southern edge of Boundary Road, between Stream Avenue and Sheraton Road.



**Figure 14: Planning Proposal Area (water)**  
 Source: Dubbo Regional Council

## 2.10. Access and Traffic

The location of the site is depicted on an aerial in Figure 15 below. The site currently fronts two public roads, these being Boundary Road running along the site's southern boundary, and Sheraton Road, running along the site's eastern boundary. A partly formed road named Stream Avenue fronts the western boundary. The characteristics of the site and surrounding transport network are summarised in Table 3 below.





Figure 15: Planning Proposal Area (existing street frontage)

Source: SIXMAPs – Edited by Barnson Pty Ltd

**Table 3: Transport and Traffic Summary**

Road Frontage	<p>The site subject to the rezoning fronts the following roads:</p> <ul style="list-style-type: none"> <li>• Boundary Road – Illustrated in Green above.</li> <li>• Sheraton Road to the east – illustrated in Orange above.</li> <li>• Stream Avenue</li> </ul> <p>Access to the site will be considered during the DA stage however, safe and compliant road access can be achieved from any of the surrounding access roads.</p>
State Planning Controls	<p>The site is neither of sufficient size of capacity or fronted by or provided access via a classified road and is therefore not required to be referred to Transport for NSW as part of the DA process.</p>
Public Transport	<p>The site is located within a 5-minute (400m) walking distance of bus stops, which services the 570 (Orana Mall to Dubbo CBD via Southlakes and South Dubbo) loop service provided by Dubbo Business 11 times a day. Dubbo Train Station is located approximately 5km to the northwest of the subject site which services Western NSW – Regional Trains timetable, providing direct access from Sydney Central Station to Dubbo Station.</p>
Future Road and Infrastructure Changes	<p>The road network surrounding the site, including Boundary Road on the sites southern boundary has been subject to numerous road upgrades by Dubbo Regional Council</p>



In preparation for the Planning Proposal, a Traffic Impact Statement was prepared by McLaren Traffic Engineering (Appendix E). This assessment examines the potential transport and traffic implications of rezoning the land to R1 – General Residential, considering the broader range of permissible uses within the altered zone. It was found that the rezoning is likely to have only a slight impact on nearby intersections and can be accommodated within the existing road network. The proposed rezoning is expected to minimally affect traffic flow efficiency, with no anticipated change to road safety conditions. It's emphasized that a detailed traffic impact for any proposal on the land should be assessed during DA stage to determine the development's traffic generation and its impacts on the surrounding road network.

Given the above assessment, the proposed rezoning from R2 – Low Density Residential to R1 – General Residential for the subject site is generally supported, as it will only marginally affect traffic generation. Parking provision for any proposed land use will be considered during the detailed development application stage, with each proposal expected to adequately meet parking demand within their respective sites.

### 3. EXISTING LEGISLATIVE FRAMEWORK

#### 3.1. Dubbo Regional Local Environmental Plan 2022

DRLEP 2022 was gazetted on 25<sup>th</sup> of March 2022. DRLEP 2022 adopted the Standard Instrument LEP Template required by the NSW Government.

#### 3.2. Existing Land Use Zoning

The subject site had a land zoning of R2 – Low Density Residential. A copy of the R2 – General Residential Land Use Table has been provided below:

##### *Zone R2 Low Density Residential*

##### *1 Objectives of zone*

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure development is consistent with the character of the immediate locality.*

##### *2 Permitted without consent*

*Environmental protection works; Home-based child care; Home occupations; Roads*

##### *3 Permitted with consent*

*Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Information and education facilities; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Residential accommodation; Respite day care centres; Signage; Tank-based aquaculture; Water reticulation systems*

##### *4 Prohibited*

*Advertising structures; Attached dwellings; Hostels; Multi dwelling housing; Residential flat buildings; Rural workers' dwellings; Shop top housing; Any other development not specified in item 2 or 3*

Notably, "residential accommodation" is permitted within consent. Residential accommodation covers a variety of housing typologies, which are discussed in the alter sections of this report. As such, only those housing typologies specifically mentioned in Item 4, including Attached Dwellings, Hostels, Multi dwelling Housing, Residential Flat Building, Rural Works Dwellings and Shop Top Housing, are prohibited.

#### 3.3. Existing Minimum Allotment Size

The DRLEP 2022 includes a number of clauses in Part 4 – Principal Development Standards of the LEP that currently govern the development "subdivision" of land. These include:

#### Clause 4.1 Minimum Allotment Size

Clauses 4.1 of the LEP applies to subdivision of any land shown on the Lot Size Map and that requires development consent. Pursuant to Clause 4.1 Subclause 3, the size of any lot resulting from a subdivision of land to which this clause applies is not be less than the minimum size shown on the Lot Size Map. A review of the DRLEP 2022 depicted a 600sqm Minimum Allotment Size for the site.

Notably, Clause 3B permitted R2 – Low Density Residential land to be submitted smaller than the minimum size shown on the Lot Size Map if the subdivision is for the purposes of multi-dwelling housing or dual occupancy development. Notably, Multi dwelling housing development is a prohibited development type on land zone R2 – Low Density Residential; however, dual occupancy are permitted.

#### Clause 4.1AA Minimum Subdivision lot size for community title scheme

Clause 4.1AA of the LEP applies to the subdivision of land zoned R2 – Low Density under the Community Land Development Act 2021. Similar to Clause 4.1, Subclause 3 of Clause 4.1AA requires all lot resulting from the subdivision of land, other than the lot comprising the association property within the meaning of the Community Land Development Act 2021 is not to be less than the 600sqm Minimum Allotment Size that applies to the property.

### 3.4. Natural Resources – Groundwater Vulnerability

Lot 200 is mapped under the DRLEP 2022 has being subject to Natural Resources – Ground Water Vulnerability. Nonetheless, Figure 16 illustrates that the Planning Proposal Area not mapped to be affected by the Groundwater Vulnerability constraint.

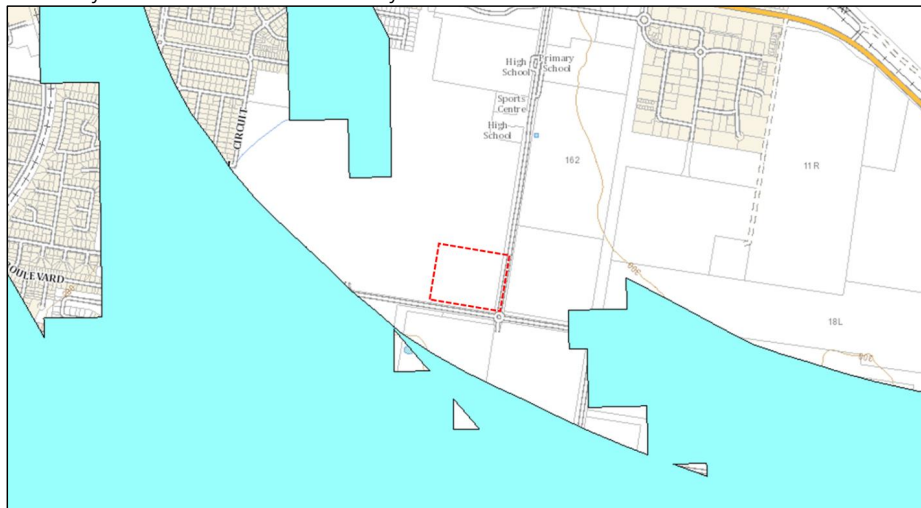


Figure 16: Ground Water Vulnerability  
Source: DRLEP 2022

## 4. DEVELOPMENT CONCEPT

### 4.1. Overview

It is expected that the Planning Proposal will mainly enable a blend of medium density housing typology. The intended housing types within the R1-zoned land include:

- Traditional Medium Density Residential Accommodation, such as Multi Dwelling Housing.
- Small Lot Housing, including attached and semi-detached dwellings.
- Integrated house and land development featuring multi-dwelling housing, attached dwellings, semi-detached dwellings, and individual dwellings, along with private roads, open spaces, and community facilities.

The expectation is that the R1-General Residential lands will undergo development encompassing a variety of housing forms, ranging from traditional medium-density housing to integrated house and land developments. Example of these type of developments within proximity to the site have been included below:



Image Four: Image 4 was taken at 1 Fountain Court Dubbo. The development at this location is a typical multi dwelling housing development, another type of medium density housing product typical to development on R1 General Residential Land Zoning.





Image 5 – Image 5 was taken at 169A - 175B Boundary Road. The development at this location is typical attached dwelling, another type of medium density housing product typical to the R1 – General Residential Land Zoning

## 5. PLANNING PROPOSAL

### 5.1. Part 1 – Objectives or Intended Outcomes

The Intention of this Planning Proposal.

The Planning Proposal is seeking to facilitate amendments to the DRLEP 2022 by way of:

- Land Rezoning - The Planning Proposal aims to revise the existing land zoning of the property by rezoning the land from R2 – Low Density Residential to R1 – General Residential.

The aim of the Planning Proposal is to revise the existing LEP by adjusting land zoning to offer increased flexibility and options in residential land and housing products within the accessible areas of Dubbo LGA. In particular allow residential flats buildings and medium density housing typology to be permissible.

- Removal of Minimum Allotment Size – The Planning Proposal aims to remove the existing Minimum Allotment Size of 600sqm, associated with the existing R1 – Low Density Residential.

The purpose of the Planning Proposal, in removing the Minimum Allotment Size requirement from the current LEP, is to allow for the creation of a range of residential allotments tailored to accommodate diverse housing products.

The key outcomes of this Planning Proposal.

The overarching objectives of this project entail:

- Greater flexibility and choice in residential land and housing product. In particular, increasing the medium density and housing choice options.

The Planning Proposal includes comprehensive supporting information that:

- Describe the subject land, its locality, the current zoning and justification to provide for additional permitted uses on the subject land.
- Request an amendment to the land zoning.
- Address the 'Gateway Determination Assessment' Criteria under Part 3 of the EP&A Act 1979.
- Provide justification for the LEP amendment and demonstrate the net community benefits which follow.
- Demonstrate that the Planning Proposal is consistent with NSW Department of Planning, Industry and Environment and Council broad strategic direction for the locality.

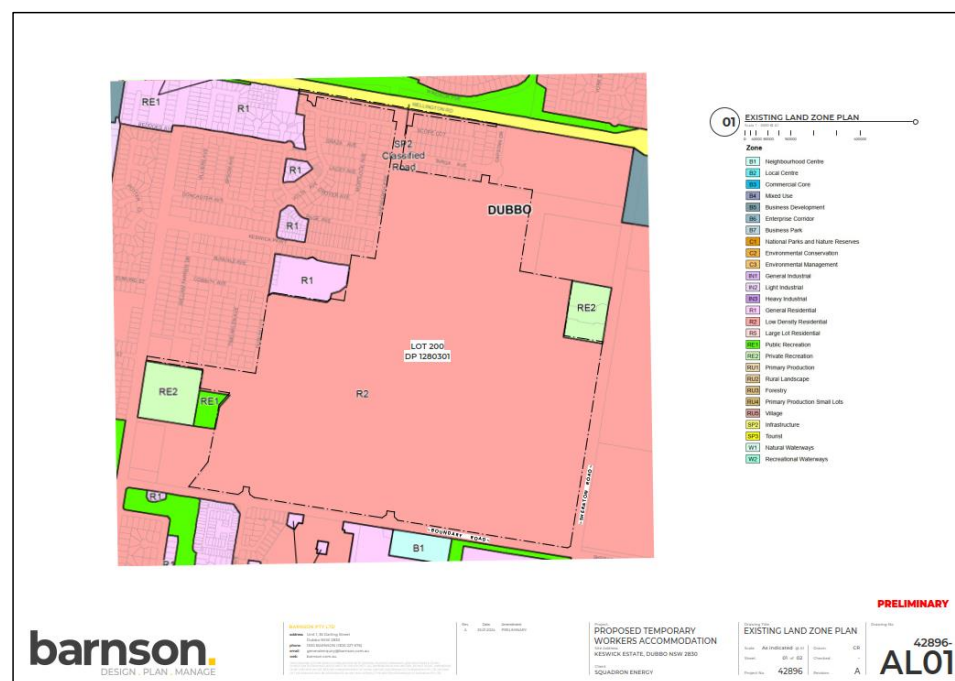
## 5.2. Part 2 – Explanation of Provisions

### 5.2.1. Land Rezoning

The Planning Proposal affect Land Zoning Map – Sheet LZN\_002B and Minimum Lot Size Map – Sheet LSZ\_002B. This Planning Proposal seeks to alter the current R2 – Low Land Use zone over the land by rezoning the land to R1 – General Residential. Figure 17 below illustrates the Existing Land Zone, taken from the Dubbo LEP 2022. Whilst Figure 18 illustrates the proposed land to be rezoned. Table 4 provides an understanding of the breakdown of land to be rezoned.

**Table 4: Land Zone Breakdown**

	Existing	Proposed
R2 – Low Density Residential	10ha	-
R1 – General Residential	-	10ha



**Figure 17: Existing Land Zone Map**  
 Source: Barnson Pty Ltd

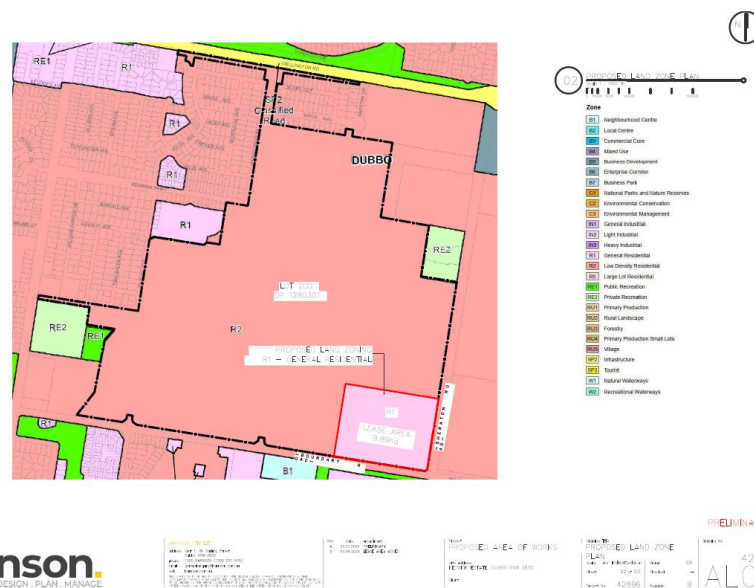


Figure 18: Proposed Land Zone Map  
 Source: Barnson Pty Ltd

A copy of the Planning Proposal Plans is provided at Appendix F.

## 5.2.2. Adoption of the R1 – General Residential Land Use Zone

### R1 – General Residential Land Use Zone

The Planning Proposal aims to modify the existing land use zone to R1 – General Residential. A detailed R1- General Residential Land Use table is included for reference. The LEP defines "Residential Accommodation" broadly, encompassing various residential development types, and the specific definition is provided below. Importantly, R1 – General Residential allows for a range of "residential accommodation" options, with highlighted examples listed. However, the R1 – General Residential Land Zoning permits "any other development" not explicitly mentioned in Item 2 and 4 of the Land Use Table. Consequently, all types of "residential accommodation" are allowed, except for Rural Workers Dwellings.

#### *Zone R1 General Residential*

##### *1 Objectives of zone*

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure development is consistent with the character of the immediate locality.

**2 Permitted without consent**

*Environmental protection works; Home-based child care; Home occupations; Roads*

**3 Permitted with consent**

*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*

**4 Prohibited**

*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*

*residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—*

- (a) attached dwellings,*
- (b) boarding houses,*
- (baa) co-living housing,*
- (c) dual occupancies,*
- (d) dwelling houses,*
- (e) group homes,*
- (f) hostels,*
- (g) multi dwelling housing,*
- (h) residential flat buildings,*
- (i) rural workers' dwellings,*
- (j) secondary dwellings,*
- (k) semi-detached dwellings,*
- (l) seniors housing,*
- (m) shop top housing,*

*but does not include tourist and visitor accommodation or caravan parks.*

### 5.3. Part 3 – Justification

#### 5.3.1. Section A – Need for the Planning Proposals

*Is the planning proposal a result of an endorsed LSPS, strategic study or report?*

The Planning Proposal is not a result of a strategic study or report but rather the current demand of housing choice and residential land product. Current land release areas of Dubbo are heavily focused upon delivering the standard R2 – Low Density land and house package yet limited focus exists on delivering medium density options or larger land size.

Having regard to these current market forces and the reality of housing choice and residential land product within Dubbo it is considered that there is sufficient demand upon the housing market to warrant the expansion of the existing R1 – General Housing zone and continue to vary minimum lot size requirements of R1 – General Residential Land to assist the facilitation of housing choice and varied residential land product.

The proposed zoning is selected having regard to the land's proximity to public recreation areas, drainage reserve, cycleway and walkways and their proximity to supporting road and infrastructure networks including public transport services that would support the increased density and commercial development options.

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

The desired range of housing choice and development is not permissible within the R2 – Low Density Residential zone and is further limited by the minimum lot size restriction in accordance with the provisions of the DRLEP. The Planning Proposal aims to amend the DRLEP by rezoning land, ultimately enabling the approval of additional residential development types in the specified area. Currently, the DRLEP incorporates three residential land zones: R1 – General Residential, R2 – Low Density Residential (the current land zoning), and R5 – Large Lot Residential. Notably, R5 – Large Lot Residential is designed for semi-rural areas, which is not applicable to the subject land.

A comprehensive review of the types of residential accommodations types and their permissibility within the R1 – General Residential and R2 – Low Density Residential Land Zoning has been conducted and outlined in Table 5. Importantly, the review reveals that the R1 – General Residential Land Zoning allows for a broader range of residential accommodation types. Therefore, by amending the LEP through rezoning the land to R1 – General Residential, the Planning Proposal objectives will be achieved, facilitating the pursuit of additional and diverse housing types in a suitable area of Dubbo. This ultimately contributes to improving housing affordability in the region.

The land use table for R2 – Low Density Residential areas imposes restrictions on non-residential development types, prohibiting any development not explicitly mentioned as “permitted with consent”. Permissible non-residential development includes Centre-based childcare facilities, Community facilities, Educational establishments, Environmental facilities, Health consulting rooms, Home businesses, Home industries, Information and education facilities, Medical centres, Neighbourhood shops, Places of public worship, Recreation areas, and Respite day care centres.

In contrast, R1 – General Industrial Development allows a wider array of non-residential uses, only explicitly prohibiting those listed, whilst all others are permitted. R1 – General Residential permits mixed-use development types, integrating active street-level spaces with residential units above, thus offering a more diverse range of non-residential land uses. Specifically, it permits uses like food and drink premises, which are prohibited in the R2 - Low Density Residential land use zone



Notably, both R1 – General Industrial and R2 – Low Density Residential zones prohibit commercial premises, including Business, Retail, and Office premises.

**Table 5: Land Zone Breakdown**

Residential Accommodation	R1 - General Residential,	R2 – Low Density Residential
Attached Dwellings	Permitted	Prohibited
Boarding Houses	Permitted	Permitted
Co-Living Housing	Permitted	Permitted
Dual Occupancies	Permitted	Permitted
Dwelling Houses	Permitted	Permitted
Group Home	Permitted	Permitted
Hostels	Permitted	Prohibited
Multi Dwelling Housing	Permitted	Prohibited
Residential Flat Buildings	Permitted	Prohibited
Rural Workers Dwelling	Prohibited	Prohibited
Secondary dwellings	Permitted	Permitted
Semi-detached dwelling	Permitted	Permitted
Seniors Housing	Permitted	Permitted
Shop Top Housing	Permitted	Prohibited



### 5.3.2. Section B – Relationship to the strategic planning framework

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

#### Central West and Orana Regional Plan 2041

Central West and Orana Regional Plan 2041 is a 20-year blueprint for the future of the Central West and Orana area and includes five overarching goals. The goals and the Planning Proposals consistency have been addressed below.

**Table 6: Central West and Orana Regional Plan 2041**

Part 1 – Region-Shaping Investment	
Objective	Comment
Objective 1 - Deliver the Parkes Special Activation Precinct and share its benefits across the region	The Planning Proposal is not inconsistent with this objective.
Objective 2 - Support the States Transition to Net Zero by 2050 and deliver the Central West Orana Renewable Energy Zone	The Planning Proposal is not inconsistent with this objective.
Objective 3 – Sustainably Manage extractive resources land and grow the critical minerals sector	The Planning Proposal is not inconsistent with this objective.
Objective 4 – Leverage inter-regional transport connections	The Planning Proposal is not inconsistent with this objective.
Part 2: A sustainable and resilient place	
Objective 5 – Identify, protect and connect important environmental assets	The Planning Proposal is backed by environmental assessments conducted by AREA. It's important to note that the current LEP allows the land to be developed for residential use. The assessment by AREA highlights that the site contains some vegetation and habitat of value, necessitating offsetting under the NSW Biodiversity Offset Scheme (BOS). However, the Planning Proposal doesn't aim to rezone additional land for residential use; instead, it focuses solely on modifying existing residential land. Consequently, the Proposal won't change or degrade any existing strategic measures aimed at safeguarding the land's high environmental values. Subsequent assessments will ensure that impacts are avoided, and where unavoidable, they will be mitigated or offset in compliance with the BOS.

Objective 6 – Support connected and healthy communities	The Planning Proposal is not inconsistent with this objective.
Objective 7 – Plan for resilient places and communities.	The Planning Proposal has examined the site's vulnerability to constraints, including flooding, bushfire, ecology and contamination. As mentioned earlier, the site is not situated in a flood planning area nor is it located on land identified to be Bushfire. Therefore, the Planning Proposal is consistent with the objective of these clause by way of pursuing a LEP amendment that will ultimately locate development away from these know constraints.
Objective 8 – Secure resilient regional water resources	The Planning Proposal is not inconsistent with this objective.
Objective 9 – Ensure site selection and design embraces and respects the regions landscapes, character and cultural heritage.	The Planning Proposal aligns with these objectives as it refrains from endorsing development on land identified for accommodating Aboriginal heritage.
Objective 10 – Protect Australia first Dark Sky Park	The Planning Proposal area is located within 200km of the Siding Spring Observatory. Narromine LEP has not adopted the siding Spring Observatory Clause in the LEP. Nonetheless, the Council will ensure that any further development meets the Dark Sky Planning Guidelines.
Part 3: People, centres, housing and communities	
Objectives 11 – Strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities	The Planning Proposal seeks to revise the LEP to enable additional varied residential development, ultimately addressing the needs of the population in a conveniently accessible area. The adjustments to the LEP, including land rezoning, will enhance housing options and subsequently, bolster housing affordability.
Objectives 12 – Sustain a network of healthy and prosperous centres	The Planning Proposal aligns with the objective of promoting medium-density residential development in a suitable Dubbo area, characterised by its proximity to open spaces, transportation hubs, and infrastructure access.
Objectives 13 – Provide well located housing options to meet demand	The Planning Proposal is in line with this objective. Ultimately, it aims to rezone the land, enabling a variety of housing options. Furthermore, it will encourage denser housing in a well-suited location, close to parks, services, and easily accessible via public and private transportation.

	The increased housing supply will help address housing needs in the area and improve affordability.
Objective 14 – Plan for diverse affordable, resilient and inclusive housing	The Planning Proposal aligns with this objective. By adopting the R1 – General Residential Land Zoning, it will allow for a wider variety of housing options (including Residential Flat Buildings, Attached housing and Multi-Dwelling Housing) compared to the existing R1 – General Residential land zoning. The proposed changes to the land zoning will boost the housing and lot supply in the market, ultimately aiding in addressing housing affordability.
Objective 15 – Manage rural residential development	The Planning Proposal is not inconsistent with this objective.
Objective 16 – Provide accommodation options for seasonal, temporary and key workers.	The Planning Proposal is not inconsistent with this objective. Notably, this proposed amendment the LEP is likely to allow for Temporary Workers Accommodation.
Objective 17 – Coordinate smart and resilient utility infrastructure	The Planning Proposal is not inconsistent with this objective. The Planning Proposal has demonstrated that the site is able to be serviced.
Part 4: Prosperity, productivity, and innovation	
Objective 18 – Leverage existing industries and employment areas and support new and innovative economic enterprises	The Planning Proposal is not inconsistent with this objective.
Objective 19 – Protect agricultural production values and promote agricultural innovation, sustainability and value-add opportunities	The Planning Proposal is not inconsistent with this objective.
Objective 20 – Protect and leverage the existing and future road, rail and air transport networks and infrastructure.	The Planning Proposal is not inconsistent with this objective.
Objective 21 – Implement a precinct-based approach to planning for higher education and health facilities	The Planning Proposal is not in consistent with this objective.
Objective 22 – Support a diverse visitor economy	The Planning Proposal is not in consistent with this objective. The proposed Planning Proposal.

Objective 23 – Supporting Aboriginal aspirations through land use planning

The Planning Proposal aligns with the objective. Through the gateway process the planning proposal is able to proactively collaborate with the Local Aboriginal Land Council (LALC) as required. Extensive studies have been conducted to explore the cultural significance of the site. Importantly, the findings confirm that the site lacks any Aboriginal heritage significance, relics, or items of importance.

#### Part 5: Local Government Priorities

##### Location - Dubbo

The Planning Proposal is in accordance with the established priorities outlined by Dubbo Regional Local Government Priorities, as evidenced by its alignment with the vision and objectives of the Local Strategic Planning Statement.

The Proposal aims to modify the LEP by adopting an R1 – General Residential Land Zoning for a designated portion of land intended for residential development. This proposed amendment to the land zoning will allow for a higher density of residential accommodation in an appropriately situated area, close to services, parks, and transportation. Additionally, the zoning change will ultimately result in an increased diversity of residential accommodation, thereby expanding the supply and exerting downward pressure on housing affordability.

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

#### Dubbo Regional Local Strategic Planning Statement 2020

Though the Planning Proposal is not a result of an endorsed strategic study or report; the Planning Proposal is consistent with the Dubbo Shire Local Strategic Planning Statement 2020, specifically:

#### Priority 9 – Provide diversity and housing choice to cater for the needs of the community.

The Planning Proposal aims to modify the DRLEP by changing the land zoning and removing the minimum allotment size over the site. This alteration will ultimately allow for a broader range of residential accommodations, presently restricted under the current R2 – Low Density Residential Land Zone. The proposed changes align with Priority 9, involving a review of existing residential land zoning and the upzoning of land situated close to services and open space. The site is conveniently positioned near employment centres and parklands, with easy access to transportation nodes. The Planning Proposal will ultimately enact amendments to the LEP that contribute to expanding housing options, thereby improving housing affordability.

#### Priority 12 Create sustainable and well- designed neighbourhoods.

The Planning Proposal seeks to alter the land in the South-East Dubbo Residential Urban Release Area. Furthermore, the site is situated on the boundary of the South Lakes/Hillview Urban Release Area, starting on the southern side of Boundary Street. The proposal aims to facilitate the development of higher density residential accommodations in a well-suited location, providing accessibility to transportation nodes, open spaces, and crucial pedestrian and cycling links.

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

#### Towards 2040 Community Strategic Plan

The Planning Proposal is found to be consistent with the objectives and strategies within Theme 1 – Housing of the Towards 2040 Community Strategic Plan, specifically:

- 1.1 Housing meets the current and future needs of our community; and,
- 1.2 An adequate supply of land is located close to community services and facilities

The Planning Proposal demonstrates alignment with the objective of meeting both current and future housing needs within our community. By proposing amendments to the LEP and rezoning land, it aims to facilitate a diverse range of residential accommodations, addressing the evolving requirements of Dubbo demographics. This strategic approach ensures that the housing options provided are in tune with the dynamic demands of our community, contributing to a well-balanced and sustainable living environment.

The Planning Proposal aligns with the goal of ensuring an adequate supply of land near community services and facilities. Through thoughtful consideration of the site's location and accessibility, the proposal seeks to designate areas for medium density residential development that are conveniently connected to transportation nodes, open spaces, and essential pedestrian and cycling links. This strategic planning ensures that the housing developments not only meet residential needs but also integrate seamlessly with the surrounding community services and facilities, fostering a cohesive and well-connected urban environment.

#### Dubbo City Planning and Transportation Strategy 2036

The Dubbo City Planning and Transportation Strategy 2036 aims to provide guidance on the construction of roads and pedestrian pathways in Dubbo City. While the Strategy is to be considered in future strategic land use planning decisions, it is not the adopted Strategic Land Use Policy for the city's growth. However, given the location of the land within an expanding residential area of Dubbo, the Planning Proposal generally aligns with the Strategy's scheduling, expectations, and recommendations.

Detailed assessment of the Planning Proposal against the Strategy's recommendations is deemed unnecessary. It should be noted that the Strategy outlines plans for residential development in three sectors: South East, North West, and South West. The existing residential density is approximately 7.8 dwellings per hectare, inclusive of infrastructure such as roads, schools, and community facilities.

While specific development concept plans are not accompanying the Planning Proposal, the proposed LEP amendments does seek to modify land zoning permit a diversity of residential accommodation and typical medium-higher density development. Therefore, the Planning Proposal is not at odds with the objectives outlined in the Strategy.

*Is the planning proposal consistent with applicable SEPPs*

Table 7 on the following pages provides a summary of applicable SEPPs, their relevance and how the proposed Planning Proposal is consistent with the instrument:

**Table 7: State Environmental Planning Policies**

SEPP	Comments
SEPP (Housing) 2021	The Planning Proposal is not inconsistent with the principles of this SEPP as it enables diverse housing types and encourages the development of housing to the community.
SEPP (Planning Systems) 2021	Nothing in this Planning Proposal impacts the operation of this SEPP.
SEPP (Resource and Energy) 2021)	Nothing in this Planning Proposal impacts the operation of this SEPP.
SEPP (Resilience and Hazards) 2021	Chapter 4 of the SEPP applies to the land. As part of the preparation of the Planning Proposal a Preliminary Site Investigation was undertaken by Barnson Pty Ltd (Appendix D). This investigation revealed no evidence of contamination. Based on the findings of the desktop review and site investigation it can be stated with a reasonable level of confidence that the Planning Proposal area is suitable for future residential development.  The Planning Proposal is not inconsistent with the SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent - The SEPP is the primary planning instrument addressing the provision and operation of infrastructure across the State. Referral to the NSW Roads and Maritime Services (RMS) may be required for certain development. The SEPP would continue to apply to the site. The Planning Proposal does not include and provisions which impede the operation of this SEPP over the site.
SEPP Biodiversity and Conservation 2021 –	– The Biodiversity and Conservation SEPP aims to encourage the protection of biodiversity values and preservation of amenities in non-rural areas as well as conservation and management of areas of natural vegetation. The proposed environmental impacts are negligible as the site is current zoned R2 – Low Density Residential. The clearing of some native vegetation may be required despite the rezoning. The Planning Proposal is not inconsistent with the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal does not contravene the provisions of the SEPP and is therefore consistent with it.
<i>Is the planning proposal consistent with the applicable Ministerial Directions (Section 9.1)</i>	

Table 8 considers applicable Ministerial Directions.

**Table 8: Section 9.1 Directions**

Direction	Applicable	Comment
1. Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The Planning Proposal is found to be consistent with the overall intent of the Central West and Orana Regional Plan 2041.
1.2 Development of Aboriginal Land Council Land	No	The site has not been identified within the Land Application Map of the State Environmental Planning Policy (Aboriginal Land) 2019.
1.3 approval and Referral Requirements	Yes	Noted.
1.4 Site Specific Provisions	Yes	Noted
1.4A	No	N/A
2. Focus Area 1: Planning System – Place based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	No	N/A
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	No	N/A

1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	N/A
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	N/A
1.10 Implementation of the Western Sydney Aerotropolis Plan	No	N/A
1.11 Implementation of Bayside West Precincts 2036 Plan	No	N/A
1.12 Implementation of Planning	No	N/A



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Principles for the  
Cooks Cove  
Precinct

1.13 Implementation of St Leonards and Crows Nest 2036 Plan	No	N/A
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1.14 Implementation of Greater Macarthur 2040	No	N/A
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1.15 Implementation of the Pyrmont Peninsula Place Strategy	No	N/A
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1.16 North West Rail Link Corridor Strategy	No	N/A
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1.17 Implementation of Bays West Place Strategy	No	N/A
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1.18 Implementation of Macquarie Park Innovation Precinct	No	N/A
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1.19 Implementation of Westmead place strategy	No	N/A
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1.20 Implementation	No	N/A
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of the Camellia  
Rosehill Place  
Strategy

1.21 Implementation of South West Growth Area Structure Plan	No	N/A
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1.22 Implementation of the Cherrybrook Station Place Strategy.	No	N/A
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### 3. Focus Area 2: Design and Place

This Focus Area was blank when the Directions were made.

### 4. Focus Area 3: Biodiversity and Conservation

3.1 Conservation Zones	Yes	The Planning Proposal is supported by an ecological assessment conducted by AREA, as detailed in Appendix C. Notably, no environmentally sensitive areas were found within the site. However, the assessment did highlight the necessity for vegetation removal as part of the site's development. The specific impact of this removal will be evaluated during any Development Application (DA) stage.
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3.2 Heritage Conservation	Yes	<p>Area Environmental and Heritage Consultants conducted an Aboriginal Heritage Due-Diligence assessment for the Planning Proposal. Historically, the land was used for agriculture. The southern part shows significant ground disturbance, reducing object likelihood. Conversely, the northern section has minimal ground visibility.</p> <p>On February 7, 2024, AHIMS database search (Service ID 862037) identified nine Aboriginal sites within a 1000-meter radius of Lot 200 - Figure 7 of this report. Therefore, it is not expected that the planning proposal will enact the development of land identified to accommodate aboriginal objects or aboriginal places.</p>
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Notably the Planning Proposal can be submitted to the LALC for comment and if necessary, heritage surveys will be undertaken by the LALC.		
3.3 Sydney Drinking Water Catchments	No	N/A
3.4 Application of C3 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A
3.5 Recreation Vehicle Area	No	N/A
3.6 Strategic Conservation Planning	No	Ministerial Direction 3.5 – Strategic Conservation Planning is not relevant to this Planning Proposal as the Planning Proposal area is not mapped to be “avoided land” or “strategic conservation area” under the State Environmental Planning Policy (Biodiversity and Conservation 2021).
3.7 Public Bushland	No	N/A
3.8 Willandra Lakes Region	No	N/A
3.9 Sydney Harbour Foreshores and Waterways Area	No	N/A
3.10 Water Catchment Protection	No	N/A
5. Focus Area 4: Resilience and Hazards		
4.1 Flooding	No	The Planning Proposal does not affect land identified to be flood prone.

4.2 Coastal Management	No	The site is not located within a coastal zone nor is it located within a coastal wetlands and littoral rainforests area, coastal vulnerability area, coastal environment area and coastal use area - and as identified by chapter 2 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> .
4.3 Planning for Bushfire Protection	No	The site has not been identified and mapped as Bushfire Prone Land under Section 10.3 of the EP&A Act.
4.4 Remediation of contaminated land	Yes	The Planning Proposal is accompanied by a Preliminary Site Investigation (Appendix D). The reporting within the area investigated did not identify any land to be significantly contaminated. Therefore, the Planning Proposal is found to be consistent with the objectives of this direction by way of ensuring that risk to human health and the environment is adequately considered.
4.5 Acid Sulfate Soils	No	N/A
4.6 Mine Subsidence and unstable land	No	The Planning Proposal is not associated with land within a Mine Subsidence district.
5. Focus Area 5 – Transport and Infrastructure		
5.1 Integrating land use and transport	Yes	The Planning Proposal, accompanied by a Transport Impact Assessment carried out by McLaren Traffic Engineering, illustrates that it aligns with the key objectives of Ministerial Direction 5.1 - Integrated Land Use Transport. Specifically, the adjustments to the LEP outlined in this Proposal aim to rezone land from R2 - Low Density Residential to R1 - General Residential, enhancing accessibility to housing, job opportunities, and essential services for future residents in Dubbo LGA. These modifications to the LEP will ultimately enable higher density living in a well-connected urban environment that will greatly benefit from existing and planned walking, cycling, and public transit infrastructure networks. By broadening the range of housing options in this area, it effectively diminishes reliance on personal vehicles, thereby enhancing transportation alternatives and easing travel demand, particularly by car. The assessment has also determined that the proposed LEP amendment and potential higher density living are unlikely to have significant adverse effects on traffic flow efficiency and road safety, with any potential impacts being

thoroughly addressed during the subsequent Development Application (DA) phase.

The Planning Proposal demonstrates a commitment to enhancing the efficient operation of public transport services while ensuring a seamless integration of land use and transportation systems within the region.

5.2 Reserving land for public purposes	No	N/A
5.3 Development near regulated airports and defence airfields	No	N/A
5.4 shooting ranges	No	N/A
6. Focus Area 6: Housing		
6.1 Residential Zones	Yes	The Planning Proposal impacts residential zone areas; thus, Ministerial Direction 6.1 is relevant to it. The Proposal aligns with Direction 6.1. It aims to change the current land zoning from R2 – Low Density Residential to R1 – General Residential. This modification will enable a wider range of building options in a suitable section of Dubbo, near services and with infrastructure access. The increased housing variety resulting from the rezoning will also aid in improving housing affordability.
6.2 Caravan Parks and Manufactured Home Estates	No	N/A
7. Focus Area 7: Industry and Employment		
7.1 Employment Zones	No	N/A
7.2 Reduction in non-hosted short term rental	(Revoked 18 November 2019)	N/A

accommodation  
period

7.3 Commercial and Retail Development along the Pacific Highway, North Coast No N/A – not within applicable LGAs.

#### 8.Focus Area 8: Resources and Energy

8.1 Mining, Petroleum Production and Extractive Industries No N/A – not within applicable precinct.

#### 9. Focus Area 9: Primary Production

9.1 Rural Zones No N/A

9.2 Rural Lands No N/A

9.3 Oyster Aquaculture No N/A

9.4 Farmland of State Regional Significance on the NSW Far North Coast No N/A

### 5.3.3. 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?*

To prepare for this Planning Proposal, AREA Environmental and Heritage Consultants were enlisted to generate a Biodiversity Assessment Report (BAR) – Appendix C. A field assessment for the Planning Proposal took place on February 8, 2024, employing the Biodiversity Assessment Method 2020 (BAM) (NSW DPIE, 2020). This assessment encompassed BAM vegetation integrity plots, habitat assessment, and initial searches for threatened flora and fauna species. Three BAM vegetation plots were deployed to assess the native vegetation present on the land investigated. It was established that PCT 76 Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions, encompasses approximately 9.06 hectares of the land investigated where native vegetation persists. Roughly 1.45 hectares of the land lack vegetation due to previous clearance for an existing access track and stockpile.

The assessment revealed that no threatened species listed under the Environment Protection Conservation Act or Biodiversity Conservation Act were observed during the field survey. The BAM calculator generated a list of predicted threatened species associated with PCT76 on the subject land, presumed to potentially utilise the habitat. These species can only be disregarded in cases where specific habitat or geographical constraints are absent from the subject land. Targeted species surveys have not been conducted as part of the Planning Proposal; however, they are likely to be carried out during the preparation of a DA. Nonetheless, the Planning Proposal does not alter the LEP in a way that would permit the development of land leading to critical habitat, threatened species, populations, or ecological communities from being adversely affected. Given that the land is already designated for development, the Planning Proposal maintains this designation unchanged, consequently leaving the potential environmental impact unaffected.

Subsequent development applications for the land will need to confront the pertinent environmental aspects concerning the site. They will be obligated to illustrate how the development primarily avoids environmental impact and, where avoidance is not feasible, demonstrate measures to mitigate its impact.

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

The following is a summary of other likely environmental effects as a result of the Planning Proposal or any other constraints within the Planning Area.

Constraints	Comments
Natural Resources Biodiversity Map Groundwater Vulnerability	The area is mapped by the DRLEP 2022 Natural Resources Biodiversity Map Groundwater Vulnerability Map. However, the area that the Planning Proposal is over is not mapped to subject to Groundwater Vulnerability. The development intentions for this land is for residential development with supporting road and infrastructure, including stormwater. The resultant development would be required to manage stormwater collection and disposal in controlled engineering fashion and in accordance with Council policies.

Aboriginal Culture Heritage	The Planning Proposal includes Aboriginal Heritage Due-Diligence assessment - Appendix B. The investigation has suggested any proposed development over the study area, further assessment and consultation is recommended. If Aboriginal objects are not recorded and are considered unlikely to occur, the development may proceed with caution. In the event Aboriginal objects are recorded, an Aboriginal Cultural Heritage Assessment Report will be required, involving full consultation according to clause 60 of the National Parks and Wildlife Regulation 2019
Siding Spring Observatory	The Planning Proposal will permit denser development, potentially increasing light emission in the area. According to Clause 5.14 of the DRLEP 2022, any future development must adequately consider the provisions related to development within the Siding Spring Observatory area to ensure that light pollution is minimized. It will be a requirement of any future application that the development is assessed against the provisions of this Clause.
Noise and Dust Impacts	As mentioned earlier in this report, the site is located near the quarry on Sheraton Road, approximately 2 km away. Currently, trucks servicing this quarry use Sheraton Road as their haulage route, potentially causing dust and noise pollution at the site. However, the Council's long-term strategy aims to efficiently distribute traffic around the eastern and southern edges of Dubbo's urban limits. This plan includes the acquisition and establishment of the BlueRidge Road Haulage Strategy. The Blue Ridge Road Haulage Strategy will be delivered in two stages. Stage 1 will redirect heavy and industrial traffic to a Stage 1 temporary haulage route connecting to Capital Drive. Stage 2 will provide a permanent route to Wellington Road (Mitchell Highway). Consequently, the Council is developing a precinct-wide strategy to mitigate or eliminate potential noise and dust impacts from existing haulage routes near Keswick Estate.

The land is currently zoned for residential development. Any future development within these regions would necessitate careful assessment of the pertinent environmental repercussions. Such an evaluation would need to be conducted as part of a development application, particularly if the Council seeks assurance regarding the suitability of the land for the intended purpose.

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

The Planning Proposal will have a positive social and economic impact by way of:

Increased Housing Diversity:

Rezoning land from R2 – Low Density Residential to R1 – General Residential allows for greater flexibility in housing options. R1 zoning typically permits a wider range of housing types, multi dwelling housing, attached housing and residential flat buildings. This increased diversity can cater to the needs of different demographic groups, such as young families, professionals, retirees, and individuals with varying income levels.





#### Stimulating Construction Activity:

Rezoning land from R2 – Low Density Residential to R1 – General Residential can stimulate construction activity in the area. Developers may be incentivized to invest in the development of new housing projects, which can create job opportunities in construction, architecture, engineering, and related industries. Increased construction activity can also have positive ripple effects on the local economy, including increased spending in retail and service sectors.

#### Social Inclusion and Vibrancy:

By offering a broader range of housing options, which can contribute to affordable housing and housing suitable for different household sizes, the Planning Proposal can contribute to greater social inclusion and diversity within the community. It allows people from various socio-economic backgrounds to live in proximity, fostering a more vibrant and interconnected neighborhood. This can lead to the creation of stronger social networks, increased community engagement, and a greater sense of belonging among residents.

#### 5.3.4. Section D – State and Commonwealth Interests

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

The Planning Proposal will increase the demand for public facilities and services. Proposed works within the Keswick Estate are subject to staged approach, and accordingly, specific water and sewer infrastructure upgrades requirements will be confirmed at a later stage. Notably, the site does have access to all services.

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

If Council support this Planning Proposal and receives a Gateway Determination from the Department of Planning, Housing and Infrastructure, 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 landowners and public as per the Gateway Determination. This is understood to include a notice on Council website and in Customer Experience Centres, the NSW Planning Portal, and letters to the affected and adjoining landowners.

In addition, state agencies would be consulted as part of the Gateway Determination. These agencies would likely include:

- Transport for New South Wales.
- Local Aboriginal Land Council

A further report is likely to be presented to Council by staff for consideration following the completion of public exhibition and any consultation processes.

#### 5.4. Part 4 – Mapping

The plans provided in Appendix F clearly outline the Planning Proposal and associated likely development requirements. The plans include:

- Land Zoning Map – Proposed amendment to the Land Zoning Map (DIGITAL MAP)
- Minimum Allotment Size – Proposed amendment to the Minimum Allotment Size Map (DIGITAL MAP), noting that this shall reflect no minimum lot size as is the case with nearby R1 zoned land.

#### 5.5. Part 5 – Community Consultation

It is expected that the Planning Proposal would not be a Low Impact Proposal and therefore community consultation would be undertaken in accordance with the requirements set out in *Local Environmental Plan Making Guidelines – Complex Planning Proposal*

The consultation would include:

- Notification in a newspaper that circulates in the area affected by the planning proposal;

- Notification on the website of the RPA; and
- Notification in writing to affected and adjoining landowners, unless the planning authority is of the opinion that the number of landowners makes it impractical to notify them.

## 5.6. Part 6 -Project Timeline

The following indicative project timeline is provided:

**Table 9: Indicative Project Timing**

Stage	Timing
Consideration by Council	50 days
Council Decisions	TBA
Gateway Determination	25 Days
Pre-exhibition	TBA
Commencement and completion of public exhibition period	95 Days
Consideration of submission	TBA
Post-exhibition review and additional studies	TBA
Submission to Department for finalisation	55 Days
Gazettal of LEP amendments.	TBA

## 6. CONCLUSION

Spicers Creek Wind Farm has engaged Barnson Pty Ltd to assist with the preparation of a Planning Proposal affecting a specific section of Lot 200 in Deposited Plan 1280301 that has a current land zoning of R2 – Low Density Residential. The Planning Proposal seeks to amend the DRLEP by way of:

1. Land Rezoning - The Planning Proposal aims to revise the existing land zoning of a portion of the property by rezoning it to R1 – General Residential.
2. Minimum Allotment Size – Removal of existing 600sqm Minimum Allotment Size.

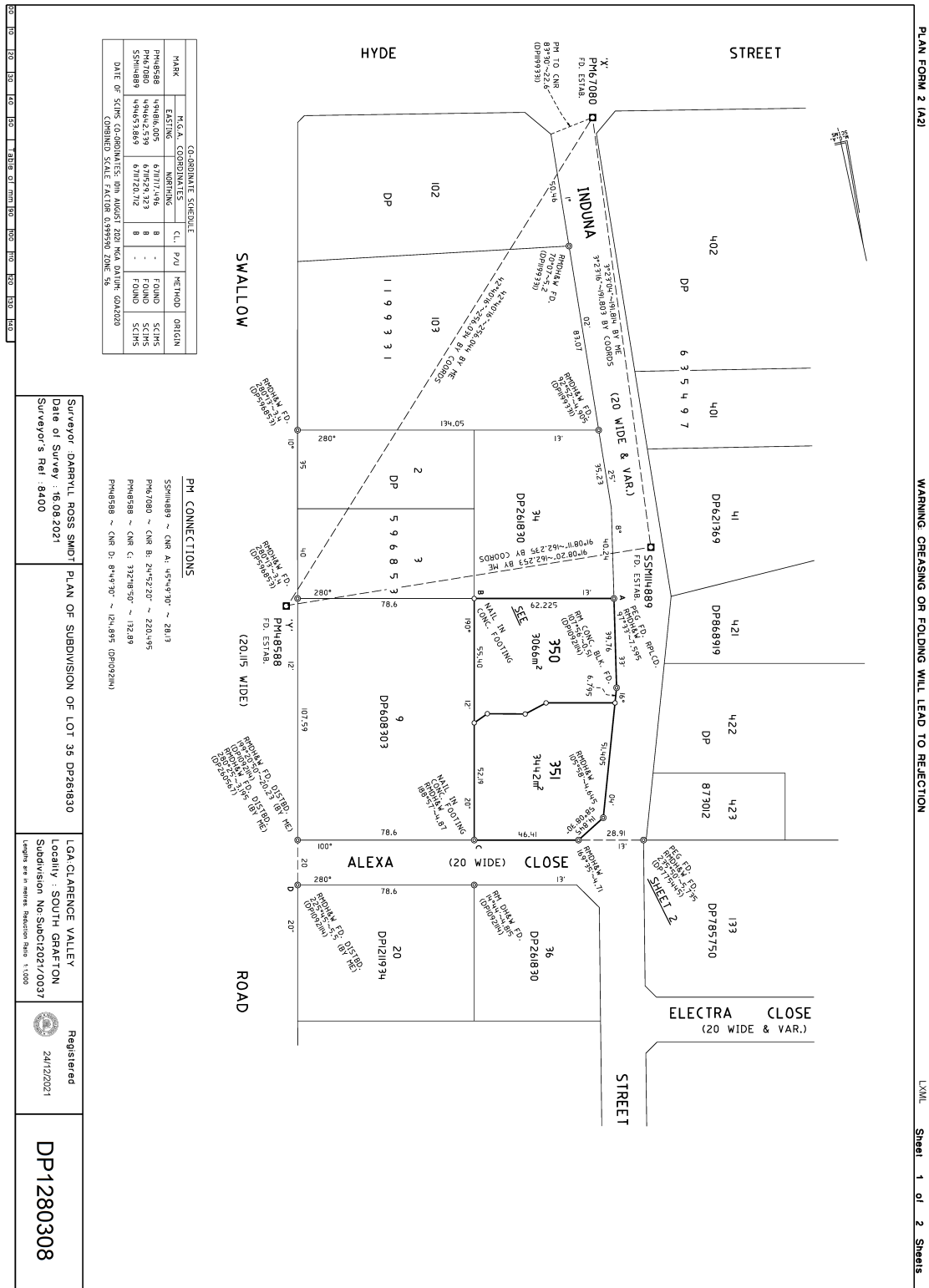
The Planning Proposal is accompanied by a suite of specialised reports, focusing on the site's constraints. The overall conclusion drawn from the Planning Proposal and these expert reports strongly confirms the appropriateness of the site to be rezoned. Changing the zoning of land from R2 – Low Density Residential to R1 – General Residential provides more versatility in housing choices. R1 zoning typically allows for a broader spectrum of housing types, including multi-dwelling units, attached housing, and residential apartment buildings. This enhanced variety can address the requirements of diverse demographic segments, including young families, professionals, retirees, and individuals with differing income levels. Furthermore, the increased housing diversity can exert downward pressure on housing affordability, making housing options more accessible to a wider range of people.

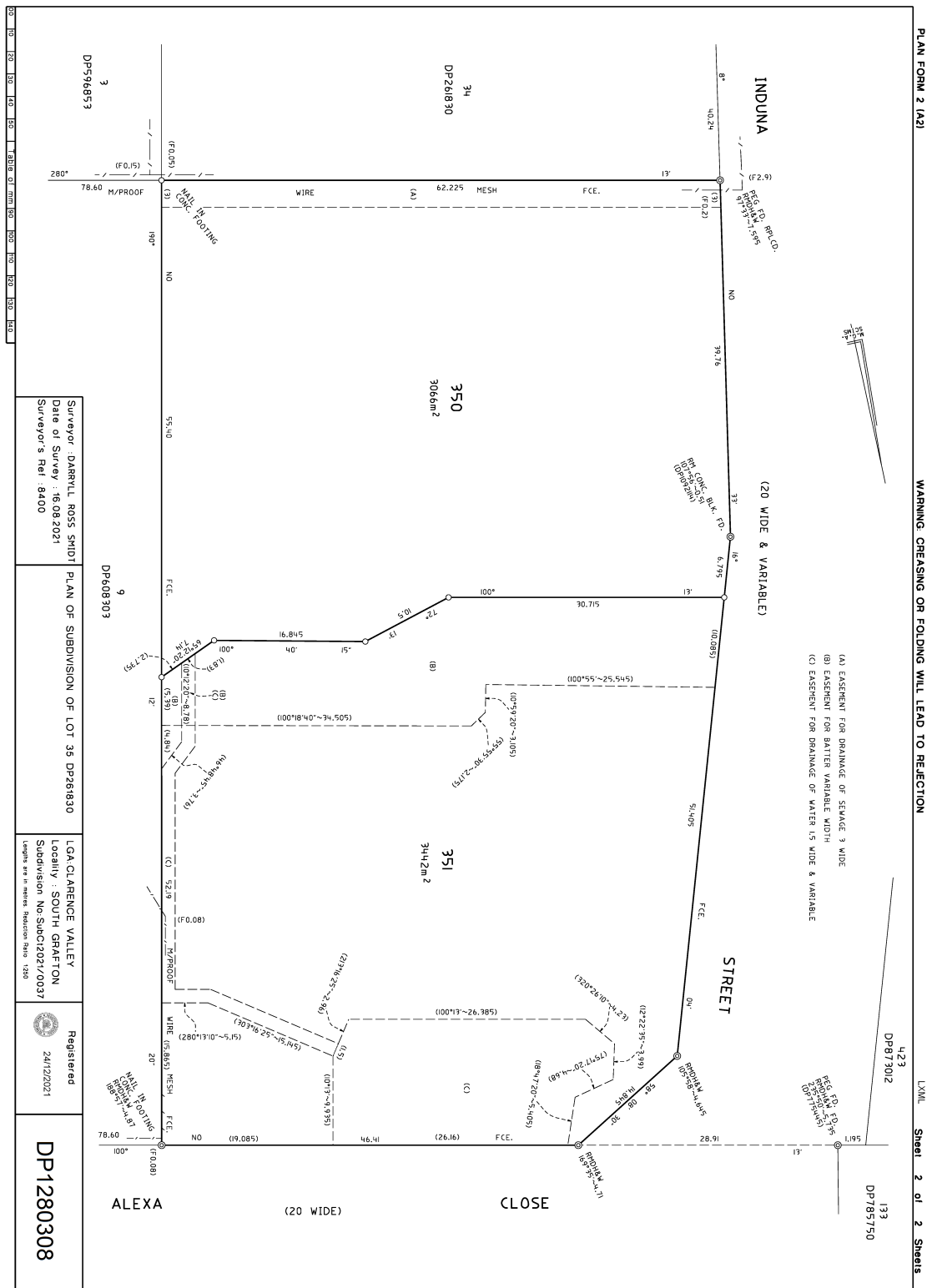
Therefore, Barnson is of the view that Council should support this Planning Proposal based on the information provided in this report; and *resolve* to refer this Planning Proposal to NSW Department of Planning and Environment for a Gateway Determination to endorse its public exhibition. Pending endorsement by NSW DPPI, the Planning Proposal will be exhibited in accordance with the criteria outlined in the Gateway Determination. The outcome of the exhibition and referrals to various government departments will be subsequently reported to Council for determination.

**barnson.**

**APPENDIX A**  
**Deposited Plan**


Reg: 1212021 / Doc: DP 1280308 / Rev: 24 Dec 2021 / NSW LRS / Plt: 04 Apr 2024 12:34 / Seq: 1 of 4  
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PLAN FORM 6 (2020)


WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)
Registered:  24/12/2021	Office Use Only	
Title System: TORRENS	Office Use Only	
<b>PLAN OF SUBDIVISION OF LOT 35</b> <b>DP 261830</b>		<b>DP1280308</b>
<b>PLAN OF SUBDIVISION OF LOT 35</b> <b>DP 261830</b>		LGA: CLARENCE VALLEY Locality: SOUTH GRAFTON Parish: SOUTHAMPTON County: CLARENCE
<b>Survey Certificate</b> I, <u>DARRYL ROSS SMIDT</u> of <u>A. FLETCHER &amp; ASSOCIATES PTY LTD</u> a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on <u>18/8/2021</u> , or *(b) The part of the land shown in the plan (*being/*excluding** <u>was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation, or</u> *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: <u>'X' - 'Y'</u> Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: <u>D. Smith</u> Dated: <u>18/10/21</u> Surveyor Identification No: <u>SU008460</u> Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		<b>Crown Lands NSW/Western Lands Office Approval</b> I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: ..... Date: ..... File Number: ..... Office: .....
<b>Subdivision Certificate</b> I, <u>Carmen Landers</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: <u>Carmen Landers</u> Registration number: ..... Consent Authority: <u>Clarence Valley Council</u> Date of endorsement: <u>12/10/2021</u> Subdivision Certificate number: <u>SubCt2021/0037</u> File number: <u>SUB2017/0014</u> *Strike through if inapplicable.		
Plans used in the preparation of survey/compilation. DP 1199331 DP 1092114 DP 775445 DP 596853 DP 261830 DP 260567		Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.
Surveyor's Reference: 8400		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A

Document Set ID: 2287300

Version: 3, Version Date: 02/09/2021



PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheet(s)		
<b>Registered:</b>  24/12/2021	Office Use Only  <b>DP1280308</b>	Office Use Only		
<b>PLAN OF SUBDIVISION OF LOT 35</b> <b>DP 261830</b>		This sheet is for the provision of the following information as required: • A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> • Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see 195D <i>Conveyancing Act 1919</i> • Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.		
Subdivision Certificate number: <u>SubCt2021/0037</u> Date of Endorsement: <u>12/10/2021</u>				
<b>SCHEDULE OF STREET ADDRESSES</b>				
LOT	STREET NO.	STREET NAME	TYPE	LOCALITY
350	25	INDUNA	STREET	SOUTH GRAFTON
351	23	INDUNA	STREET	SOUTH GRAFTON
Pursuant to Sec 88B of the Conveyancing Act, 1919, as amended it is intended to create: <ol style="list-style-type: none"> <li>1. Easement for Drainage of Sewage 3 Wide</li> <li>2. Easement for Batter Variable Width</li> <li>3. Easement for Drainage of Water 1.5 Wide &amp; Variable</li> </ol>				
Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified. Corporation: BARTYBOY NOMINEES PTY LIMITED Authority: Section 127 of the Corporations Act, 2001.				
Signature of Director (SOLE) <u>DANIEL JAMES WILLIS</u> Please print full name (BLOCK LETTERS)		ACN: 132 756 426  <del>Signature of Secretary</del>  <del>Please print full name (BLOCK LETTERS)</del>		
Mortgagee under Mortgage No. <u>A6696846</u> Signed at <u>Grafton</u> this <u>2nd</u> day of <u>DECEMBER</u> <u>2021</u> for National Australia Bank Limited ABN 12 004 044 937 by <u>Bryan Smith</u> it's duly appointed Attorney under Power of Attorney No. 39 Book 4512				
Attorney Signature. Level <u>2</u> Attorney <u>[Signature]</u> Witness Signature <b>SCOTT JAMES CAWLEY</b> Witness Name <u>37 Police Street, Grafton NSW 2460</u> Witness Address				
If space is insufficient use additional annexure sheet				
Surveyor's Reference: 8400				

**barnson.**

**APPENDIX B**

**Aboriginal                      Heritage                      Due  
Diligence Assessment**



## Planning Proposal - Lot 200 Keswick

Aboriginal heritage due diligence assessment

Dubbo LGA NSW

Report to Barnson

March 2024



---

### AREA Environmental & Heritage Consultants

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**AREA Environmental & Heritage Consultants ABN:29 616 529 867**

- ✓ Environmental impact assessment, auditing, and approvals
- ✓ High level preliminary environmental assessment (PEA)
- ✓ Review of environmental factors (REF)
- ✓ Peer review
- ✓ Community engagement
- ✓ Biobanking and biodiversity offsetting assessments
- ✓ Aboriginal heritage assessments and community walkovers
- ✓ Landscape architecture and design

**AREA Environmental & Heritage Consultants acknowledge Traditional Owners of the country on which we work.**

## Document controls

Client	Barnson Pty Ltd		
AREA job no.	QU-1236		
Document description	Lot 200 Keswick Planning Proposal - Aboriginal heritage due diligence assessment		
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AREA representative managing this document	Phil Cameron		
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Prepared for	Barnson Pty Ltd Unit 1 36 Darling Street Dubbo, NSW, 2830		
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## Executive summary

AREA Environmental & Heritage Consultants (AREA) have been engaged by Barnson (the proponent) to complete an Aboriginal heritage due diligence assessment to inform a proposed amendment to the *Dubbo Regional Local Environmental Plan 2022* (the LEP) for a section of Lot 200 DP1280301 (the study area, Figure 1-1 and Figure 1-2). The proponent seeks to amend the land zoning map of the LEP to rezone the study area from *R2 - Low Density Residential* to *R1 - General Residential* to enable permitted uses therein (the Planning Proposal).

The study area will be assessed in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (NSW Department of Environment Climate Change and Water (DECCW), 2010b). The aim of this report is to identify whether any Aboriginal objects or areas of archaeological potential would be impacted by the proposal, and address the requirements under the relevant codes and legislation should development of the study area proceed.

The site inspection was conducted on 8 February 2024 by Kim Newman. The Aboriginal community was not involved in this assessment.

No Aboriginal sites or potential archaeological deposits were identified during this survey.

The ground surface of the southern portion of the study area is considered to be highly disturbed and there is a low probability of objects occurring in this section. The northern section has been subjected to less disturbance and had very low ground surface visibility. Given the moderate level of disturbance, the presence of stone resources within the area, and a distance of 1,250 meters to Eulomogo Creek, there is a possibility of objects occurring in the northern section. In addition, while the archaeologist did not interpret the scar on the tree as being culturally modified community knowledge should be consulted to inform this identification.

Applying the due diligence process has demonstrated that further investigation is required.

Prior to the commencement of any proposed development over the study area, further assessment and consultation is recommended. An archaeological assessment should be carried out across the site with the involvement of local Aboriginal traditional owners.

If Aboriginal objects are not recorded and are considered unlikely to occur, the development may proceed with caution.

In the event Aboriginal objects are recorded, an Aboriginal Cultural Heritage Assessment Report will be required, involving full consultation according to clause 60 of the *National Parks and Wildlife Regulation 2019*.

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## Glossary

Acronym	Definition
ACHAR	Aboriginal Cultural Heritage Assessment Report
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
AREA	AREA Environmental and Heritage Consultants
ASL	Above Sea Level
BOM	Bureau of Meteorology
Code of Practice	Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW
DECCW	Department of Environment, Climate Change and Water
DPE	Department of Planning, and the Environment
Ephemeral	Not permanent, lasting only short periods of time
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
GPS	Global positioning system
GSV	Ground Surface Visibility
ICOMOS	(International Council on Monuments and Sites)
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LGA	Local Government Area
NPW Act	<i>National Parks and Wildlife Act 1974 (NSW)</i>
NPWS	National Parks and Wildlife Services
NSW	New South Wales
OEH	Office of Environment and Heritage
RAP	Registered Aboriginal Party
Rill erosion	A rill is a small channel up to 0.3m deep
Study area	The land assessed for this report

# 1 Introduction

## 1.1 Background

AREA Environmental & Heritage Consultants (AREA) have been engaged by Barnson (the proponent) to complete an Aboriginal heritage due diligence assessment to inform a proposed amendment to the Dubbo Regional Local Environmental Plan 2022 (the LEP) for a section of Lot 200 DP1280301 (the study area; Figure 1-1 and Figure 1-2). The proponent seeks to amend the land zoning map of the LEP to rezone the study area from R2 - Low Density Residential to R1 - General Residential to enable permitted uses therein (the Planning Proposal).

The study area has been assessed in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (NSW Department of Environment Climate Change and Water (DECCW), 2010b).

The aim of this report is to identify whether it is likely any Aboriginal objects or areas of archaeological potential would be impacted by the proposal. This report addresses the requirements for assessment as set out in:

- National Parks and Wildlife Act 1974
- Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (DECCW, 2010c).

## 1.2 Locality

The regional geographical context of the study area is provided in Table 1-1.

**Table 1-1: Regional geographical context of the study area**

Criteria	Study area
Central coordinates (GDA94 z55)	654450 mN 6428348 mS
Interim Biogeographic Regionalisation for Australia (IBRA Region)	Brigalow Belt South region, Talbragar Valley
State	NSW
Topographical map sheet	Dubbo 1:250 000
Local Government Area	Dubbo Regional LGA
Local Aboriginal Land Council area (LALC)	Dubbo LALC
Parish	Dubbo
Country	Lincoln
Schedule of Native Title Determination Applications (Claims, ILUA Future Acts etc.)	NA
Nearest town / locality	Dubbo
Accessed from nearest town by	Boundary Road
Land use / disturbance	Farming, residential
Nearest waterway (Name, Strahler Order)	Eulomogo Creek located 1250 m to the south
Spot point Australian Height Datum (AHD)	284m (AHD)

Criteria	Study area
Surrounding land use	Residential, farming, road corridor
Expected disturbance footprint land use	Residential

### 1.3 Aboriginal community involvement

The Aboriginal community was not involved in this assessment.

### 1.4 Project description

The Planning Proposal seeks to amend the *Dubbo Regional Local Environmental Plan 2022*, in particular rezoning the study area from its current zone *R2 – Low Density Residential* to *R1 – General Residential* to enable permitted uses therein.

For the purpose of this assessment the land affected by the proposal will be referred to as the '**study area**'.

### 1.5 Project personnel

This assessment was carried out by appropriately experienced or qualified staff (Table 1-2). Kim Newman conducted the field survey and prepared this report.

**Table 1-2: Summary the project team's qualifications**

Name	Position	Qualifications	Responsibilities
Kim Newman	Heritage Consultant	<ul style="list-style-type: none"> <li>Bachelor of Archaeology (Honours) University of New England</li> <li>Master of Science (Archaeology). University of New England</li> <li>PhD Candidate in Archaeology (Griffith University Qld)</li> </ul>	<ul style="list-style-type: none"> <li>Undertook field survey.</li> <li>Authored the report</li> </ul>
Rowan Murphy	Senior Environmental Consultant	<ul style="list-style-type: none"> <li>Bachelor of Environmental Science University of New England</li> <li>Bachelor of Laws University of New England</li> </ul>	<ul style="list-style-type: none"> <li>Edited this report.</li> </ul>

Figure 1-1: Location of the study area



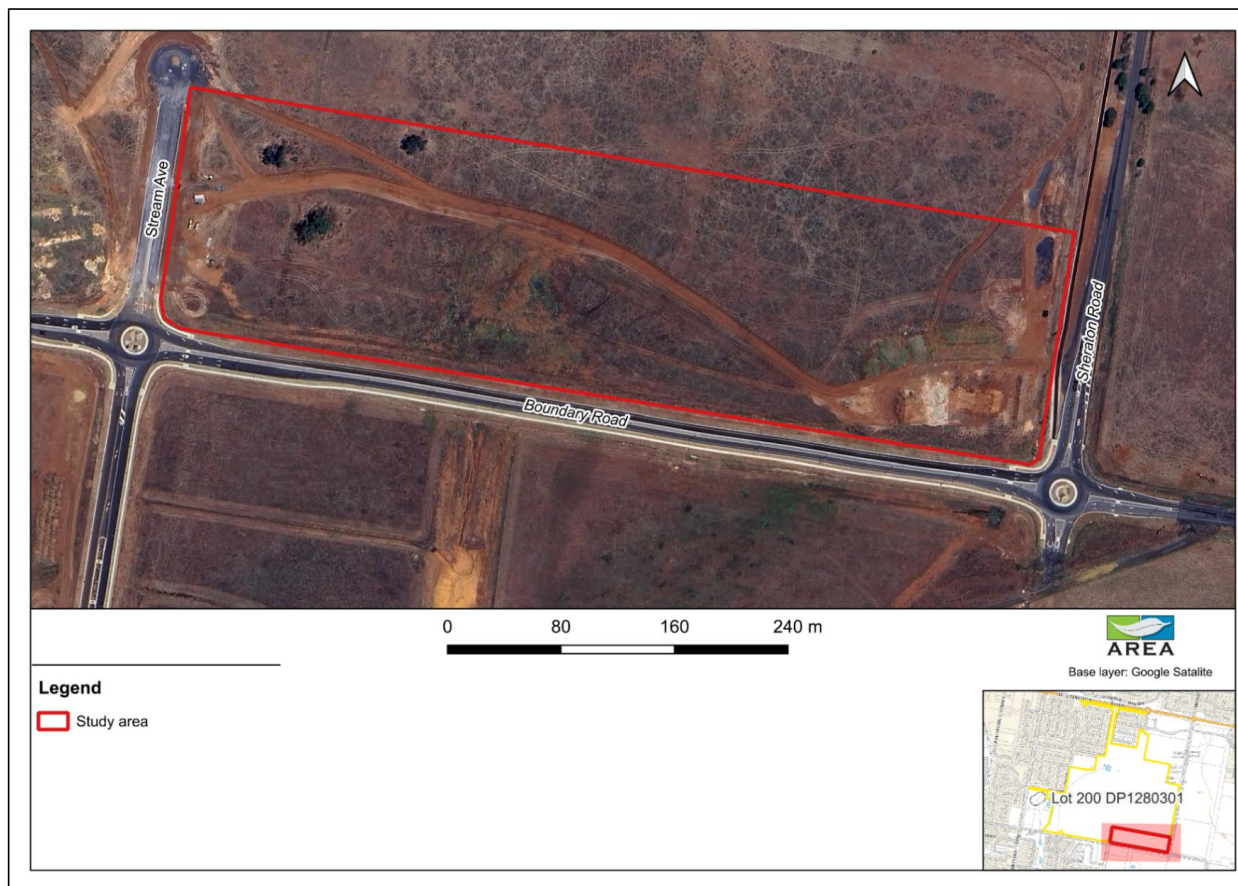
Lot 200 Keswick Planning Proposal - Aboriginal heritage due diligence assessment

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Figure 1-2: The study area



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## 2 Legislative context

### 2.1 The Burra Charter (Australia ICOMOS 2013)

Australia ICOMOS (International Council on Monuments and Sites) has developed a set of principles and practices for the management of cultural heritage in Australia. Local government authorities including the NSW DPE have used the Burra Charter to guide their own heritage management documents. The charter promotes the conservation of places of cultural significance (Australia ICOMOS, 2013:3). It placed an emphasis on understanding significance as the basis for managing the heritage values for a place, as well as the importance of consulting with community groups to achieve this understanding (Australia ICOMOS, 2013:4, 8).

### 2.2 EPBC Act

The *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) is the primary framework of legislation for the protection of nationally significant ecological communities and heritage places. Heritage items are protected through their inscription on the World Heritage List, Commonwealth Heritage List or the National Heritage List. There are no items listed on the above registers within the study area.

The Act also has jurisdiction over environmental impacts other than those of national significance where they occur on commonwealth-owned land. The EPBC Act becomes the primary piece of legislation for the approval of a project when a proposal may significantly impact a matter of national environmental significance. In this case, the assessment is referred to the Department of Agriculture, Water and Environment.

### 2.1 Native title

The *Native Title Act 1994* was introduced to work in conjunction with the Commonwealth *Native Title Act 1993*. Native Title claims, registers and Indigenous Land Use Agreements are administered under the Act. There are no Native Title claims currently registered in the study area.

### 2.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) establishes a framework for the formal assessment of cultural heritage values within the land use planning and development consent process. The EP&A Act comprises three key parts directly pertaining to Aboriginal cultural heritage:

- Part 3: This section governs the preparation of planning instruments, which include policies and regulations related to land use planning.
- Part 4: Part 4 of the EP&A Act specifically pertains to the processes involved in assessing developments for local government consent authorities. This part outlines the requirements and procedures for evaluating development proposals.
- Part 5 which relates to activity approvals by governing (determining) authorities.

This planning proposal will be assessed in accordance with Part 3.

## 2.3 National Parks and Wildlife Act 1974

Under the *National Parks and Wildlife Act 1974* (NPW Act), the Director-General of the National Parks and Wildlife Service is responsible for the care and protection of Aboriginal objects and places in NSW. An *Aboriginal object* means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains. An *Aboriginal place* means any place of special significance with respect to Aboriginal culture as declared by the Minister.

Under Section 86 of the Act, a person must not harm an Aboriginal object or place. However, the Chief Executive may issue an Aboriginal Heritage Impact Permit (AHIP) subject to conditions. Penalties are in place for anyone who breaches these conditions or knowingly defaces or destroys an Aboriginal object or place without a permit.

## 2.4 Dubbo Regional Local Environmental Plan 2022

The Dubbo Regional Local Environmental Plan 2022 (LEP 2022) provides statutory protection for certain places listed as being of heritage significance, generally of historic heritage significance, although on occasions can hold particular significance to the Aboriginal community. It ensures that essential best practice components of the heritage decision making process are followed.

For listed heritage items, relics and heritage conservation areas, the following actions can only be carried out with the consent of the Dubbo Regional Council. Development consent is required for the following:

- a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
  - i. a heritage item.
  - ii. an Aboriginal Object
  - iii. a building, work, relic or tree within a heritage conservation area
- b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item.
- c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.
- d) disturbing or excavating an Aboriginal place of heritage significance.
- e) erecting a building on land:
  - i. on which a heritage item is located or that is within a heritage conservation area, or
  - ii. on which an Aboriginal Object is located or that is within an Aboriginal place of heritage significance; and
- f) subdividing land:
  - i. on which a heritage item is located or that is within a heritage conservation area, or
  - ii. on which an Aboriginal Object is located or that is within an Aboriginal place of heritage significance.



### 3 Landscape features

#### 3.1 Overview

A review of the landscape of the study area and surrounds allows for comparison with other areas archaeologically investigated. It also assists in assessing existing and previous disturbances which may have affected the integrity of archaeological remains. Environmental features such as landforms, topography, water sources, geology, soils, and vegetation are also relevant for an archaeological assessment.

The study area is in the Bragalow Belt South Bioregion and the Talbragar Valley subregion. Located to the southeast of Dubbo at an elevation between 282-288m above sea level (ASL) (Figure 3-2).

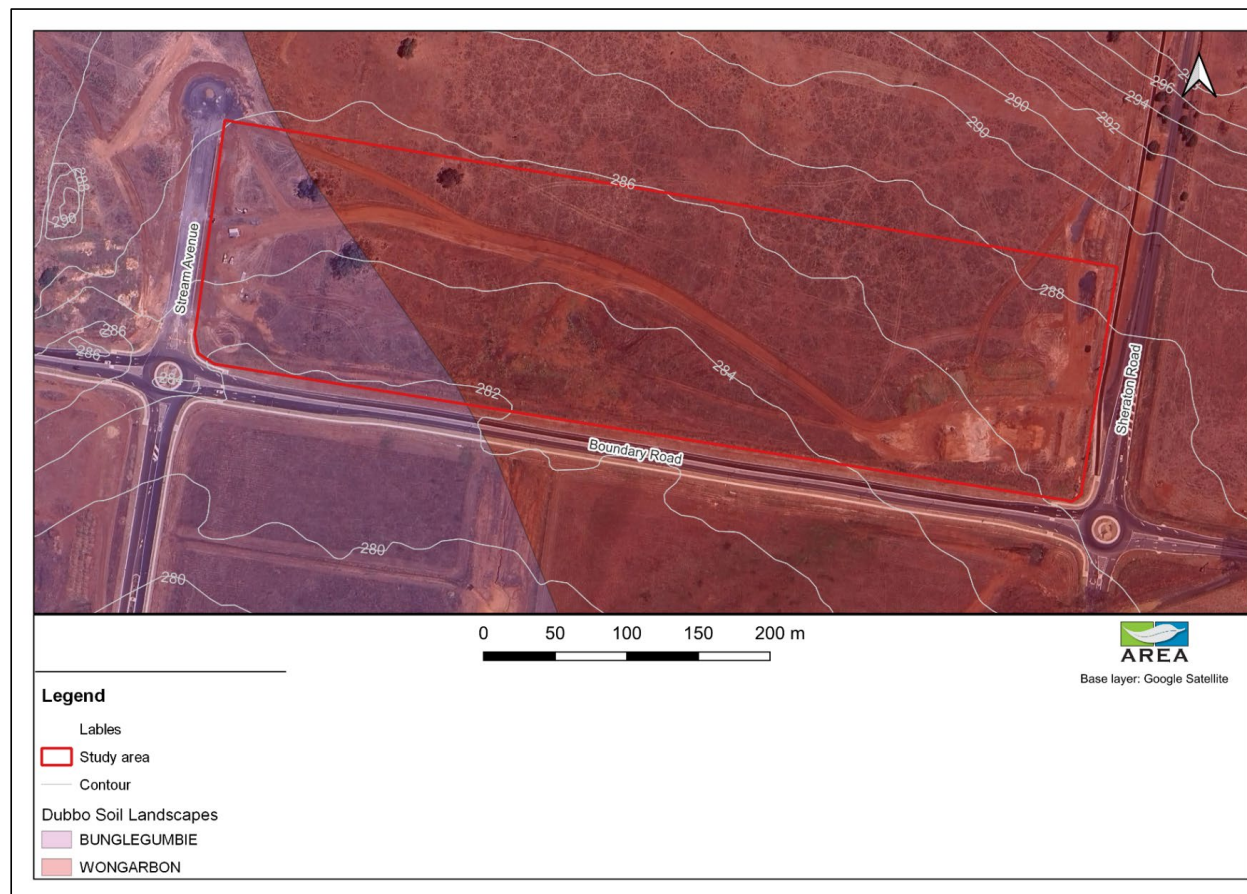
#### 3.2 Landforms and topography

The study area is located on the southern side of a gently undulating rise that slopes down to Eulomogo Creek in the south (Figure 3-1). Volcanic cobbles were present across the study area however no raised rocky outcrops were present.

**Figure 3-1: View to the west across northern section of the study area**



Figure 3-2: Overview of the landscape context of the study area



### 3.3 Geology and soils

The majority of the study area sits within the Dubbo Basalts landscape, with characteristic volcanic rock outcrops visible across the study area (Mitchell, 2010). Wongarbon Soils overly most of this geology consisting of red-brown, strongly-structured clay soils with a somewhat lower clay content near the surface (Figure 3-2 and Figure 3-3). Bunglegumbe soils overlay the western section of the study area consisting of red-brown earths comprising dark brown, sandy loam topsoil with bleached silty loam to reddish-brown, medium clay subsoil (Figure 3-2 and Figure 3-4). These soils have moderate fertility and generally low erodibility.

**Figure 3-3: Red-brown clayey soil with natural basalt cobbles**



**Figure 3-4: Bleached red-brown silty loam overlaying hardened clay**



### 3.4 Vegetation

The current landscape within the study area is highly modified. It has been mostly cleared of upper- and mid-strata vegetation with only isolated Grey Box (*Eucalyptus microcarpa*) trees remaining and a mixture of exotic (including Cobbler's pegs (*Bidens Pilosa*), African Boxthorn (*Lycium ferrocissimum*), and Blue heliotrope (*Heliotropium amplexicaule*)) (Figure 3-5) and native (mostly Slender Bamboo Grass (*Austrostipa verticillata*)) (Figure 3-6) ground cover.



Figure 3-5: Example of mixed exotic groundcover



Figure 3-6: Example of Bamboo Grass ground cover



### 3.5 Waterways

Eulomogo Creek is a 2<sup>nd</sup> order stream located 1250 meters to the south of the study area (Figure 3-7). This creek is a tributary of the Macquarie-Wambool River which is located approximately two kilometers to the southwest of the study area. To the north of the study area, an ephemeral drainage line runs northwest to southeast, however most physical traces of this have been obscured by historic agricultural activities.

### 3.6 Climate

Dubbo is subject to a climate of hot summers and mild winters with consistent rainfall throughout the year (BOM, 2022) (Table 3-1).

Table 3-1: Summary climate data (red maximum, blue minimum values)

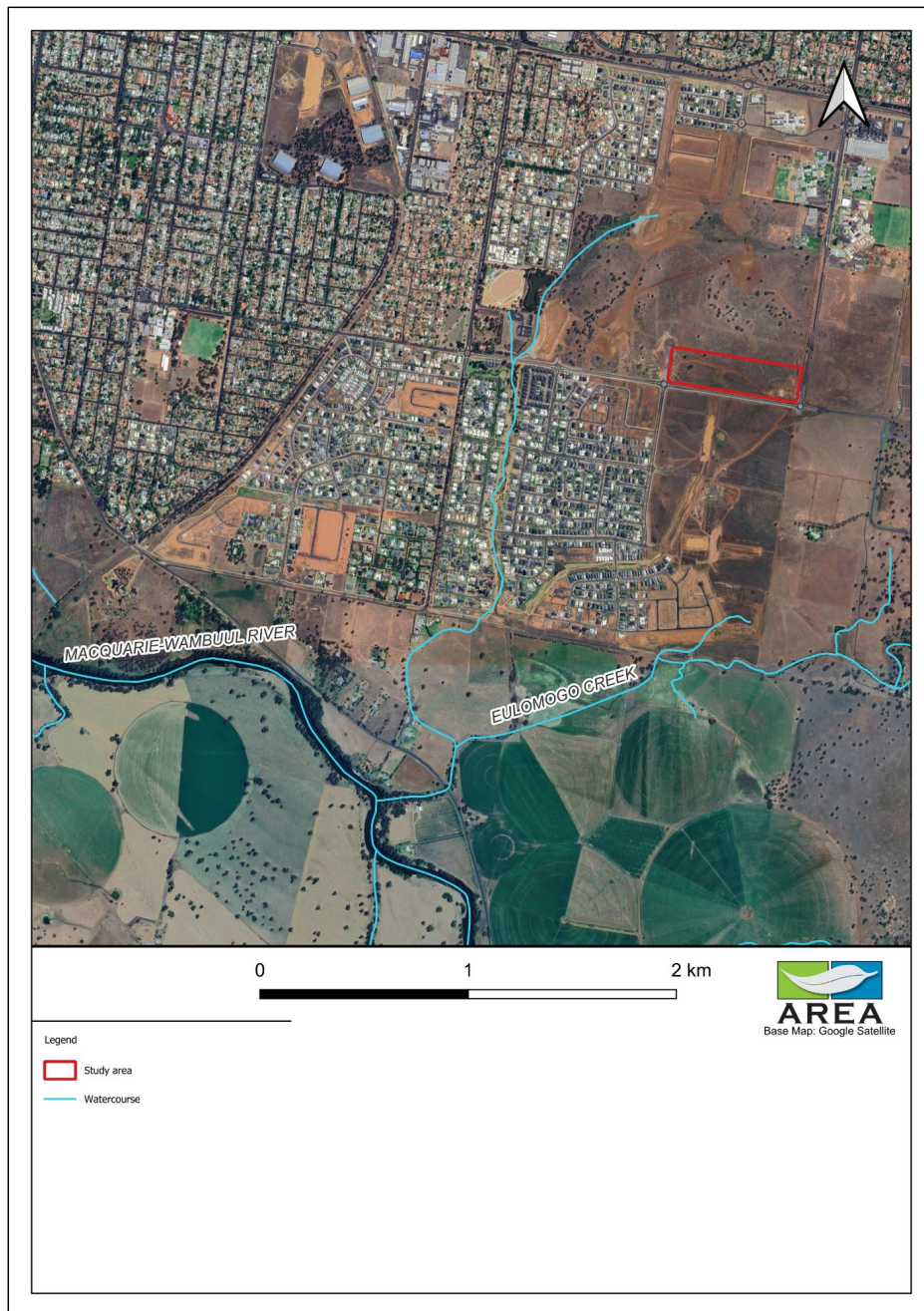
Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Temperature														
Mean maximum temperature (°C)	33.0	32.1	29.4	24.8	19.8	16.0	15.2	17.3	20.8	25.1	29.0	31.9	24.5	129 1871 1999
Mean minimum temperature (°C)	17.9	17.6	15.1	10.6	6.5	4.1	2.7	3.5	6.0	9.6	13.2	16.2	10.2	128 1872 1999
Decile 5 (median) rainfall (mm)	19.1	23.7	28.2	13.6	23.8	24.6	20.7	17.6	17.4	27.4	22.8	19.5	375.6	58 1962 2020
Mean number of days of rain ≥ 1 mm	4.1	3.3	3.6	2.8	3.6	4.4	3.9	3.7	3.6	4.1	4.2	3.6	44.9	58 1962 2020

Lot 200 Keswick Planning Proposal - Aboriginal heritage due diligence assessment

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Figure 3-7: Watercourses nearest to the study area

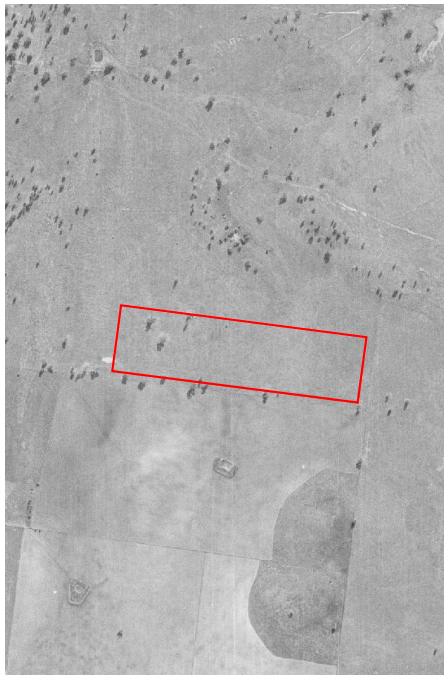


### 3.7 Current disturbance

The land has historically been used as agricultural land. Historical aerial photographs indicate that the land was cleared of trees before 1963 with three mature trees left within the study area (Figure 3-8). Cropping activity is not clear from these historic aerial photos however the paddocks do appear to have been slashed and have been used for stock grazing (Figure 3-9).

An old quarry and rubbish tip was recorded by Kelton (1995) located adjacent to the western edge of the study area. The southern two third and eastern quarter of the study area are currently or in the past have been used as a stockpile location by Dubbo Regional Council (Figure 5-3). The ground surface has had been significantly disturbed by the grading of vehicle tracks, surface leveling, the depositing of fill material including dirt containing broken up section of road surface, dirt, sand and bluemetal, and the formation of rills and rutted vehicle tracks have also modified this ground surface. A partially developed road has been constructed along the western side of the study area with associated road base material extending into the western edge of the study area. A stormwater channel has been dug parallel with a sewer line that runs along the southern (Boundary Road) side of the study area with the sewer line continuing north parallel with the partially constructed road.

**Figure 3-8: Historic aerial photo showing the study area 1963 (study area shown in red) (NSW Historical Imagery, 1994)**



**Figure 3-9: Historic aerial photo showing the study area in 1995 (study area shown in red) (NSW Historical Imagery, 1995)**





## 4 Archaeological context

### 4.1 Aboriginal cultural heritage

#### 4.1.1 Regional cultural and archaeological context

Aboriginal people have been present in Australia for approximately 60,000 years. The archaeological record provides evidence of a dynamic culture coupled with a long occupation of the land. Aboriginal occupation of the Darling Basin (the Wiradjuri occupy the portion of the basin to the west) has been dated to c. 40,000 years BP (Bowler et al., 2003). Within the region, the period of occupation of several sites dates to c. 7,000 years BP. These Aboriginal sites are Granites 2 shelter near Manildra (Pearson, 1981) and the skeletal remains of a male individual near Cowra (Pardoe and Webb, 1986).

While the boundaries of language groups, as defined by people like Tindale (1974) should be taken as indicative (Attenbrow, 2010), the study area is within the traditional lands of the Wiradjuri peoples (Tindale, 1974). The Wiradjuri are the people of the three rivers, inhabiting a widespread area which extended from the Great Dividing Range, west to the Macquarie-Wambuul, Lachlan (*Kalare*) and the Murrumbidgee (*Murrumbidjeri*) rivers (Coe, 1989, Bamblett, 2013).

The Wiradjuri is one of the largest language groups in Australia with an estimation of between 12,000 and 100,000 people at the time of European arrival (Bamblett, 2013). Wiradjuri people maintained connections across the long distances, through ceremonial cycles which moved around the tribal area (Tindale, 1974). The name Wiradjuri is an antonym derived from *wirraay* meaning 'no' and *-thuurray* or *tyuurray* meaning 'having' (Donaldson, 1984). Differences in dialect have been recorded amongst the Wiradjuri (Tindale, 1974) including the Tubba-gah dialect spoken in the Dubbo region which differed significantly with the broader Wiradjuri language. The Tubba-gah dialect was spoken as far north as Gilgandra, west to Narromine, and east to Wellington (Mal Burns pers. com. 2022).

John Oxley was the first European explorer to travel up the Macquarie-Wambuul River from Wellington Valley in 1817. This expedition was the first encounter many Wiradjuri people had with the new European invaders. An entry from 14 August 1817 details an encounter at Tanners creek near Tomingley between the party and a Wiradjuri man who had climbed a tree to catch possums. He was joined by a friend and the account records their shock and fear at meeting the party of white explorers and their excitement at trading for a metal tomahawk (Oxley, 1820:79, Whitehead, 2003:309). Despite low population densities, word of the White explorers spread quickly and at an encounter the next day people were less scared of these strangers in their land.

On the 9 and 10 June 1818 Oxley's expedition reached Dubbo where they based themselves on what would later become the property Miriam and explored around the Dubbo area. During this time Oxley observed many natural resources including fish, swans, ducks, and kangaroos, as well as stone resources including sandstone, iron-stone, agate and jasper (Oxley, 1820). Oxley's expedition continued down the east bank of the Macquarie-Wambuul River crossing the Erskine (Talbragar) River on the 11 June 1818 and continuing on towards Narromine.

The Sturt expedition set out from Wellington Valley on the 3 December 1828 reaching the property of Mr Palmer, Dibilamble (No. 2) located at present day Dubbo on December 1828 (Sturt, 1833:56). It is not known how long this property operated for, however its sister

property Dibilamble (No. 1) located south of Dubbo was divided into four stations following the *Licensing Land Act 1836*.

Robert Dulhunty settled in 1829 squatting at a place called Dubambil, the site of the quarry for the red ochre he would later name his property after, and which would give name to the later town of Dubbo. Within 20 years, the Surveyor, G. Boyle White would present a plan for 150 town allotments and 12 cultivated plots which was Gazetted on 23<sup>rd</sup> November 1849 (Dormer, 1981).

Edward Garnsey, who was born in Dubbo in 1874, provides an account of the life of the Dubbo-ga (*Tubba-gah*) one of the groups of the Dubbo region. However, it should be noted his is based on personal observations of both himself and his father and is not a systematic or authoritative account and aspects of his record have been challenged (Garnsey, 1942, OzArk, 2007:31). Garnsey (1942) provides many words spoken in the Dubbo region and their meaning, however he does not distinguish between Wiradjuri and Tubba-gah words and it is possible he did not know the difference or was not aware of the different dialects. These words have been included here, along with Tubba-gah words (Mal Burns pers. com. 2022) and where it is known the language has been specified next to the word.

The people of the Dubbo region were of the *Wirruh-Jah-Mine* or Wiradjuri group which was bordered by the *Wong-ga* or Wongaibon group, to the west and Kamambarai to the north (Tindale, 1974, Garnsey, 1942). Within the Dubbo region Garnsey (1942) lists seven groups. The *Dubbo-ga* or *Tubba-gah*, whose territory extends from the Talbragar River south to Eulomogo Creek and east to the Macquarie-Wambuul River. The *Warrie-ga*, which lies to the south of Eulomogo Creek, the *Munga*, which lies to the north of the Talbragar River and Macquarie-Wambuul River confluence and the *Eumalga*, which lies to the east of these groups. The *Bungiljumbie* and *Dundullamal* groups lie to the west of the Macquarie-Wambuul River. It has been noted in previous reports, in contrast to Garnsey's reported boundaries, the *Tubba-gah* inhabited both sides of the Macquarie-Wambuul River (OzArk, 2007), so it should be understood these group boundaries were unlikely to be hard boundaries as defined by Garnsey.

The *Tubba-gah* name is derived from the red pigment *Dub bo* which was quarried from the sandstone banks of the Macquarie-Wambuul River to the south of the city (*Dub-Am-bil* - meaning place of pigment). This pigment was highly valued and used in ceremonies and trade (Garnsey, 1942:4, 13). The Macquarie-Wambuul River was a significant resource for the people of the Dubbo region. In addition to supplying ochre, the river bank supported *Coolabage*<sup>1</sup> (river gum), *Bellar-gan*<sup>\*</sup> (river oak) which supported *Wirra-wirra la*<sup>†</sup> / *Willa*<sup>\*</sup> (possums), *Ban-da*<sup>†</sup> (Koalas), and *Kurruh*<sup>†</sup> / *Builarn*<sup>\*</sup> (grub food). In addition, Kurrajong and quandongs were a source of seeds and nuts. A variety of bird life (*Talbragar*<sup>†</sup> – plenty bird to eat), fish (*Murruh*<sup>†</sup> / *Gouya*<sup>\*</sup>) including cod (*Gouyum*<sup>\*</sup>), perch and catfish, platypus, shrimp, turtles and frogs (*Dunn-Dunn*<sup>\*</sup> - small (brown) frog) were sourced from the river. In the middle of the *Tubba-gah* territory, in the location of the present-day Victoria Park, the *Wingewarra*<sup>†</sup> swamp (low river flats subject to floods) was also an important resource of *yabbies*<sup>†</sup> / *Gidjarn*<sup>\*</sup> (crayfish) and water birds. The ridges east of Dubbo were sources of *wyalabies* (wallabies),

<sup>1</sup> *Wiradjuri* word

<sup>\*</sup> *Tubba-gah* word



*cooce-baw<sup>†</sup>* (wombats), and bandicoots while *Wan-ban<sup>†</sup> / Bundah<sup>\*</sup>* (kangaroos), *Bogga<sup>†</sup> / Guulbri<sup>\*</sup>* (Emu), *Birrawah<sup>†</sup>* (plain turkeys) could be found on the plains (Garnsey, 1942:5).

Group sizes among the Wiradjuri could vary. Accounts from Wellington Valley recorded groups contained between 60-70 people, and near Lake Buddah, Stuart recorded groups of between 20-30 people (Koettig, 1985:21). In the Dubbo region Garnsey (1942:6) reported these groups consisted of between 30-40 people. The Chief of these groups was the *Eula* who was responsible for maintaining and administering laws, obeying rites and totems and supervised camp life. The members of these groups were subject to the *Eulomogo<sup>†</sup>* (Chief man belonga spirit stones) who was the head ceremonial man who presided over rites and ceremonies and was the keeper of ancestral knowledge (Garnsey, 1942:14). The *Tubba-gah* was a matrilineal society with the birth of a *wana<sup>†</sup>* (girl) child seen as carrying on the *Jorah* (totemic spirit) of the tribe. This could only be handed down through the mother and the birth of a *wana* was considered an important obligation of a couple.

Group camps or *whurlie* consisted of *gunyahs<sup>†</sup>* (huts) erected in an east facing semi-circle around a ceremonial fire (*Wengel-go<sup>†</sup>* constructed of Myall and Yarran wood to drive off the *Boola<sup>†</sup>* (devil or bunyip). Gunyahs were constructed on a circular framework of saplings covered with overlapping downward facing branches of leaves that both let in light and shed water and could accommodate eight to ten people. *Whurlies<sup>†</sup>* were organised with mens *gunyahs* to the north, *miahs<sup>†</sup>* (womans huts) to the center and weaned children to the south. Weaned children were raised by the older woman of the group with boys and girls going through separate initiations as they matured to become full members (Garnsey, 1942:10-15). Camp sites were not permanent locations and were moved frequently for a variety of reasons including for food and water, ceremony, superstitions, war or other unspecified reasons (Pearson, 1981:72-75).

By the 1890s, Garnsey (1942:13-14) reports traditional ceremonial life of the *Tubba-ga* had been seriously disrupted as few old men who were fully initiated remained in the community. The extent to which this cultural knowledge had been lost at this time and the extent that those men who were present were also unwilling to discuss sacred ceremonial lore with him is unclear. While Garnsey recorded a number of ceremonies and rituals they are pieced together from a variety of sources and are not necessarily reliable. In Dubbo, a Bora ground was known to exist on the Dundullimal property on the west bank of the Macquarie-Wambuuul River. In 1839 a coroboree held there attracted between 600-800 people (Koettig, 1985:24). Garnsey (1942:4) also reports that a Bora ground (*borambil*) was present "almost opposite Holmwood gates". The location of this site has caused some confusion. Opposite the Holmwood gates would place the site between the Old Dubbo Road and the Macquarie-Wambuuul River, on the old 'Dubbo' property, currently 'Miriam'. Kelton (1995:9, 18) speculated the Bora ground could be located on the top of the knoll on the property Miriam, located opposite Holmwood and on the north bank of the Macquarie-Wambuuul River. However, he appears to have conflated the Garnsey (1942:4) account of a bora ground opposite the Holmwood gates, with an account by Gresser (1941) which describes a bora ground in the Dubbo region on top of a hill. Kelton (1995:18) speculated the location of this site was the Miriam property, however Pearce (1981:557) describes the site as being on top of a hill on Mannington a site 7 miles north of Dubbo. There are oral accounts of a Bora ring located on Tinks Ave circle in south Dubbo, approximately 1.5 km from the old Holmwood gates (Will Burns n.d. to Phil Cameron pers. com. 2006). In addition, the Dundullimal property and Bora ground is located opposite the Miriam property on the south bank of the Macquarie-Wambuuul

River. It was not possible to obtain a copy of the Gresser (1941) account to verify the speculation presented in Kelton (1995:18). However, as the Dundullimal Bora ground is the only ceremonial site recorded on the AHIMS register in this part of Dubbo, it may be that the bora ground recorded by Garnsey is in fact the Dundullimal bora ground.

Scared and carved culturally modified trees were a significant part of the Dubbo landscape. Scared trees were produced from the removal of bark for the construction of containers, water crafts and shelters. Carved trees contained complex designs and were produced for a number of reasons including to mark burial grounds, bora grounds or mark other important locations (Etheridge, 1918). To the south of Dubbo, Garnsey (1942:4) recorded an area of *wooroon* (graves) which were marked by carved trees known as *Cobba-da* (blood brother trees) and a *Eula-da* (big or chief man tree). These are possibly the same trees recorded in Etheridge (1918:35) as being located about two miles from the Dubbo Railway station and calculated as being at least 150 years old. Etheridge recorded at least eight locations between Wellington, Narromine, Dubbo and Tomingley with carved trees. These sites were mostly located along the Macquarie-Wambuu River. While limited information accompanied the recording of these sites, they are either associated with burials or contained no contextual information.

#### 4.1.2 Local archaeological context

An extensive search of the AHIMS database was conducted on 7 February 2024 (Service ID 862037). The AHIMS search provides archaeological context for the area and identifies whether any previously recorded Aboriginal sites are located within or near the study area.

An extensive search of the AHIMS database revealed nine Aboriginal sites recorded within 1000 meters of Lot 200 (Figure 4-1). The majority of the Aboriginal sites were recorded as Modified Tree (carved or scarred) (n=7) with 'Artefact' (n= 2), site type the next highest recorded feature. No previously recorded Aboriginal sites are located within the study area. The nearest sites to the study area are three culturally modified trees (scarred) located approximately 400m to the north and west of the study area (K-ST-2 (AHIMS ID 36-1-0181), K-ST-4 (AHIMS ID 36-1-0180) and K-ST-6 (AHIMS ID 36-1-0213)). The two artefact sites are located to the south, down the slope approximately 500 meters to the north of Eulomogo creek.

The distribution of recorded AHIMS sites is shown in Figure 4-1 and presented in Appendix A.

**Table 4-1: Summary of database searches for Aboriginal Heritage**

Database	Date of Search	Parameters	Results
Aboriginal Heritage Information Management System (AHIMS)	07/02/2024	Lot : 200, DP:DP1280301, Section : - with a Buffer of 1000 meters	Nine Aboriginal sites were recorded within the search area. No sites were recorded within the study area
Dubbo LEP 2022	07/02/2024	Schedule 5: Environmental Heritage	No items relating to Aboriginal heritage are recorded on the LEP within the study area.
Native Title Vision <a href="https://hntt.maps.arcgis.com/">https://hntt.maps.arcgis.com/</a>	07/02/2024	NSW	There are no native title claims or determinations within the study area.
State Heritage Register <a href="http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx">http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx</a>	07/02/2024	Dubbo LGA	No items relating to Aboriginal heritage are recorded on the State heritage register within the study area.

Figure 4-1: Results of the extensive AHIMS search



Lot 200 Keswick Planning Proposal - Aboriginal heritage due diligence assessment

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#### 4.1.3 Previous assessments

##### The Proposed “Keswick” Housing Sub-Division, Dubbo, NSW (Kelton, 1995)

In 1995 Central West Archaeological and Heritage Services were contracted to assess 290ha of rural land for Dubbo City Council for the purposes of constructing a housing subdivision. The study area is located in the southeast corner of the ‘Keswick’ assessment area. Six sites were recorded as part of this research, one site is an historic Communications Bunker located outside of the study area while the remaining five recorded sites were Aboriginal sacred trees included K-ST-2 (AHIMS ID 36-1-0181), K-ST-4 (AHIMS ID 36-1-0180) and K-ST-6 (AHIMS ID 36-1-0213) which are located approximately 400 meters from the study area.

Kelton observed that the pattern of sites was typical of the area and representative of a ‘casual level’ of occupation across the study area reflecting the distance the study area is to permanent water.

##### Southlakes Estate Super DA (AREA Environmental & Heritage Consultants (AREA), 2022)

AREA was contracted to assess the southern portion of the South-East Dubbo Residential Urban Release Area, Lot 407 DP1248682 and Lot 2 DP880413 for a proposed subdivision. The Southlakes assessment area is located to the immediate south of the study area extending from Boundary Road in the north to Eulomogo Creek. Three Aboriginal sites (Southlakes IF01 (AHIMS ID 36-1-0786), Hillview-IF1 (AHIMS ID 36-1-0707) and K-OS-3 (AHIMS ID 36-1-0188) were recorded in the assessment area during this and a previous survey. A test excavation on the banks of Eulomogo Creek recorded one additional site (Southlakes AS01 (AHIMS ID 36-1-0789). These sites are all stone artefact sites, located in close proximity to Eulomogo Creek a permanent water source. This was a pattern that was predicted by previous researchers. In addition, Eulomogo Creek was identified as the boundary of the Tubba-gah possibly making Eulomogo Creek an important meeting place between groups.

#### 4.1.4 Predictive Model

A predictive model combines the archaeological context for the study area with landscape information to propose likely site types, distributions, and intactness within the area.

Areas of archaeological potential are regarded as any sensitive landform with a reasonable level of intactness (i.e. little to no disturbance or minor ground surface disturbance only and in areas not on self-mulching soils). The definition of disturbance used here follows that of the *National Parks and Wildlife Regulation 2009* (Clause 80B, Subclause 4). Sensitive landforms follow the definitions supplied in the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010b):

- within 200m of waters
- located within a sand dune system
- located on a ridge top, ridge line or headland
- located within 200m below or above a cliff face
- within 20m of or in a cave, rock shelter, or a cave mouth.

Pearson (1981) conducted a comprehensive study of the upper Macquarie region in relation to his PhD dissertation. Through excavation and extensive research, he determined Wiradjuri functioned primarily in small groups of variable size, dependent on the season. These groups were comprised of immediate relations, the smallest being the basic family unit. During feasting and ceremonies these family groups gathered in numbers possibly between 80-150

people. Pearson (1981: also developed a pattern of Aboriginal occupation through the analysis of just over 40 open sites within four regions between Bathurst and Dubbo. His findings indicated archaeological sites can be grouped into two main types, occupation sites, and non-occupation sites, which can include scarred or carved trees, ceremonial sites, grinding grooves and burial sites.

Through analysis of the location of these sites, Pearson (1981:) suggested that occupation sites would range from between 10 to 500 m from water sources. However larger sites were generally located closer, at an average of 90 m to water. Site locations that provided shelter, were protected from prevailing wind and cold air drainage, with well drained soil, and views of watercourses were favoured. These sites also tended to be situated in open woodlands and were rarely used for longer than three nights. Sites that showed evidence of dense archaeological deposits therefore represent accumulations from multiple occupation events. Non-occupation sites like scarred or carved trees, burial sites and grinding grooves were located in close proximity to these occupation sites. However, grinding grooves were also raw material dependent, occurring only where there are suitable sandstone outcrops. Scarred or carved trees were also distinguished by their close proximity to occupation sites and watercourses. While quarry sites were located at places with stone of serviceable knapping quality. Unlike these sites, ceremonial sites such as earth rings and stone arrangements were situated away from campsites, in isolated places, generally on small hills or knolls, although they could occur on flat land.

The close proximity of Aboriginal sites to drainage lines is supported by the research of Pearson (1981), Purcell (2002), and Koettig (1985) who showed that distance to water was an important feature in camp site selection and those landscapes in a protected position, close to permanent water showed the highest intensity of occupation. The broader archaeological context indicates that sites are very unlikely to occur unless there are landscape features that are at least able to hold water for short periods of time following heavy inundation.

If present, site types are most likely to be stone artefact sites or culturally modified trees based on the regional archaeological context (Figure 4-1). The geology of the study area indicates that with the exception of volcanic basalts, stone for artefacts would likely need to be brought into the area rather than locally manufactured. However, many tools and other objects were made from wood, bone and shell which do not survive into the archaeological record as well as stone (Clarke, 2011).

Culturally modified trees can occur anywhere on old growth trees to produce suitable bark to create carrying dishes (commonly known as coolamons), canoes and other items. Trees may also be modified as markers or other types of communication.

Other site types may occur but within the landscape context of the study area they are not likely to exist. Hearths are reasonably common but tend to deteriorate and be destroyed more easily. Quarries are possible where raw material is available. Ochre quarries and stone arrangements are unlikely to occur.



## 5 Field survey

### 5.1 Overview

The study area covers approximately 10 ha and was assessed on the 8 February 2024.

### 5.2 Methodology

The field methods used to assess the study area follow those described in the OEH's *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW, 2010b).

The purpose of the field survey was to identify any previously undetected Aboriginal sites, places or areas with cultural heritage values and evaluate the possible need for further investigation. A GPS was used to ensure the survey covered the proposal area.

The study area was assessed by pedestrian survey. The survey was conducted by walking a series of transect at a pace that allowed opportunity to identify any features or objects (Figure 5-1). Variations in the transects were made depending on local disturbances and the location of dirt stockpiles.

A GPS was used to ensure the survey covered the study area. Photographic and written records were made of the landscape features relevant to archaeological potential. These features include disturbance levels, Ground Surface Visibility (GSV) and landforms of higher archaeological potential (see Section 4.1.4).

All ground exposures were examined for Aboriginal objects (stone artefacts, imported shell, or other traces of Aboriginal occupation). All trees of an age to possess a cultural scar were examined. Any Aboriginal sites recorded used AREA's criteria conforming with *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW, 2010b).

### 5.3 Timing and personal

The site inspection was conducted on 8 February 2024 by Kim Newman. The Aboriginal community was not involved in this assessment.

### 5.4 Fieldwork results

No Aboriginal objects were observed within the study area.

### 5.5 Discussion

A desktop AHIMS search determined that no sites had been recorded within the study area, however nine Aboriginal sites had been recorded within 1000 metres of the Lot 200 boundary. The nearest previously recorded Aboriginal sites were three scarred trees located approximately 400 meters to the north and west of the study area. While stone artefact scatters had been recorded further to the south within 500 metres of Eulomogo Creek.

The study area had historically been cleared of most trees prior to 1963, with three mature Grey Box (*Eucalyptus microcarpa*) trees remaining within the study area (Figure 3-8). Natural fine-grain basalt cobbles were observed across the study area (Figure 5-4). The basalt was of a sufficient quality to flake into stone tools however no evidence of quarrying, or flaking of the

basalt was observed. It should be noted that basalt cobbles are present within the Dubbo Basalt landscape and Wangaroon soil type and are not considered rare. A yellow-green chert cobble was exposed in a grader scrape just north of the north east corner of the study area. The cobble was broken by the grading activities (Figure 5-5). This chert was highly silicious and of a quality that would be sufficient for making stone tools, however due to the damage sustained by the cobble it is not possible to determine if it had been previously flaked or was a natural outcrop.

A pedestrian survey of the study area observed high level of ground surface disturbance were present between Boundary Road and the graded internal track that crosses the site from east to west (Figure 5-2). This area has been used by Dubbo Regional Council to stockpile dirt and fill (Figure 5-3). As such the ground surface has been heavily modified by the grading of numerous vehicle tracks (some of which are overgrown) (Figure 5-6), the leveling of the ground surface (Figure 5-7) for the stockpiling of dirt, bluemetal, sand or other construction fill (Figure 5-9 and Figure 5-8) and localized erosions events including rilling (Figure 5-10) and vehicle rutting which has caused localised subsoil disturbance (Figure 5-11). In addition, an area extending approximately 15 meters in from Boundary Road, and the unfinished Stream Ave has been impacted by the construction of a sewer line (Figure 5-14) and stormwater drain (Figure 5-13).

The area to the north of the graded internal track and west of the Sheraton Road disturbance area has historically been cleared of most trees though does not appear to have been subject to the same level of disturbance as the southern area. Satellite images show light ungraded vehicle tracks across the area and historic images indicate that the vegetation has been slashed however cropping activities is not obvious (Figure 3-8 and Figure 3-9). This section should be considered to have been subject to a moderate level of disturbance.

Ground surface visibility (GSV) was moderate to high (20%-80% GSV) in the highly disturbed southern area (Figure 5-16) but very low (0% GSV) in the moderately disturbed northern area (Figure 5-17). Three mature Grey Box trees, located within the study area, were inspected. One tree contained a scar though it was not the opinion of the archaeologist that this was a culturally modified tree (Figure 5-18 and Figure 5-19). No Aboriginal sites or potential archaeological deposits were identified during this survey.

During Kelton's (1995) survey no sites were recorded within the study area. They recorded no artefact scatters however six culturally modified trees were recorded, of which three are located within 400 meters of the study area. The tree observed during the present survey was not identified during the Kelton survey.

Based on the above assessment the ground surface of the southern area would be considered to be highly disturbed and there would be a low probability of objects occurring in the area. The northern section has been subject to less disturbance and had very low GSV. Given the moderate level of disturbance, the presence of stone resources within the area, and a distance of 1250 meters to Eulomogo Creek there is a possibility of objects occurring in this area. In addition, while the archaeologist did not interpret the scar on the tree as being culturally modified community knowledge should be consulted to inform this identification.

Figure 5-1: Survey transects

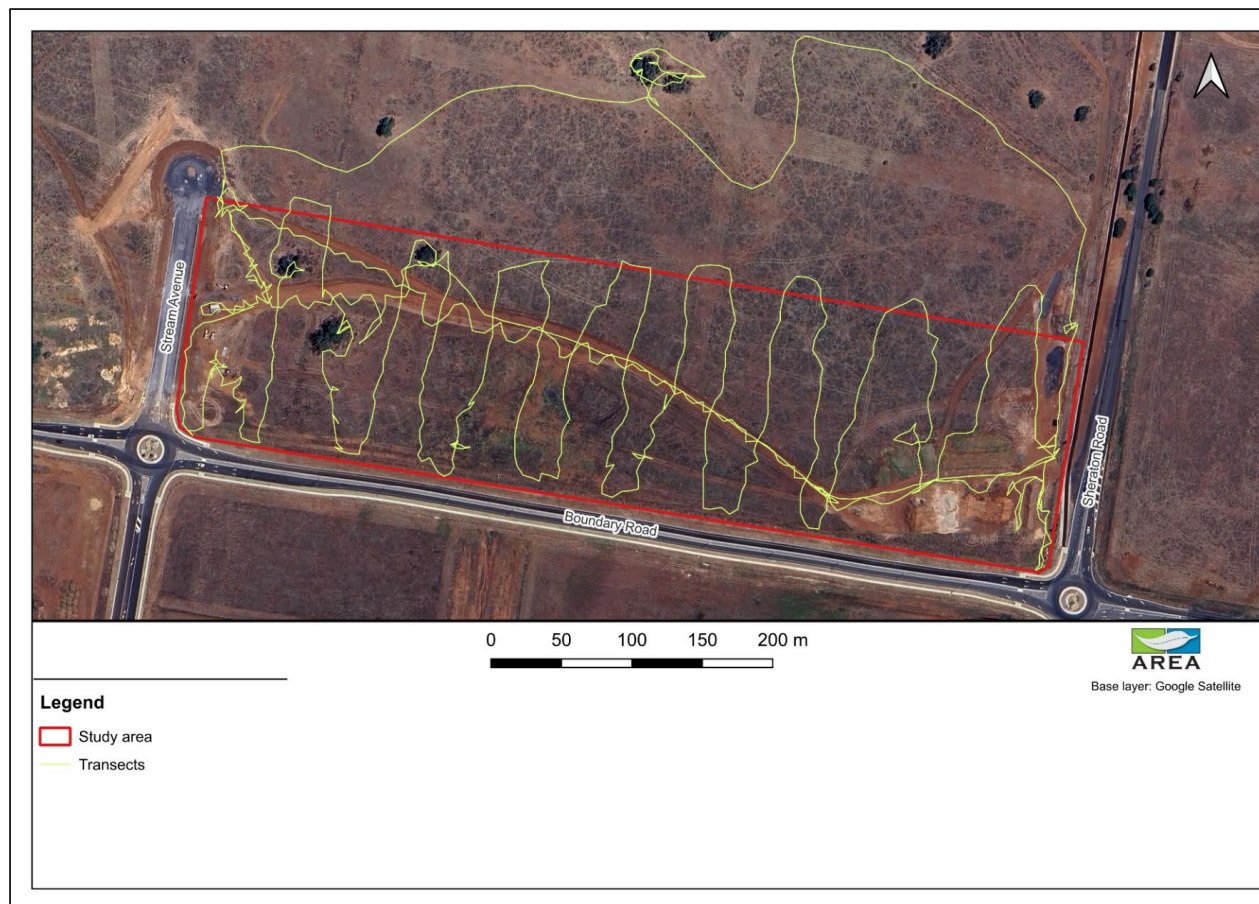




Figure 5-2: Disturbance areas

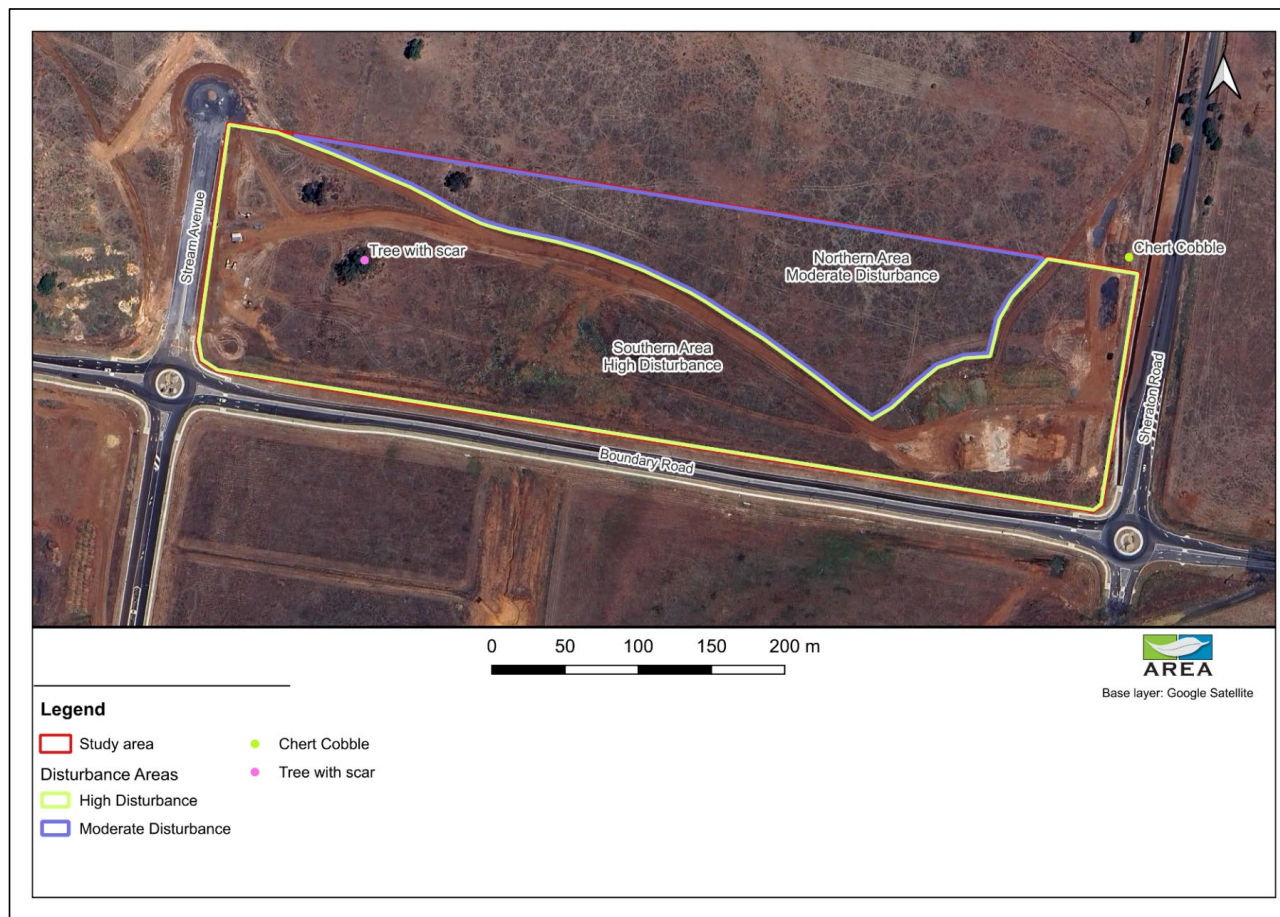


Figure 5-3: Dirt stockpiled in southeastern end of study area



Figure 5-4: Naturally occurring basalt cobbles



Figure 5-5: Yellow-green chert cobble





**Figure 5-6: Multiple vehicle tracks have been graded across the study area**



**Figure 5-7: Example of the ground surface graded and levelled**



**Figure 5-8: Stockpiled fill containing mixed road material, bluemetals and sand**



**Figure 5-9: Example of older overgrown bluemetals stockpiles**





Figure 5-10: Example of rilling



Figure 5-11: Example of rutting caused by vehicles



Figure 5-12: Road base from road construction built up along western side of the study area



Figure 5-13: Stormwater drain dug along southern edge of the study area





**Figure 5-14: Example of the sewer manhole cover located along south and west of study area**



**Figure 5-15: View to west across northern area**



**Figure 5-16: Example of ground surface visibility in southern section**



**Figure 5-17: Example of ground surface visibility in northern section**



Figure 5-18: Tree with scar, not interpreted as a cultural scar



Figure 5-19: Detail of scar





## 6 Due diligence

Part 6 of the *National Parks and Wildlife Act 1974* (NPW Act) is the primary legislation for the protection of Aboriginal cultural heritage in NSW. A person must exercise due diligence to determine if their actions will harm an Aboriginal object or place. The *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (DECCW, 2010c) (Code of Practice) sets out what due diligence means and a method to establish that due diligence is met (Figure 6-2).

### 6.1 Do you need to use the Code of Practice?

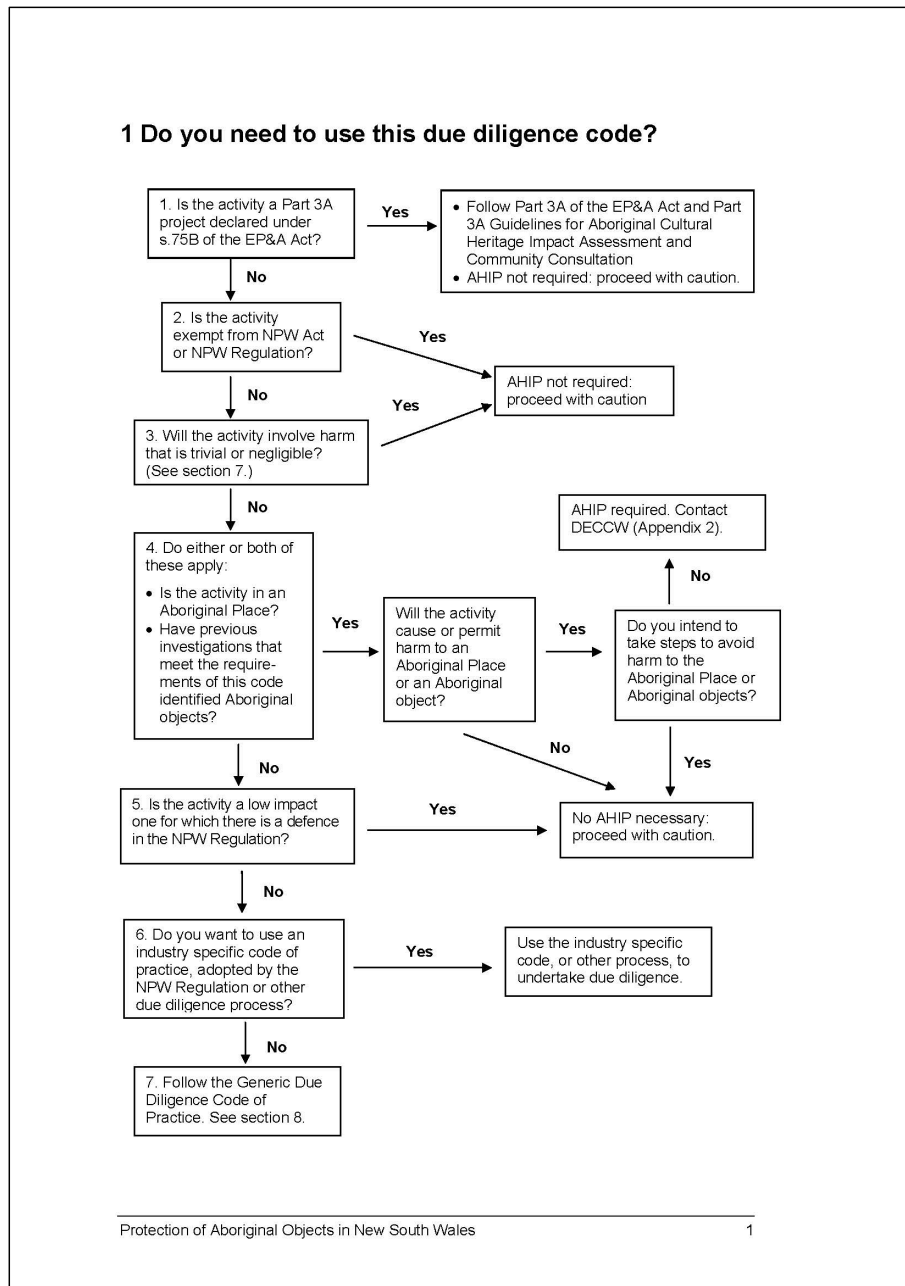
The Code of Practice sets out a number of criteria to determine if the Code of Practice needs to be followed (Figure 6-1). These criteria have been applied to a potential future Development Application associated with this Planning Proposal (Table 6-1).

**Table 6-1: Criteria for using the Code of Practice applied to a potential future Development Application**

Criteria	Result
1. Is the activity a Part 3A project declared under s.75B of the EP&A Act?	No
2. Is the activity exempt from NPW Act or NPW Regulation?	No
3. Will the activity involve harm that is trivial or negligible?	No
4. Do either or both of these apply: <ul style="list-style-type: none"> <li>Is the activity in an Aboriginal Place?</li> <li>Have previous investigations that meet the requirements of this code identified Aboriginal objects?</li> </ul>	No  Yes, however Kelton's (1995) assessment of the area is 29 years old. Given the time that has passed and the ground surface disturbance which has occurred across the study area this investigation would not be considered current by Heritage NSW and a new assessment would be required.
5. Is the activity a low impact one for which there is a defence in the NPW Regulation?	No
6. Do you want to use an industry specific code of practice, adopted by the NPW Regulation or other due diligence process?	No
7. Follow the Generic Due Diligence Code of Practice.	

Future Development Applications associated with this Planning Proposal would need to ensure that due diligence is exercised to determine whether Aboriginal objects will be harmed by an activity and whether further investigation or an AHIP is required.

Figure 6-1: Criterion for using the Code of Practice (DECCW, 2010c:1)





## 6.2 Due diligence process

The due diligence process has a number of steps to determine what action is required to proceed (Figure 6-2). Depending on the impacts caused by the development, the presence of previously recorded sites and/or the results of desktop or visual inspection, there are different pathways to proceed and demonstrate that due diligence has been applied. The due diligence process as it applies to a potential future Development Application associated with this Planning Proposal is presented in Table 6-2.

**Table 6-2: Generic due diligence process applied to a potential future Development Application**

Criteria	Result
<b>1. Will the activity disturb the ground surface or any culturally modified trees?</b>	Yes any R1 development would disturb the ground surface.
<b>2. Are there any:</b> <b>a) relevant confirmed site records or other associated landscape feature information on AHIMS? and/or</b>	No sites have been recorded within the study area, however nine sites have been recorded within 1000 meters of Lot 200.
<b>b) any other sources of information of which a person is already aware? and/or</b>	A tree with a scar at the base was observed during the pedestrian survey of the site. This tree was not recorded as a culturally modified tree however community knowledge should be consulted to inform this identification. Three culturally modified trees were recorded within 400 meters of the study area during Kelton's (1995) survey. This tree was not recorded during this survey.
<b>c) landscape features that are likely to indicate presence of Aboriginal objects?</b>	Fine-grain basalt cobbles of a quality sufficient to produce stone tools were observed across the study area. As was an isolated highly silicious chert cobble. The northern section of the study area was subject to moderate disturbance but had low levels of GSV.
<b>3. Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?</b>	Unknown.
<b>4. Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?</b>	This assessment would meet the requirement of the code for a desktop and visual inspection. No Aboriginal objects or sites were identified. However based on the disturbance levels the likelihood that Aboriginal object could be present in the study area was assessed to be different between the northern moderately disturbed section and the southern highly disturbed section. Due to the high level of past ground surface disturbance in the southern section it was considered unlikely that Aboriginal objects would be present. According to the Code of Practice development could proceed with caution in the southern section at this stage. Due to the lower level of past disturbance in the northern section and the low level of ground surface visibility it was considered possible that Aboriginal object could be present and further investigation would need to apply to this section.
<b>Further investigation and impact assessment</b>	

Following the due diligence process has demonstrated that further investigation is required.

The northern section has the potential to contain Aboriginal objects. A cultural heritage assessment of the northern section including Aboriginal Traditional Owners and undertaken when the grass is shorter (possibly during winter) could address the uncertainty relating to the presence of Aboriginal objects in this area. Traditional knowledge can also provide contextual information which can inform this assessment process. Given the small size of the study area including the southern section in this assessment and assessing the whole study area would reinforce that due diligence is being applied.

A future Development Application under Part 4 of the EP&A Act would require that potential impacts to Aboriginal heritage be assessed as part of the environmental impact assessment process.

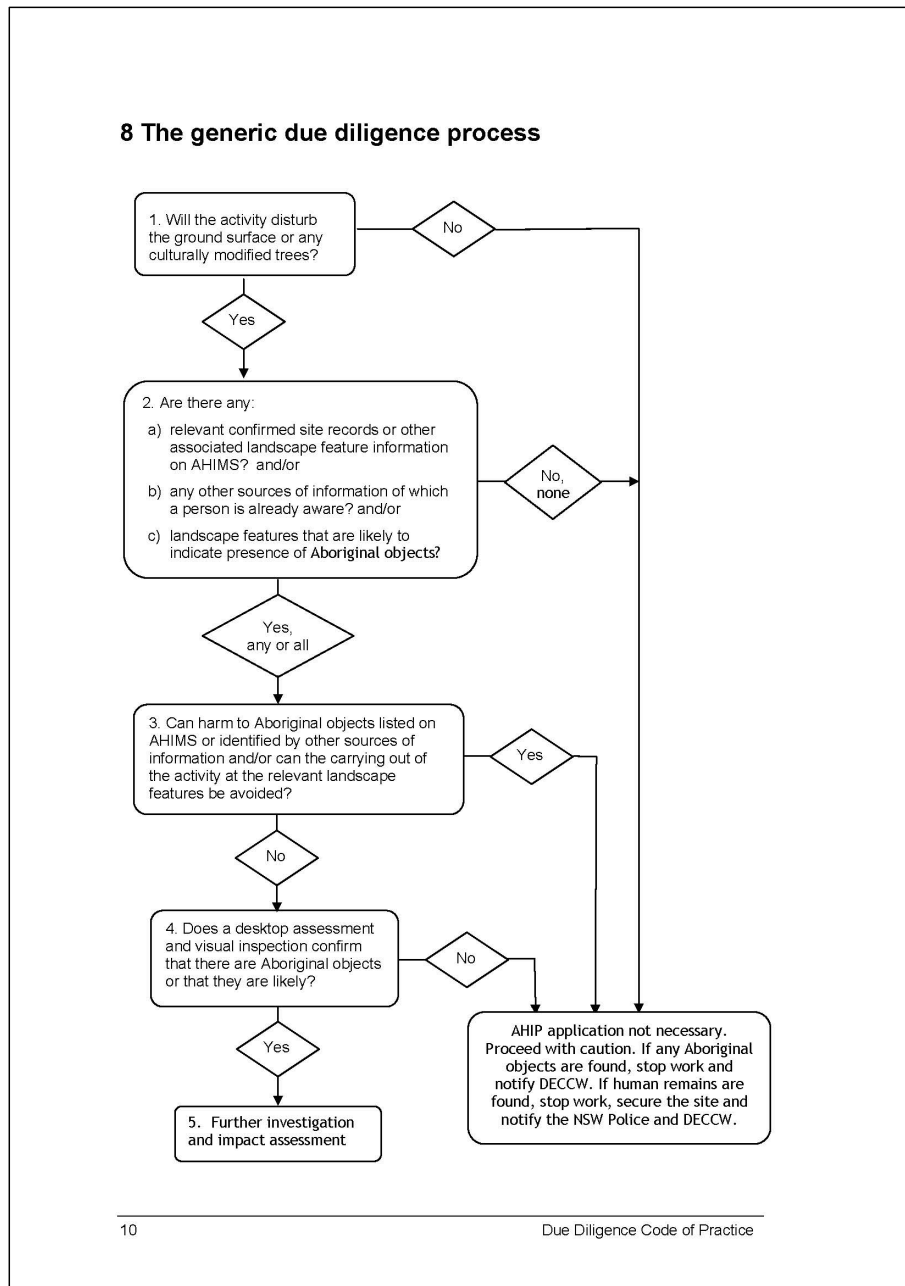
An Aboriginal Cultural Heritage Assessment Report (ACHAR) is required if Aboriginal objects are identified, it is determined that test excavation is required and/or an Aboriginal Heritage Impact Permit (AHIP) is required. This report details the results of the assessment process and contains recommended actions to be undertaken throughout the development process to manage and protect Aboriginal objects and places identified through the investigation and assessment. An ACHAR and AHIP require community consultation as set out in Section 60 of the *National Parks and Wildlife Regulation 2019*.

If Aboriginal objects are recorded then an ACHAR would need to be completed with regard to the *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (OEH, 2011), the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW, 2010b) and the *Aboriginal cultural heritage consultation requirements for proponents* (DECCW, 2010a).

If no Aboriginal objects are identified and it is determined that there is a low probability that Aboriginal objects will occur in the study area an archaeological due diligence assessment report should be completed to demonstrate that due diligence has been undertaken prior to the development proceeding with caution.

Proceeding with caution means that if an Aboriginal object is found while development is occurring then all work must stop and Heritage NSW notified. An AHIP or further investigation may then be required before work can resume.

Figure 6-2: Generic due diligence process (DECCW, 2010c:10)



## 7 Conclusion

---

While no Aboriginal objects were identified during the assessment, due diligence process has demonstrated that the northern section has the potential to contain Aboriginal objects and further investigation is required.

At a minimum an archaeological assessment should be carried out across the site with the involvement of the local Aboriginal Traditional Owners.

In the event that Aboriginal objects are recorded than an ACHAR will be required, involving full consultation requirements according to Section 60 of the *National Parks and Wildlife Regulation 2019*, and potentially an AHIP depending on the actions implemented to manage and mitigate harm.

If following this due diligence assessment process, no Aboriginal objects are recorded or are considered to be unlikely to occur, then the development may proceed with caution.

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## Appendix A: Database search results

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## AHIMS Web Services (AWS)

### Extensive search - Site list report

Your Ref/PO Number : Lot 200 Keswick

Client Service ID : 862037

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
36-1-0182	K-ST-2	AGD	55	654220	6428870	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree	3350
<b>Contact</b>		<b>Recorders</b>		Central West Archaeological and Heritage Services Pty Ltd				<b>Permits</b>		
36-1-0179	Keswick-Scarred Tree-5 (K-ST-5)	GDA	55	653794	6429259	Open site	Destroyed	Modified Tree (Carved or Scarred) : -	Scarred Tree	3350
<b>Contact</b>		<b>Recorders</b>		Central West Archaeological and Heritage Services Pty Ltd,OzArk Environmental as				<b>Permits</b>		3873
36-1-0181	K-ST-3	AGD	55	654510	6428580	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree	3350
<b>Contact</b>		<b>Recorders</b>		Central West Archaeological and Heritage Services Pty Ltd				<b>Permits</b>		
36-1-0707	Hillview-1F1	GDA	55	655038	6427478	Open site	Valid	Artefact : -		103709
<b>Contact</b>		<b>Recorders</b>		OzArk Environmental and Heritage Management - Dubbo,Doctor.Chris Lovell				<b>Permits</b>		
36-1-0213	K-ST-6	AGD	55	653640	6428240	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree	3350
<b>Contact</b>		<b>Recorders</b>		Jim Kelton				<b>Permits</b>		
36-1-0668	Scarred Tree (RAAF-ST2)	GDA	55	652788	6429549	Open site	Valid	Modified Tree (Carved or Scarred) : 1		
<b>Contact</b>		<b>Recorders</b>		Ms.Morgan Wilcox				<b>Permits</b>		
36-1-0180	K-ST-4	AGD	55	654590	6428590	Open site	Valid	Modified Tree (Carved or Scarred) : -	Scarred Tree	3350
<b>Contact</b>		<b>Recorders</b>		Central West Archaeological and Heritage Services Pty Ltd				<b>Permits</b>		
36-1-0786	Southlakes 1F01	GDA	55	655052	6427477	Open site	Valid	Artefact : -		
<b>Contact</b>		<b>Recorders</b>		Mrs.Anna Darby				<b>Permits</b>		
36-1-0666	RAAF-ST3	GDA	55	652764	6429580	Open site	Valid	Modified Tree (Carved or Scarred) : 1		
<b>Contact</b>		<b>Recorders</b>		Ms.Morgan Wilcox				<b>Permits</b>		

**\*\* Site Status****Valid** - The site has been recorded and accepted onto the system as valid**Destroyed** - The site has been completely impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution.**Partially Destroyed** - The site has been only partially impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground.**Not a site** - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an aboriginal site. Impact of this type of site does not require permit but Heritage NSW should be notified

Report generated by AHIMS Web Service on 07/02/2024 for Kim Newman for the following area at Lot : 200, DP:DP1280301, Section : - with a Buffer of 1000 meters.. Number of Aboriginal sites and Aboriginal objects found is 9

\*This information is not guaranteed to be free from error omission. Heritage NSW and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.

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**barnson.**

**APPENDIX C**

**Biodiversity Assessment Report**



## **Planning Proposal**

### **Lot 200 Keswick, Dubbo**

March 2024

## **Biodiversity Assessment Report**

Dubbo Regional LGA NSW



---


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AREA Environmental & Heritage Consultants acknowledges the  
Traditional Owners of the land upon which we work.

---

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Client	Barnson Pty Ltd	
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AREA Person(s) Managing this Document	Addy Watson	
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## Executive summary

AREA Environmental & Heritage Consultants (AREA) has been commissioned by Barnson Pty Ltd (the client) to complete a Biodiversity Assessment Report (BAR) to support a proposed amendment to the Dubbo Regional Local Environmental Plan (DRLEP) 2022. The proposal is for the land zoning map from its current zone R2 – Low Density Residential to R1 – General Residential for the purpose of further development in the south-eastern portion of Lot 200 DP1280301, Boundary Road, Dubbo (the subject land).

For the purposes of this assessment, and pending detail design, the entirety of the subject land is assumed to be impacted and potential future impacts to biodiversity values have been assessed as such.

This BAR considers the proponent's duties under Section 5.5 of the *Environmental Planning & Assessment Act 1979* to "examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity". This assessment also addresses the requirements under section 7.3 of the *Biodiversity Conservation Act 2016* (BC Act); and considers impacts to nationally listed threatened species, ecological communities, and migratory species in accordance with the *Matters of National Environmental Significance: Significant impact guidelines 1.1. Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (DoE, 2013).

A field assessment for the Planning Proposal was completed 8 February 2024, using the Biodiversity Assessment Method 2020 (BAM) (NSW DPIE, 2020), including BAM vegetation integrity plots, habitat assessment, and preliminary threatened flora and fauna species searches.

The subject land is approximately 10.51 hectares on the outskirts of Dubbo, NSW and is zoned low density residential. The subject land is highly disturbed and historically cleared and, with a ground cover of exotics and natives and remnant paddock trees.

Three BAM vegetation plots were used to assess the native vegetation in the subject land. One Plant Community Type (PCT), PCT 76 *Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions*, was determined to occur in 9.06 hectares of the subject land where native vegetation was present. Approximately 1.45 hectares contained no vegetation as a result of being cleared for an existing access track and stockpile.

Plot data collected per the BAM (2020) was entered into the BAM calculator (BAM-C) to determine interim results including relevant threatened species lists and vegetation integrity (VI) scores which indicate the condition of native vegetation.

A summary of native vegetation, PCTs, areas (hectares) and resulting VI scores within the subject land is provided in the following table:



Zone	PCT	PCT description	Area in subject land (ha)	BAM Calculator VI score
1	76	<i>Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions</i>	9.06	22.1
N/A	N/A	<i>No vegetation</i>	1.45	N/A
Total			10.51	

In the current state, the subject land is consistent with the definition of the endangered ecological communities based on the current, and past occupation of the site with Inland Grey Box (*Eucalyptus microcarpa*):

- Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penepplain, Nandewar and Brigalow Belt South Bioregions listed under the BC Act, and
- Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia listed under EPBC Act.

Few habitat values exist on the subject land. Three hollow bearing trees were identified within the subject land with potential to provide habitat for threatened fauna species. There are no waterways, Key Fish Habitat, vulnerable land or riparian areas mapped in the subject land.

No threatened species listed under the EPBC Act, BC Act or NSW *Fisheries Management Act 1994* (FM Act) were recorded during field survey, however, predicted threatened species are assumed to potentially occur in the subject land where suitable habitat exists.

Given the poor condition and urban environment, it is unlikely threatened species are present, however the Biodiversity Offsetting Scheme requires evidence to demonstrate absence of listed species identified in the BAM-C and any other listed species recorded during the assessment.

The BAM-C identified threatened flora or fauna species reliably predicted to use habitat associated with PCT 76 (predicted species) and those that require targeted survey to determine presence or absence in the subject land (candidate species credit species). Should future development occur on the subject land, and based on initial field survey, a list of predicted species and candidate species credit species requiring offset has been included in this report. Comment has been provided for each candidate species outlining results of conducted survey and where further survey would be required to confirm the presence or absence of those species.



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## 1 Introduction

Barnson Pty Ltd is seeking to amend the land zoning map of the Dubbo Regional Local Environmental Plan 2022 (LEP) in the south-eastern portion of Lot 200/DP1280301, Boundary Road Dubbo (subject land) (Figure 1-1).

The entirety of the subject land is assumed to be impacted and impacts to biodiversity values have been assessed as such.

This Biodiversity Assessment Report (BAR) provides an assessment of biodiversity values on the subject land to support inform the Planning Proposal. Commonly used term and abbreviations used within this report are listed in Appendix A.

### 1.1 Background

AREA Environmental & Heritage Consultants Pty Ltd (AREA) has been engaged by Barnson Pty Ltd to undertake a biodiversity assessment of the subject land to accompany the Planning Proposal.

A field assessment for the Planning Proposal was completed 8 February 2024, using the Biodiversity Assessment Method 2020 (BAM) (NSW DPIE, 2020), including BAM vegetation integrity plots, habitat assessment, and preliminary threatened flora and fauna species searches.

Vegetation was broadly mapped to Plant Community Type (PCT) and all trees in the subject land were identified and checked for size class and presence of hollows. BAM vegetation plots were completed on the subject land which describe the condition of the native vegetation. The BAM calculator was used to determine a list of threatened species which would need to be considered as part of any Development Application.

### 1.2 Legislation

This BAR has been prepared to address the requirements for consideration of impacts to biodiversity under the:

- *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)
- *Biodiversity Conservation Act 2016* (BC Act) and
- *Fisheries Management Act 1994* (FM Act).

This BAR considers the proponent's duties under section 5.5 of the *Environmental Planning & Assessment Act 1979* to "examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity". It also addresses the requirements under Section 7.3 of the BC Act; and considers impacts to nationally listed threatened species, ecological communities, and migratory species in accordance with the *Matters of National Environmental Significance: Significant impact guidelines 1.1. Environment Protection and Biodiversity Conservation Act 1999* (DoE, 2013).



### 1.3 The subject land

The subject land is located on the southeastern outskirts of Dubbo, NSW (Figure 1-2).

The subject land exists in a region primarily on alluvial plains, that has been historically cleared with only scattered remnant trees remaining. The vegetation is generally in poor condition.

Cleared areas of the subject land appear to be recently created as access tracks and for stockpiling and therefore lack native vegetation.

The ecological context of the subject land is discussed further in Section 3.

### 1.4 Requirement to be assessed under the Biodiversity Offset Scheme (BOS)

Five factors can trigger assessment under the BOS:

1. A development is a State Significant Development or State Significant Infrastructure
2. The subject land intersects areas mapped on the NSW Biodiversity Values Map<sup>1</sup>
3. The subject land would impact an Area of Outstanding Biodiversity Value<sup>2</sup>
4. The area of land impact exceeds the minimum lot size threshold as described in Section 7.2 of the *Biodiversity Conservation Regulation 2017*<sup>3</sup>
5. A development is likely to have a significant impact to threatened species, populations or communities as determined using the NSW test of significance prepared under Section 7.3 of the *Biodiversity Conservation Act 2016*<sup>4</sup>

Based on these criteria, a future Development Application may be required to be accompanied by a Biodiversity Development Assessment Report (BDAR) to assess impacts to biodiversity under the BOS clearing threshold (point 5 above).

The subject land is currently zoned RU2: Low Density Residential, with a minimum lot size of 600 square metres. Under the current minimum lot size, if 0.25 hectares or more of native vegetation will be impacted, the BOS would apply.

<sup>1</sup> <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap>

<sup>2</sup> <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/areas-of-outstanding-biodiversity-value/area-of-outstanding-biodiversity-value-register>

<sup>3</sup> <https://legislation.nsw.gov.au/view/html/inforce/current/si-2017-0432#sec.7.2>

<sup>4</sup> <https://legislation.nsw.gov.au/view/html/inforce/current/act-2016-063#sec.7.3>



Figure 1-1: Location and regional context of the subject land

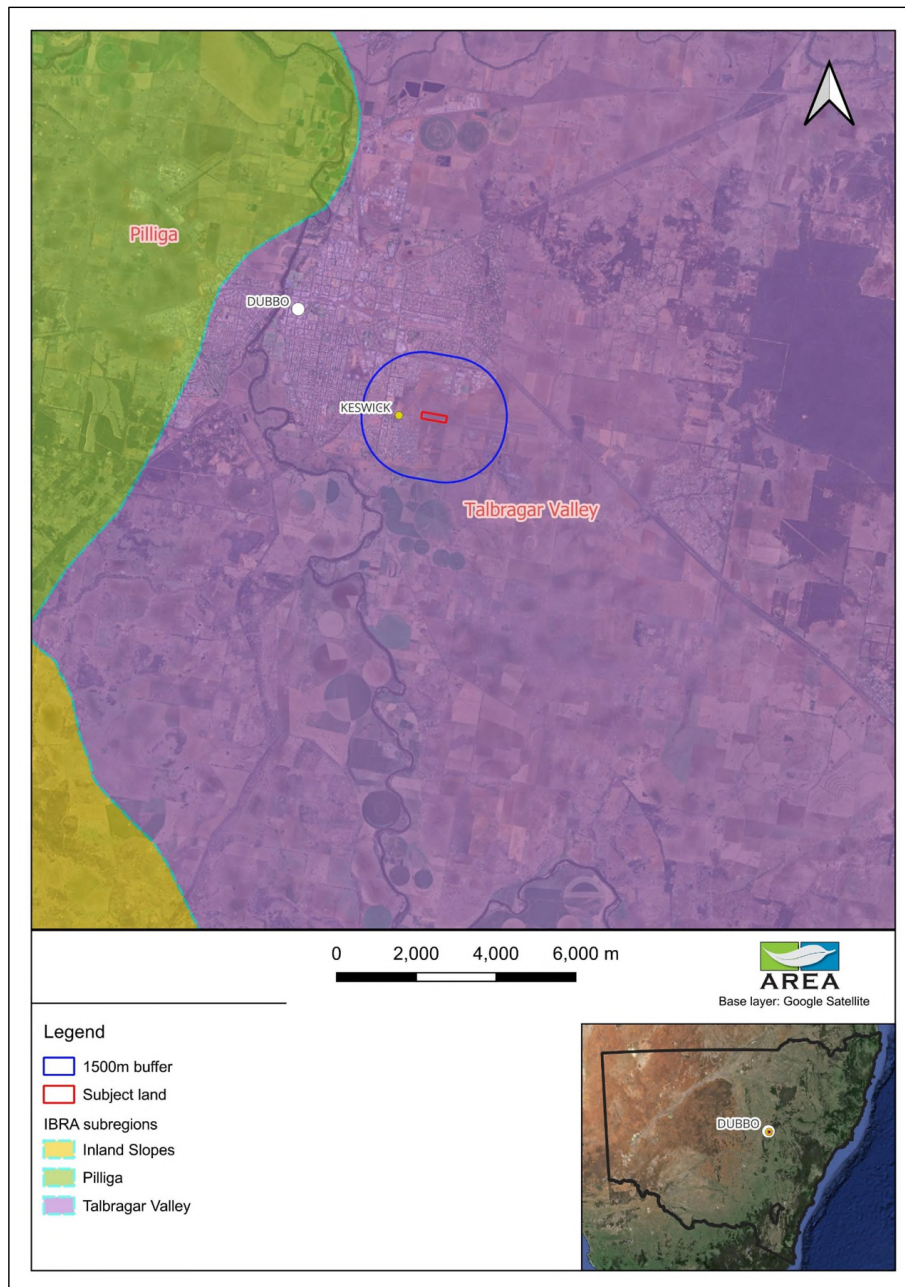
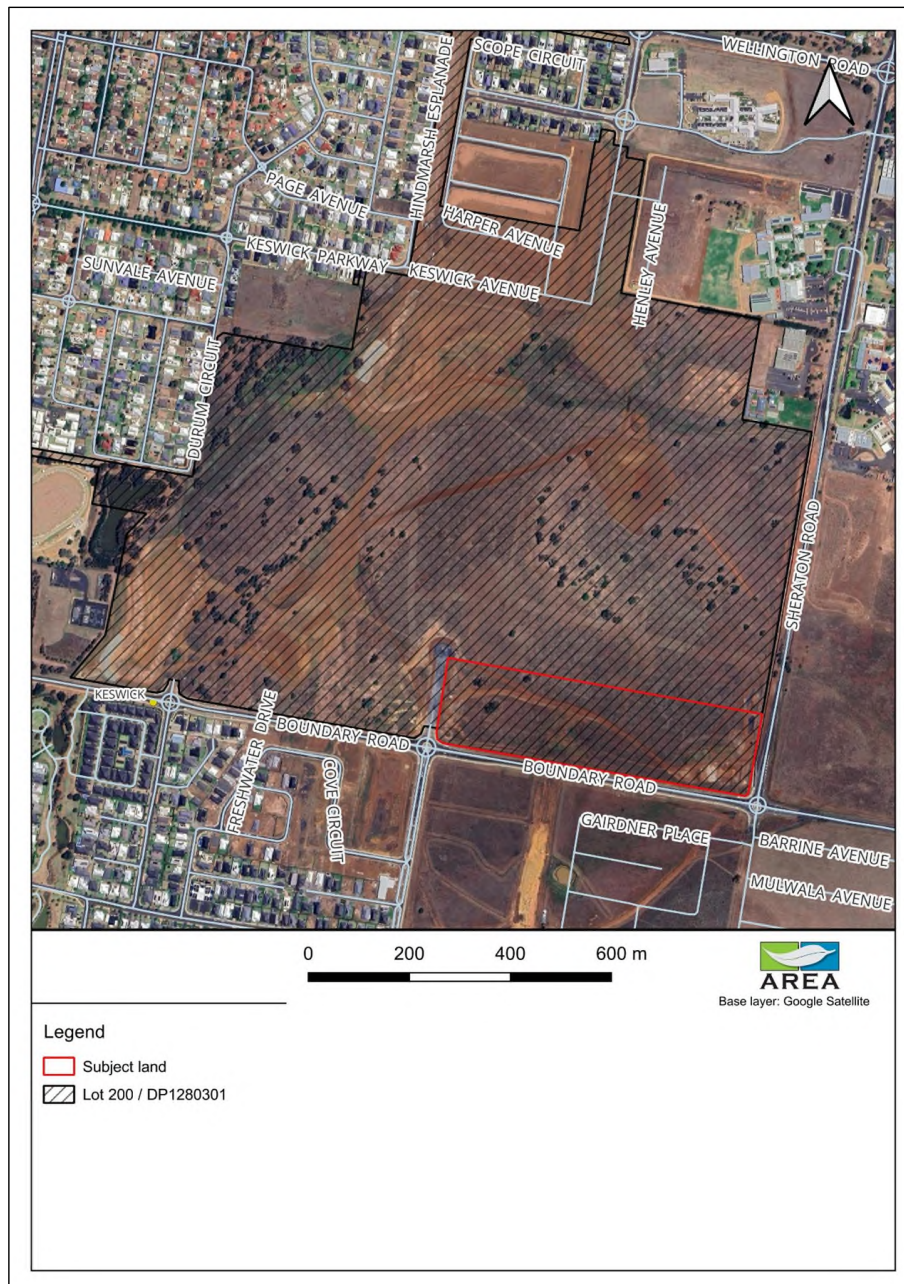






Figure 1-2: Subject land



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## 2 Methods

The following methods were used for this assessment:

- desktop review of ecological databases and literature sources as direct references for the field survey
- field survey of the subject land.

The assessment aimed to evaluate the type and quality of habitat to be impacted by the potential future development on the subject land, apply professional judgement, and then complete targeted assessment of potential habitat to detect the region's listed species, populations, or communities.

This assessment was completed by the following AREA staff (Table 2-1).

**Table 2-1: AREA staff qualifications**

Name	Position	CV Details	Role in this assessment
Gabrielle Green	Environmental consultant	• B. Env. Sc. University of New England	Field assessment
Michelle Glover	Senior Ecologist	• B. Env. Sc. University of New England	Report preparation
Addy Watson	Manager Operations Biodiversity	• B. Env. Sc. University of New England. • NSW Biodiversity Assessment Method Accredited Assessor (BAAS19066)	Report review

### 2.1 Desktop review

#### 2.1.1 Information sources

A desktop review was used to inform field surveys and assessment of potential impact to threatened flora and fauna. Preliminary assessment drew on local experience, previous reporting and information held on government databases and archives (Table 2-2 and Appendix B).

**Table 2-2: Resources used for this assessment**

Title	Web address
<b>Legislation</b>	
<i>Biodiversity Conservation Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/view/html/inforce/current/act-2016-063">https://www.legislation.nsw.gov.au/view/html/inforce/current/act-2016-063</a>
<i>Commonwealth Environment Protection &amp; Biodiversity Conservation Act 1999</i>	<a href="http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/">http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/</a>
<i>Environmental Planning and Assessment Act 1979</i>	<a href="https://www.legislation.nsw.gov.au/view/html/inforce/current/act-1979-203">https://www.legislation.nsw.gov.au/view/html/inforce/current/act-1979-203</a>
<i>Fisheries Management Act 1994</i>	<a href="https://www.legislation.nsw.gov.au/view/html/inforce/current/act-1994-038">https://www.legislation.nsw.gov.au/view/html/inforce/current/act-1994-038</a>
<i>National Parks and Wildlife Act 1974</i>	<a href="https://www.legislation.nsw.gov.au/view/html/inforce/current/act-1974-080">https://www.legislation.nsw.gov.au/view/html/inforce/current/act-1974-080</a>
<i>Water Management Act 2000</i>	<a href="https://www.legislation.nsw.gov.au/view/html/inforce/current/act-2000-092">https://www.legislation.nsw.gov.au/view/html/inforce/current/act-2000-092</a>
<b>Biodiversity</b>	
Atlas of NSW Wildlife	<a href="http://www.environment.nsw.gov.au/wildlifeatlas/about.htm">http://www.environment.nsw.gov.au/wildlifeatlas/about.htm</a>
Biodiversity Assessment Method (2020)	<a href="https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-2020">https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-2020</a>

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Title	Web address
DPIE Threatened Species website	<a href="https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species">https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species</a>
NSW survey guide for the Biodiversity Assessment Method (NSW DPIE, 2020)	<a href="https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/surveying-threatened-plants-and-habitats-nsw-survey-guide-biodiversity-assessment-method-200146.pdf">https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/surveying-threatened-plants-and-habitats-nsw-survey-guide-biodiversity-assessment-method-200146.pdf</a>
Survey requirements (birds, bats, reptiles, frogs, fish and mammals) for species listed under the EPBC Act	<a href="https://www.environment.gov.au/system/files/resources/b1c6b237-12d9-4071-a26e-ee816caa2b39/files/survey-guidelines-mammals.pdf">https://www.environment.gov.au/system/files/resources/b1c6b237-12d9-4071-a26e-ee816caa2b39/files/survey-guidelines-mammals.pdf</a>
NSW Biodiversity Values Map and Threshold Tool	<a href="https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap">https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap</a>
NSW Native Vegetation Regulatory Map	<a href="https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=NVRMap">https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=NVRMap</a>
NSW Planning Portal	<a href="https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address">https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address</a>
PlantNET	<a href="http://plantnet.rbgsyd.nsw.gov.au/">http://plantnet.rbgsyd.nsw.gov.au/</a>
Significant Impact Guidelines 1.1 - Matters of National Environmental Significance	<a href="http://www.environment.gov.au/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance">http://www.environment.gov.au/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance</a>
Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities – Working Draft (DEC, 2004)	<a href="https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Threatened-species/draft-threatened-biodiversity-survey-guide.pdf">https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Threatened-species/draft-threatened-biodiversity-survey-guide.pdf</a>
Threatened Species Assessment Guideline - The Assessment of Significance (DECCW, 2007)	<a href="https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Threatened-species/threatened-species-test-significance-guidelines-170634.pdf">https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Threatened-species/threatened-species-test-significance-guidelines-170634.pdf</a>
Fisheries NSW Spatial Data Portal	<a href="https://webmap.industry.nsw.gov.au/Html5Viewer/index.html?viewer=Fisheries_Data_Portal">https://webmap.industry.nsw.gov.au/Html5Viewer/index.html?viewer=Fisheries_Data_Portal</a>

## 2.2 Field survey

The fieldwork component of this assessment was undertaken from 8 February 2024 by Gabrielle Green of AREA. The objectives of the field assessment were to:

- describe the nature and extent of vegetation (native or otherwise) present in the subject land,
- determine if listed species, populations, or communities would be, or have potential to be, impacted by future development,
- determine if groundwater dependent communities would be, or have potential to be, impacted by future development, and
- describe the quality and value of the habitat in the subject land.

Database searches were used to inform the field assessment and to determine the likelihood for a protected matter to be recorded within the subject land and what targeted searches would be needed for detection.

Published information showing predicted threatened species were used during the field assessment. Where a potentially threatened flora or fauna or ecological community were identified, such resources were used to confirm occurrence. Results of the field assessment are presented in Section 4.



### 2.2.1 Limitations

The following limitation and assumptions are relevant to this assessment:

- not all animals and plants can be fully accounted for within any given subject land, the presence of threatened species is not static as it changes over time, often in response to longer term natural forces which can at any time be dramatically influenced by human-made disturbance or weather. To overcome limitations, database searches were conducted for threatened species, populations and ecological communities known to occur within the region before the fieldwork,
- targeted searches for listed matters identified in database searches as well as identification of necessary habitat values were conducted during the field assessment as far as is possible during the allocated assessment time,
- a 'precautionary approach' for species occurrence was adopted where required,
- targeted threatened species assessment did not include insectivorous bat ultrasonic call capture, nocturnal assessment, or other remote sensing techniques,
- the subject land used in this assessment is defined by one identified lot. Impacts assessed within this report only apply to this lot and should be considered in the submission of any Development Application as it relates to this lot,
- design changes requiring impact to vegetation outside the assessment areas may require an additional site visit by AREA, depending on the extent of the change, and
- further assessment under the NSW Biodiversity Offset Scheme may include additional assessment, specifically for candidate species credit species, or for vegetation data to be re-collected if a protracted time period has passed or the status/ management of the land has changed.

The above-mentioned constraints are not considered to compromise the findings or results of the field assessment given the disturbed nature of the subject land and the data relevant to the preparation of this report.

### 2.2.2 Vegetation assessment

Assessment under the Biodiversity Offset Scheme (BOS) is not required for this Planning Proposal; however, AREA has conducted the assessment using the Biodiversity Assessment Method 2020 (BAM) (NSW DPIE, 2020) methodology. The BAM provides a robust method for data collection and assessment of the type and condition of vegetation.

BAM nested vegetation plots (a 20 metre by 20 metre plot within a 20 metre by 50 metre plot or equivalent to assess 400 square metres and 1000 square metres respectively) were used for vegetation assessment. Table 3 of the BAM stipulates the number of plots required, based on the area in hectares per vegetation zone (Table 2-3). Zones referred to in Table 2-3 are described in the BAM as a relatively homogeneous area of native vegetation on a *development site, clearing site, land to be biodiversity certified or biodiversity stewardship site that is the same PCT and has the same broad condition state.*





BAM plots and threatened species transects were not completed on land which is currently cropped, recently ploughed or otherwise highly disturbed and devoid of biodiversity values.

Data collected using this method was entered into the Biodiversity Assessment Method Calculator (BAM-C) to determine a vegetation integrity score, as well as other outputs relevant to the BOS. These outputs are discussed further in the following sections of this document.

Survey effort in the subject land is shown in Figure 4-1.

**Table 2-3: Minimum plots required**

<b>Table 3 Minimum number of plots required per zone area</b>	
<b>Vegetation zone area (ha)</b>	<b>Minimum number of plots</b>
<2	1 plot
>2–5	2 plots
>5–20	3 plots
>20–50	4 plots
>50–100	5 plots
>100–250	6 plots
>250–1000	7 plots; more plots may be needed if the condition of the vegetation is variable across the zone
>1000	8 plots; more plots may be needed if the condition of the vegetation is variable across the zone

### 2.2.3 Plant Community Types

The 'State Vegetation Type Map' was used as a baseline for determining the Plant Community Types (PCTs). Where PCTs were not known or not immediately obvious the following process was used to classify them:

- complete BAM vegetation integrity plot to determine species composition and structure,
- access BioNet Vegetation classification website and enter available parameters into PCT filter tool, and
- review PCTs with most consistency and check for consistent floristics, location, and ancillary features.

To confirm PCT choices are appropriate, other resources including local mapping, local data, and any available state data were consulted.

### 2.2.4 Threatened Ecological Communities

Threatened Ecological Communities (TECs) were predicted based on database searches, and associations with ground-truthed PCTs. Data collected during the field assessment and the NSW and Commonwealth descriptions of TECs was used to confirm presence or absence of TECs in the subject land.

### 2.2.5 Habitat assessment

Habitat in the subject land was assessed for its potential to provide resources for listed species predicted or known to occur. The BAM Calculator defines habitat features which can



be used to indicate the likely presence of some threatened species. Where these habitat features are present, further assessment of the subject land would be required to confirm presence or absence of the threatened species (candidate species).

Mature trees in the subject land where present, were inspected for hollows and signs of use from listed fauna species and to determine if they were used as fauna breeding sites.

Ground habitat such as rocks and logs which may be potential habitat for listed reptiles were inspected to determine if they were significant habitat.

#### 2.2.6 Threatened species search methodology

The presence of threatened species was conducted by general observation as the surveyor traversed the subject land and undertook vegetation surveys. Specific survey methods for those species that were not detected at the time of survey or are assumed present are described in Table 4-4.



### 3 Desktop review results

#### 3.1 Landscape context

Landscape context is discussed in the following sections.

##### 3.1.1 IBRA bioregion and subregions

The subject land occurs entirely within the Brigalow Belt South Interim Biogeographic Regionalisation of Australia (IBRA) Region, Talbragar Valley subregion (Figure 1-1).

Bioregions are relatively large land areas characterised by broad, landscape-scale natural features and environmental processes that influence the functions of entire ecosystems. IBRA regions inform the identification of PCTs and habitat suitability for threatened species.

##### 3.1.2 NSW Landscapes (Mitchell Landscapes)

The subject land occurs mostly in the Dubbo Basalts Landscape (Figure 3-1 and Table 3-1).

NSW (Mitchell) Landscapes were developed for conservation planning and reserve establishment purposes and to provide consistent state-wide ecological units finer than the existing bioregions and sub-regions. They have relatively homogeneous geomorphology, soils, and broad vegetation types, and help to provide site context for the subject land.

**Table 3-1: NSW Landscapes descriptions**

Name	Description	Percent cleared
Dubbo Basalts Landscape	Slightly elevated plains and low hills on flat lying Tertiary basalt and trachyte flows, roughly parallel to the present course of the Talbragar and Macquarie Rivers. General elevation 300 to 330m, local relief 10m. Shallow stony red-brown clay loam and clay, self-mulching and with moderate fertility. Open white box ( <i>Eucalyptus albens</i> ), yellow box ( <i>Eucalyptus melliodora</i> ) and rough-barked apple ( <i>Angophora floribunda</i> ) with diverse grasses.	82

##### 3.1.3 Hydrological features

One unnamed first and second strahler order waterway occurs within 750 metres, and one third Strahler order waterway (Eulomogo Creek) within 1500 metres subject land (Figure 3-2).

Landscape features such as distance to water and land-use can greatly influence the ecology of an area and consequently the likelihood that protected matters are present.

##### 3.1.4 Land use

Grazing native vegetation is the only land use mapped within the subject land (Figure 3-3).

Land use mapping captures how land in NSW is being used for food production, forestry, nature conservation, infrastructure, and urban development. It can be used to monitor changes in the landscape and identify impacts on biodiversity values and individual ecosystems, as well as indicate past and ongoing disturbance experienced by a location.



### 3.1.5 Climate

Dubbo has a warm, temperate climate with hot summers and cold winters. Average climate data for the subject land are taken from the nearest weather station and is shown in Table 3-2 (BOM, Dubbo Airport AWS, 30 November 2023). Weather at time of assessment was cloudy with mild temperatures. The weather did not impose any limitations on field assessment.

**Table 3-2: Average climate data**

Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean maximum temperature (°C)	33.6	32.0	29.1	24.9	20.0	16.4	15.7	17.6	21.5	25.2	28.6	31.5	24.7
Mean minimum temperature (°C)	18.4	17.6	14.8	10.3	6.4	4.4	3.1	3.3	6.1	9.5	13.5	15.9	10.3
Mean rainfall (mm)	60.1	45.3	66.3	36.7	38.2	48.3	43.7	36.2	42.4	50.2	61.6	60.0	589.1



Figure 3-1: Mitchell landscapes within 1500 metres of the subject land

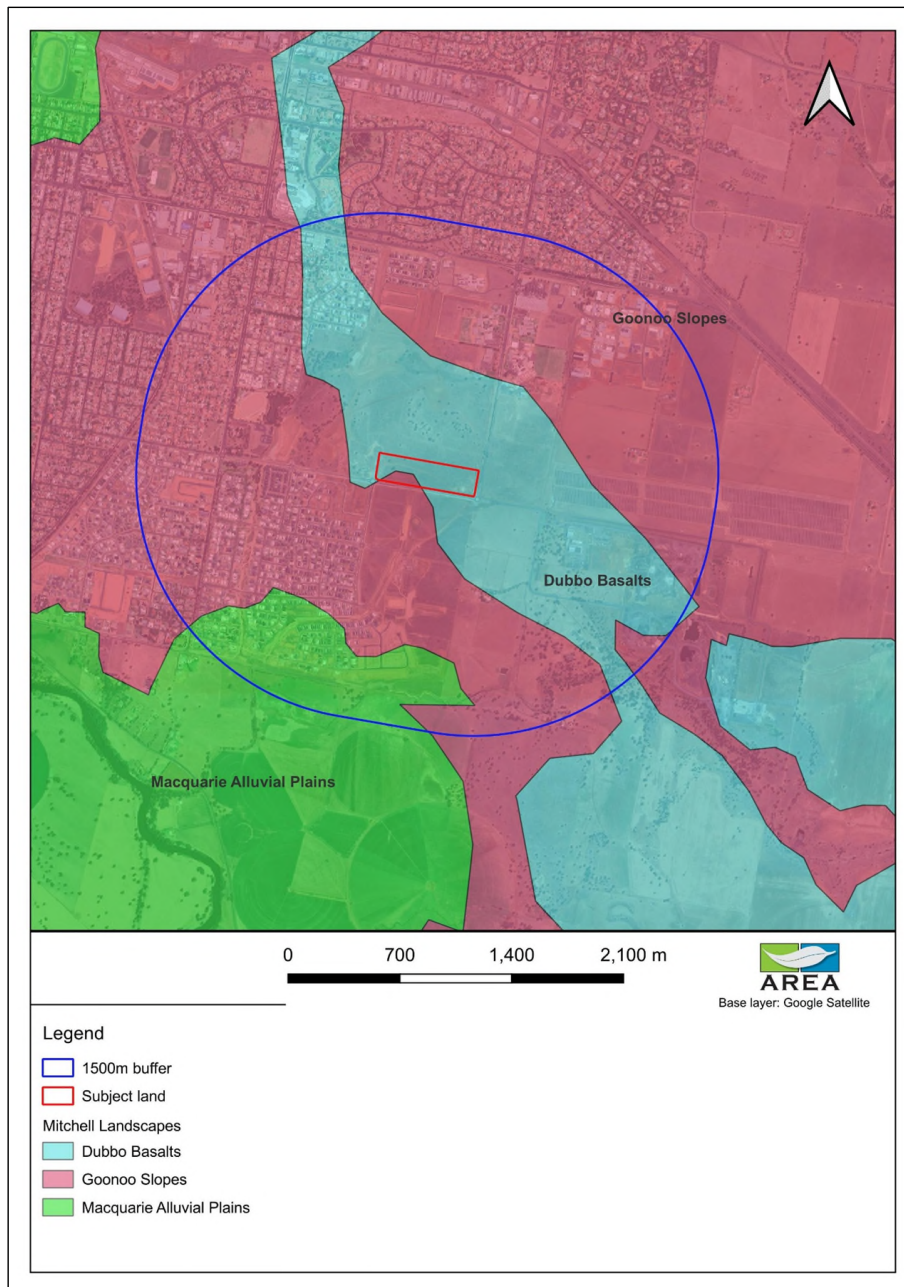




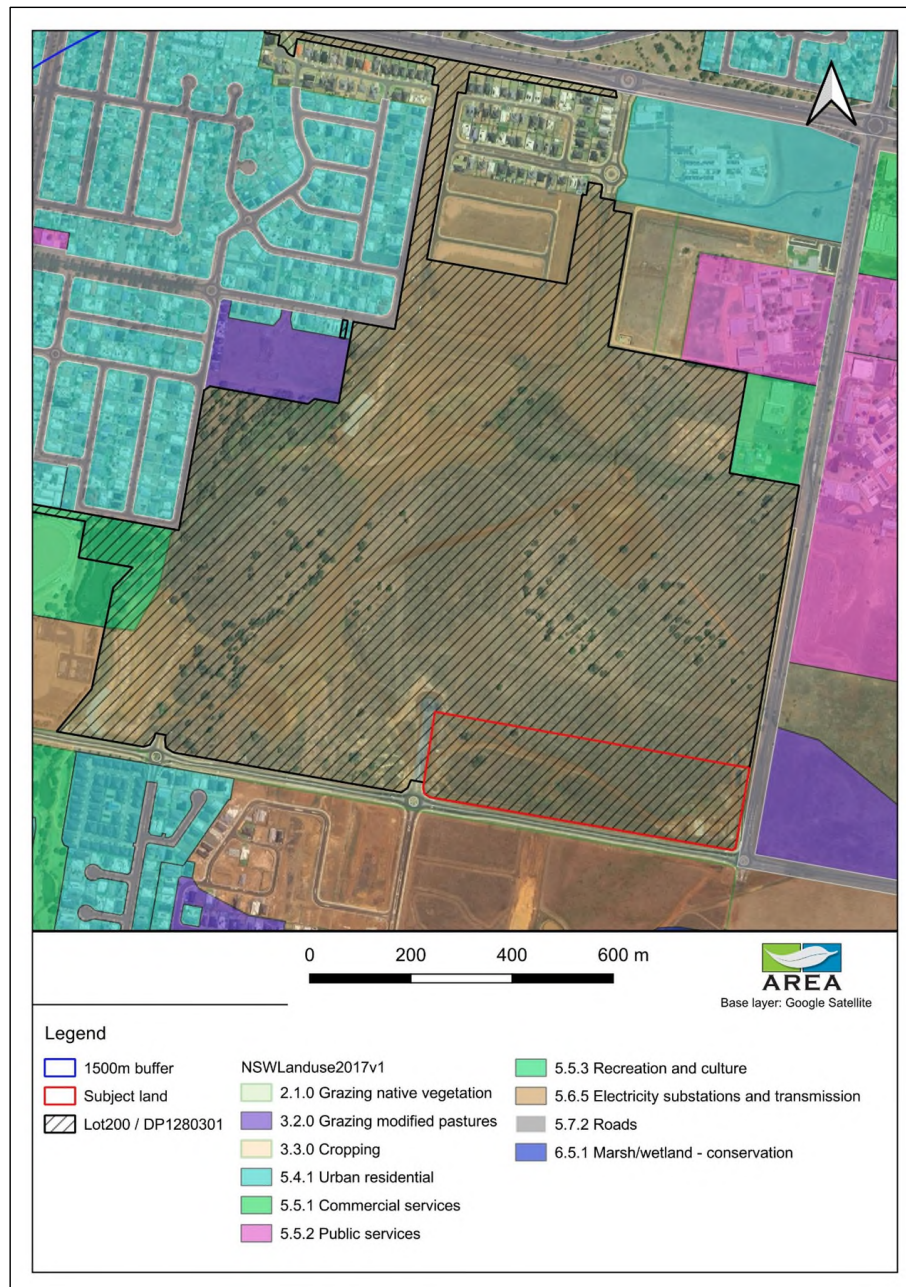


Figure 3-2: Hydrological features within 1500 metres of the subject land





Figure 3-3: Land use within the subject land



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## 3.2 Ecological context

The ecological context of the subject land was assessed at desktop to inform the field survey. Existing data relating to the potential or previously recorded biodiversity values of the subject land were accessed and a summary of those results is provided in the following sections.

### 3.2.1 EPBC Protected Matters

An EPBC Protected Matters Report generated for this proposal considered Commonwealth environmental matters within a 1500 metre buffer of the subject land. This report is provided in Appendix B and summarised in Table 3-3.

Potential impacts to species and communities revealed by this report are considered in the following sections of this report. Assessment under the Biodiversity Offset Scheme (the BOS) ensures impact to matters of national significance are addressed under NSW legislation, or a referral to the Commonwealth is required if the impact is likely to be significant.

**Table 3-3: EPBC Protected Matters Report summary**

MNES	Result	Relevance to this assessment
World Heritage Properties	None	-
National Heritage Places	None	-
Wetlands of International Importance	4	N/A – Closest wetland is located 150-200 km downstream from subject land
Great Barrier Reef Marine Park	None	-
Commonwealth Marine Area	None	-
Listed Threatened Ecological Communities	6	Section 3.2.4 and Section 4.2
Listed Threatened Species	40	Section 3.2.3 and Section 4.5
Listed Migratory Species	10	Section 4.7
Commonwealth Land	2	Outside the subject land
Commonwealth Heritage Places	None	-
Listed Marine Species	17	All migratory bird species
Whales and Other Cetaceans	None	-
Critical Habitats	None	-
Commonwealth Reserves Terrestrial	None	-
Australian Marine Parks	None	-
Habitat Critical to the survival of Marine Turtles	None	-
State and Territory Reserves	None	-
Regional Forest Agreements	None	-
Nationally Important Wetlands	None	-
EPBC Act Referrals	3	Most relevant is EPBC 2020/8868 – Dubbo Quarry Continuation Project which is in feature area.
Key Ecological Features (Marine)	None	-
Biologically Important Areas	None	-
Bioregional Assessments	1	-
Geological and Bioregional Assessments	None	-





### 3.2.2 Plant Community Types (PCTs)

The NSW State Vegetation Type Map was used to determine PCTs mapped by NSW Government within the subject land (Figure 3-4). The subject land is largely unmapped. PCTs within 1500m of the subject land are described in Table 3-4.

**Table 3-4: PCTs mapped within the subject land on the SVTM**

PCT ID	PCT Name	Formation	Class
0	Not Native	Not Native	Not Native
45	Plains Grass grassland on alluvial mainly clay soils in the Riverina Bioregion and NSW South Western Slopes Bioregion	Grasslands	Riverine Plain Grasslands
76	Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions	Grassy Woodlands	Floodplain Transition Woodlands
81	Western Grey Box - cypress pine shrub grass shrub tall woodland in the Brigalow Belt South Bioregion	Grassy Woodlands	Floodplain Transition Woodlands
248	Mixed box eucalypt woodland on low sandy-loam rises on alluvial plains in central western NSW	Grassy Woodlands	Floodplain Transition Woodlands
267	White Box - White Cypress Pine - Western Grey Box shrub/grass/forb woodland in the NSW South Western Slopes Bioregion	Grassy Woodlands	Western Slopes Grassy Woodlands
511	Southwest Ranges White Box Woodland	Grassy Woodlands	Western Slopes Grassy Woodlands

### 3.2.3 Threatened species previously recorded

Four threatened species have been recorded within 1500 metres of the subject land on the BioNet database (Table 3-5). The locations of these records are shown in Figure 3-5.

**Table 3-5: BioNet threatened species records within 10 kilometres of the subject land**

Scientific name	Common name	NSW status	Commonwealth status
<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	V	V
<i>Lophochroa leadbeateri</i>	Pink Cockatoo	V	-
<i>Ninox connivers</i>	Barking Owl	V	-
<i>Pomatostomus temporalis temporalis</i>	Grey-crowned Babbler (eastern subspecies)	V	-

V = Vulnerable E = Endangered CE = Critically Endangered M = Migratory

The Fisheries NSW Spatial Data Portal showed no threatened freshwater fish species are predicted to occur in the subject land.

A search of the Talbragar Valley IBRA subregion identified 65 threatened species with potential to occur in the region (Appendix B).

### 3.2.4 Threatened Ecological Communities (TECs)

IBRA and MNES database searches identified nine predicted TECs with potential to be present in the subject land (Table 3-6). Field survey combined with desktop assessment results determined if any TECs are present and likely to be impacted by future development (Section 4).



Table 3-6: Predicted TECs

Threatened Ecological Community	NSW Status	Commonwealth Status	Database source
Fuzzy Box Woodland on alluvial Soils of the South Western Slopes, Darling Riverine Plains and Brigalow Belt South Bioregions	Endangered	n/a	IBRA
Coolibah – Black Box Woodlands of the Darling Riverine Plains and the Brigalow Belt South Bioregions	n/a	Endangered	MNES
Grey Box ( <i>Eucalyptus microcarpa</i> ) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	n/a	Endangered	MNES
Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Peneplain, Nandewar and Brigalow Belt South Bioregions	Endangered	n/a	IBRA
Poplar Box Grassy Woodland on Alluvial Plains	n/a	Endangered	MNES
White Box - Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions	Critically Endangered	n/a	IBRA
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	n/a	Critically Endangered	MNES
Natural grasslands on basalt and fine-textured alluvial plains of northern New South Wales	n/a	Critically Endangered	MNES
Weeping Myall Woodlands	n/a	Endangered	MNES

### 3.2.5 Biodiversity Values (BVM)

Biodiversity Values are mapped along the Eulomogo Creek approximately 1.3 kilometres south of the subject land within the 1500 metre buffer (Figure 3-6).

The Biodiversity Values Map (BVM) shows areas considered to contain important biodiversity value. Impact to land within the areas marked on the BVM would trigger a requirement for the proposed impact to be assessed under the Biodiversity Offset Scheme.



Figure 3-4: Plant Community Types mapped on State Vegetation Type Map

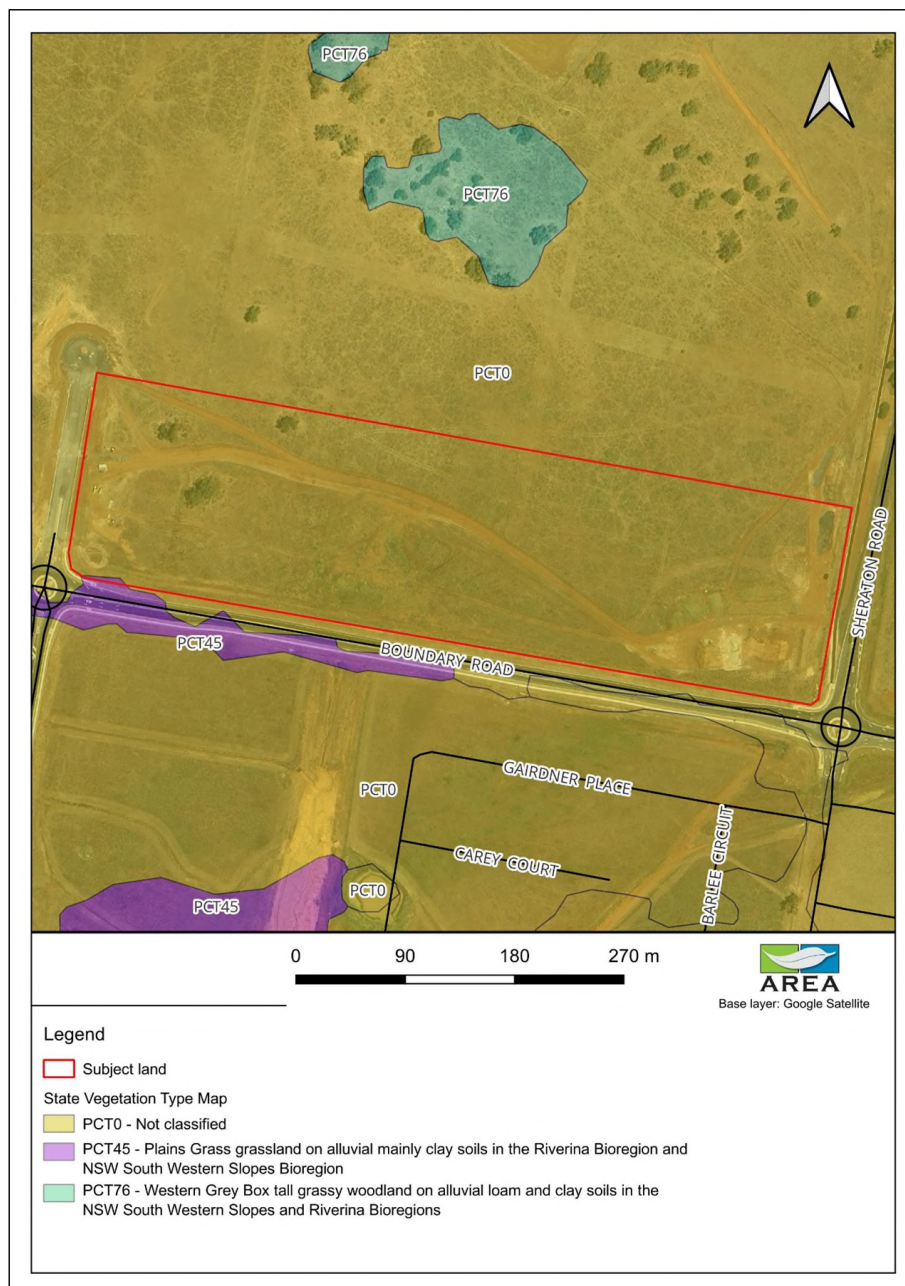
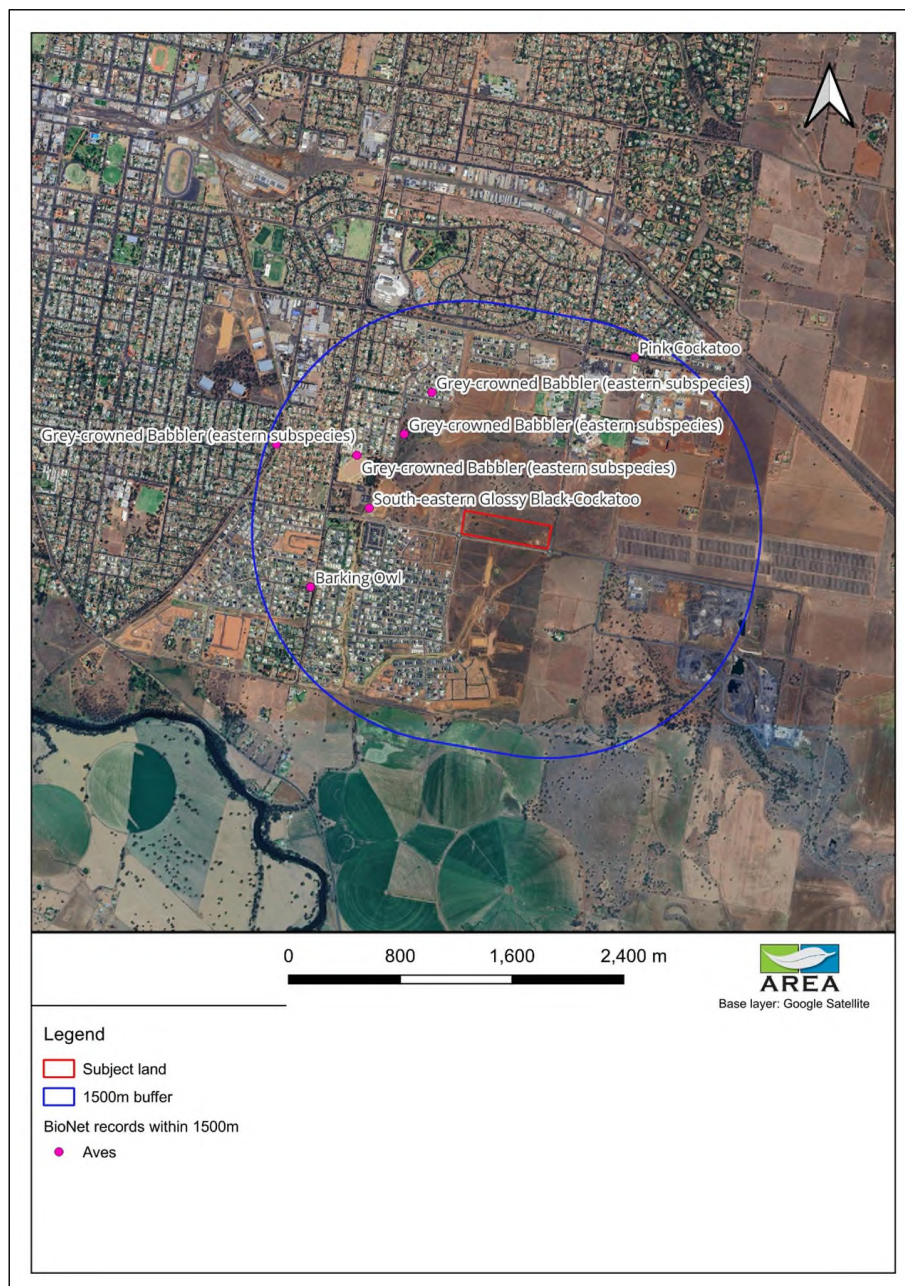




Figure 3-5: BioNet threatened species records within 1500 metres of the subject land







### 3.2.6 Key Fish Habitat (KFH)

Key Fish Habitat (KFH) is mapped along the Eulomogo Creek approximately 1.3 kilometres south of the subject land within the 1500 metre buffer (Figure 3-6).

The maps of KFH show those habitats that are most important for the survival of native fish stocks.

### 3.2.7 Transitional Native Vegetation Regulatory (NVR) mapping

The subject land is mapped as land excluded from the *Local Land Services Act 2013*.

Vulnerable Regulated Land and Excluded Land are mapped within 1500 metres of the subject land (Figure 3-6).

The Transitional NVR map can be used to check if there is sensitive or vulnerable land mapped in a location. Further, it identifies areas which are excluded from the operation areas of the NSW Local Land Services.

### 3.2.8 Conservation zones

The NSW ePlanning Spatial Viewer maps the entire subject land as R2 – Low Density Residential (Figure 3-7). There are no environmental or conservation zones in the subject land.

### 3.2.9 Groundwater dependant ecosystems

The Bureau of Meteorology (BoM 2019) Atlas of Groundwater Dependant Ecosystems mapping was checked for Groundwater Dependent Ecosystems (GDEs) (Figure 3-8).

The terrestrial groundwater dependence map shows no GDE mapped within the subject land which aligns with state PCT mapping of the site. Low potential GDE (from regional studies) is mapped within 1500 metres.

There is no potential aquatic GDE mapped within 1500 metres of the subject land.

### 3.2.10 Native vegetation cover

Native vegetation cover is the percent of native vegetation occurring within 1500 metres of the subject land. Native vegetation is determined by review of current aerial imagery and assumes where trees have been cleared the vegetation is not native. The resulting percentage is used in the BAM Calculator. It is estimated the native vegetation cover within 1500 metres of the subject land is approximately 1.2 percent.

### 3.2.11 Areas of Outstanding Biodiversity Value

No Areas of Outstanding Biodiversity Values are present in the subject land.



Figure 3-6: Key Fish Habitat and Biodiversity Values Map





Figure 3-7: Transitional Native Vegetation Regulatory Map

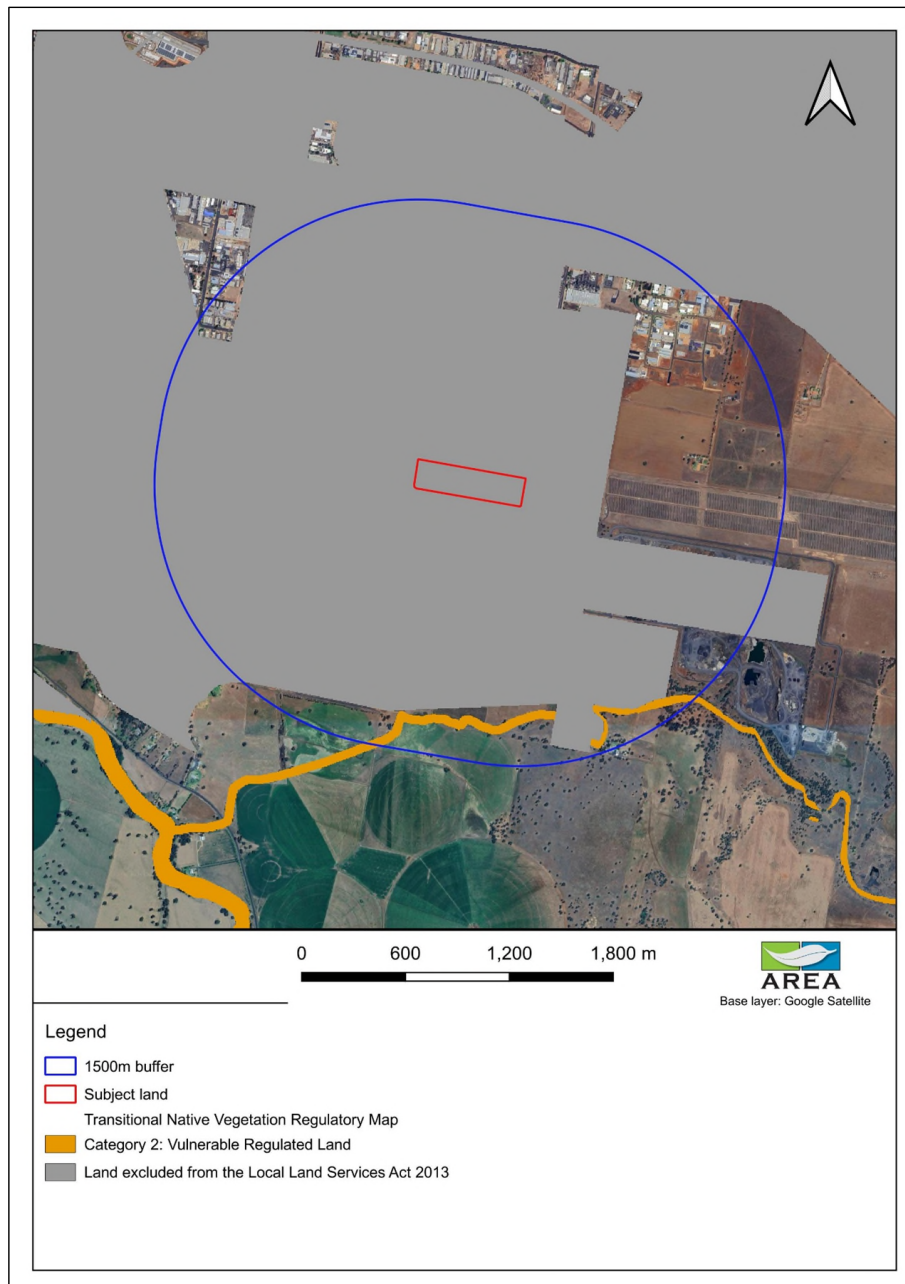






Figure 3-8: Land zoning

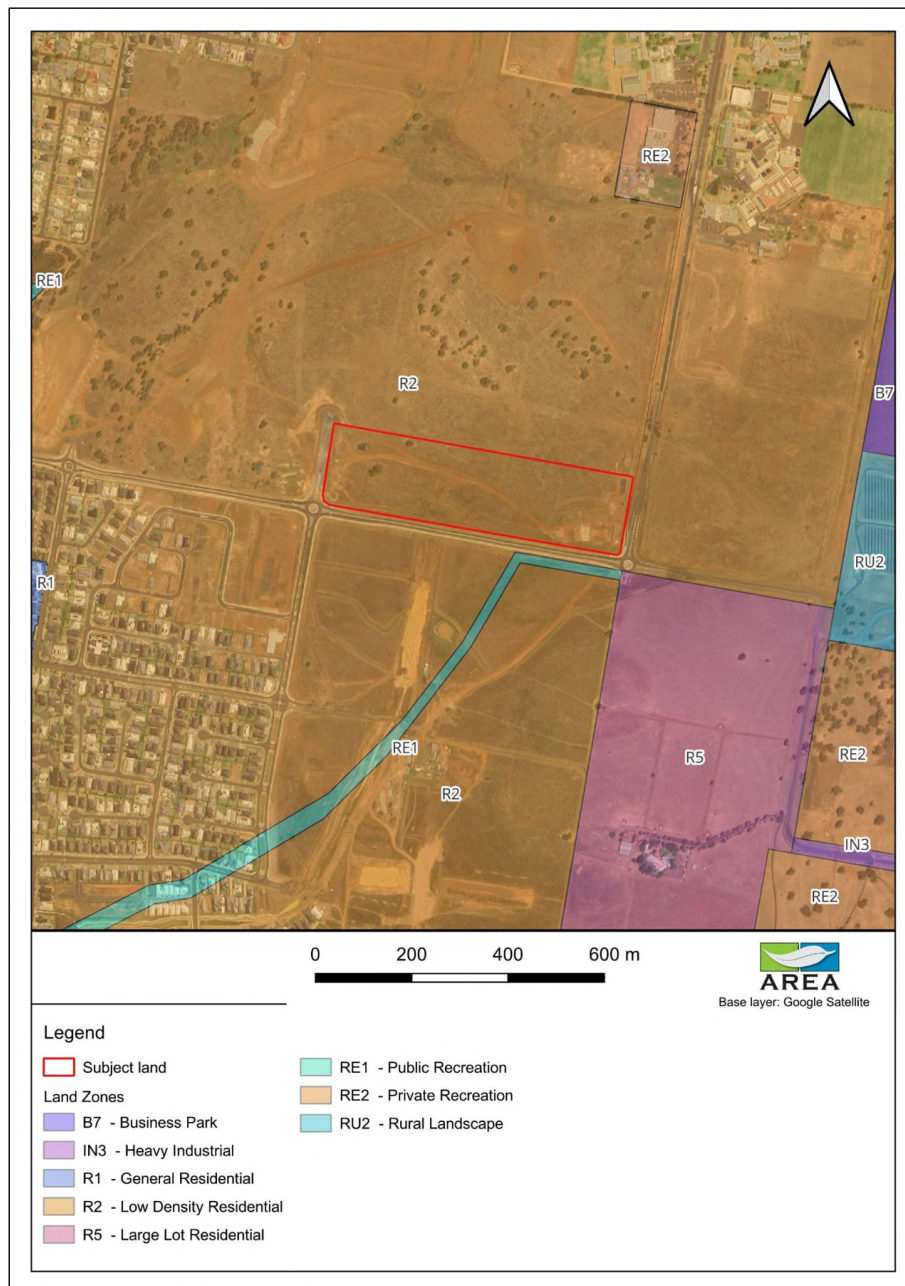
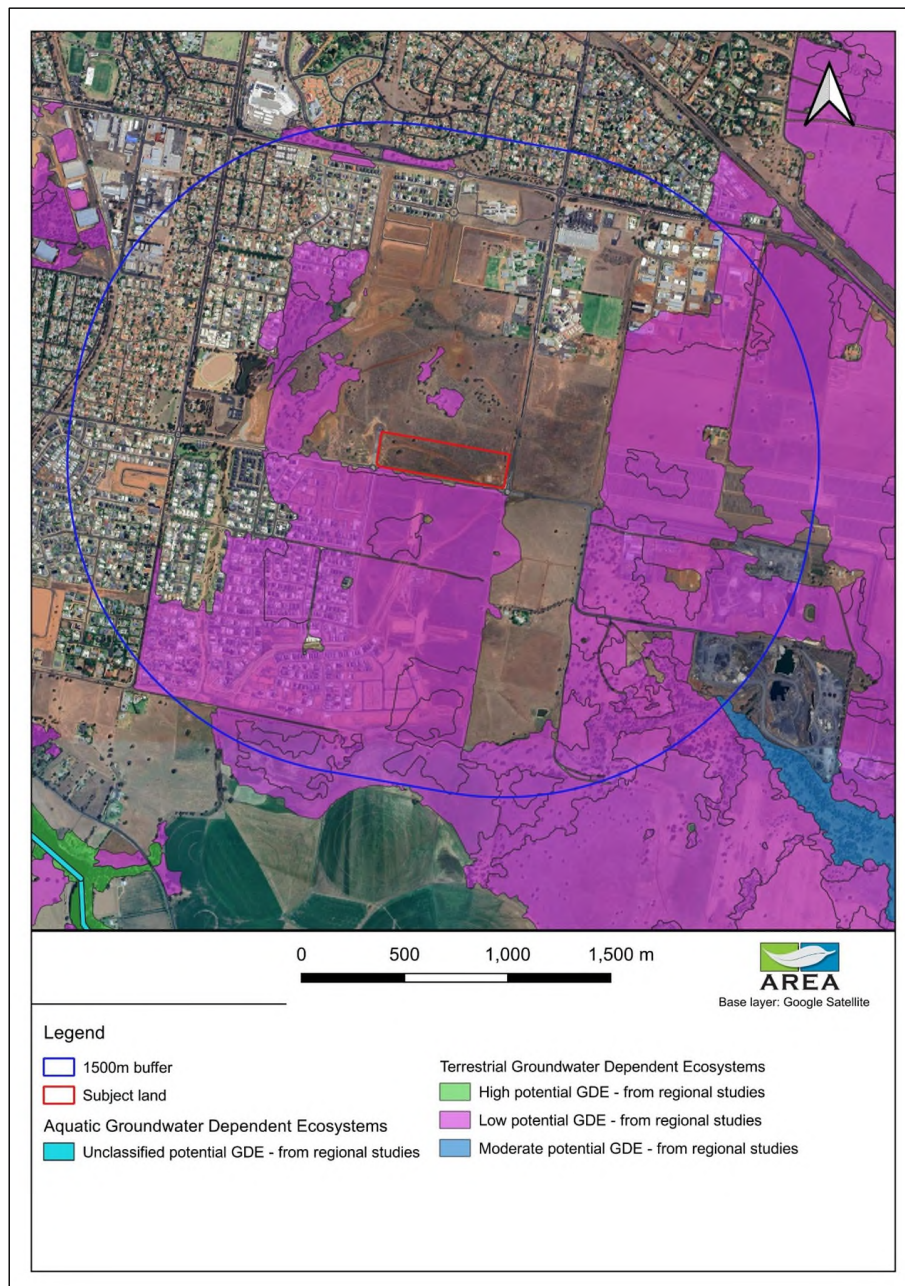






Figure 3-9: Groundwater Dependent Ecosystems

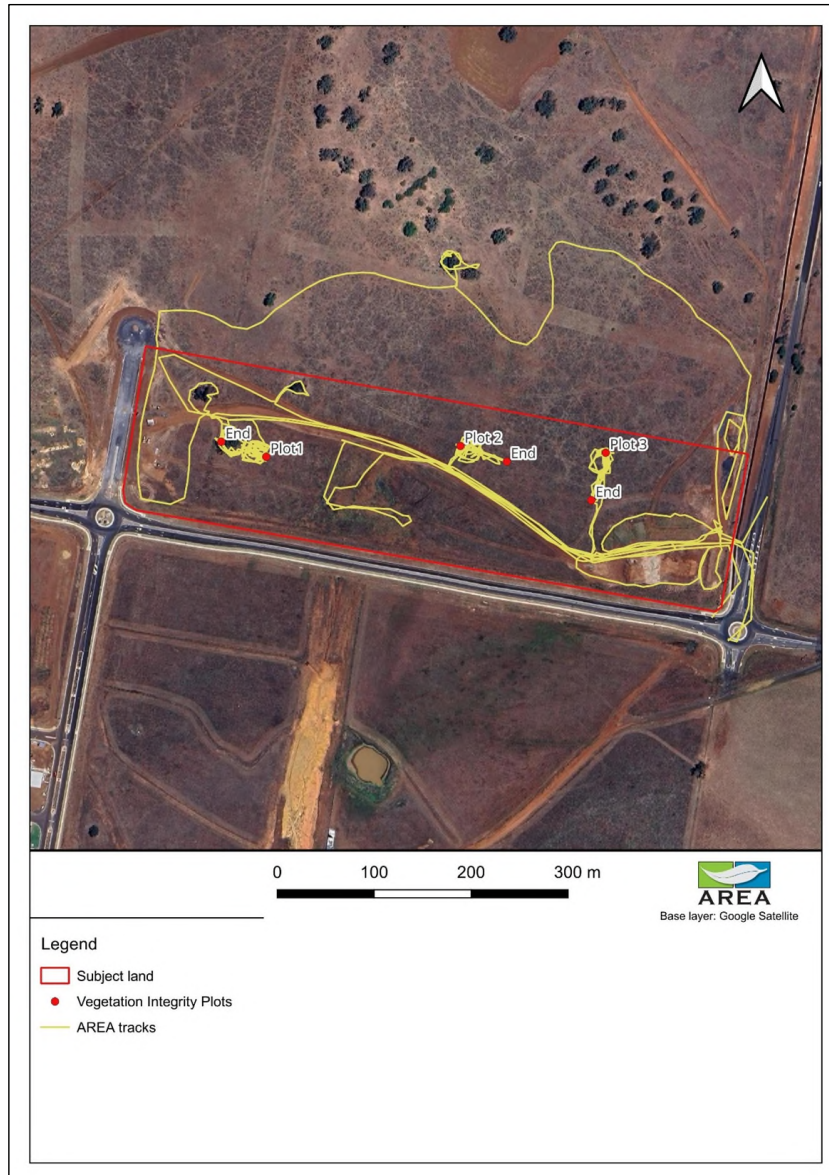




## 4 Field survey results

Figure 4-1 indicates the locations of transects and BAM plots undertaken in the subject land. BAM plot data sheets are shown in Appendix C.

Figure 4-1: Survey effort





#### 4.1 Plant Community Types (PCT)

BAM vegetation plots were used to assess the native vegetation in the subject land and PCT mapping was corrected based on field observations of mid, upper, and ground stratum species, and landform, BAM plot data and other ancillary features.

One PCT; PCT 76 *Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions* was determined to occur in the subject land where there are remnant trees.

The remaining areas of the subject land were cleared as an access track/stock pile area and is therefore not native vegetation. Photos of the PCT are provided in Table 4-1 and PCT mapping is illustrated in Figure 4-2. The section below outlines the justification for the allocation of PCT 76 within the subject land:

***PCT 76 Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions:***

Determine Vegetation Formation: Grassy Woodlands

Determine Vegetation Class: Floodplain Transition Woodlands determined to be best fit as it meets the following descriptors:

- Annual rainfall falls just above 550 millimetres
- Located where the western slopes merge into the plains on the Murray/Darling River system
- Fertile soils supporting woodlands 15-25 metres tall dominated almost entirely by box eucalypts
- Largely continuous grassy groundcover and a sparse layer of mostly sclerophyllous shrubs.

Determination of PCT 76 using the BioNet Vegetation Classification Tool:

- filter by IBRA subregion – Talbragar Valley
- filter by dominant species *Eucalyptus microcarpa*, *Chloris truncata*, *Sida corrugata*, *Dichondra repens*

At this point one PCT is identified as consistent with all parameters: PCT 70, with five PCTs consistent with four of the five parameters: PCT 76, 81, 101, 237 and 244.

- PCT 70 *White Cypress Pine woodland on sandy loams in central NSW wheatbelt*. White Cypress Pine (*Callitris glaucophylla*) is a dominant canopy species of this PCT. There is no evidence of Cypress Pine regeneration within the subject land, nor is PCT 70 mapped within 1500 metres of the subject land on the SVTM, therefore PCT 70 is considered unlikely to be present.
- PCT 81 *Western Grey Box - cypress pine shrub grass shrub tall woodland in the Brigalow Belt South Bioregion* was considered unlikely to be present due to absence of well drained alluvial brown sandy loam to loam soil.
- PCT 101 *Poplar Box - Yellow Box - Western Grey Box grassy woodland on cracking clay soils mainly in the Liverpool Plains, Brigalow Belt South Bioregion* was considered



unlikely to be present due to absence of Poplar Box (*Eucalyptus populnea subsp.bimbi*), the dominant species of this PCT. This PCT is also not mapped within 1500 metres of the subject land by the SVTM.

- PCT 237 *Riverine Western Grey Box grassy woodland of the semi-arid (warm) climate zone* occurs on slight rises on floodplains dominated by River Red Gum forests mainly on the Murray and Murrumbidgee Rivers. Given the absence of other key upper stratum (River Red Gum, Black Box, Yellow Box and Buloke) and mid stratum species (Acacia species) in the subject land and that this PCT is not mapped within 1500 metres of the subject land by the SVTM, PCT 237 is considered unlikely to be present.
- PCT 244 *Poplar Box grassy woodland on alluvial clay-loam soils mainly in the temperate (hot summer) climate zone of central NSW (wheatbelt)*, was considered unlikely to be present due to absence of Poplar Box (*Eucalyptus populnea subsp.bimbi*), the dominant species of this PCT. This PCT is also not mapped within 1500 metres of the subject land by the SVTM.

Although PCT 76 did not match the subregion search criteria it was determined to be the best fit. PCT 76 is dominated by Western Grey Box (*Eucalyptus macrocarpa*) often as the only tree species, and occurs on red or brown earths or grey clay soils consistent with the vegetation and soil types recorded in and adjacent to the subject land. PCT 76 is also mapped within 1500 metres of the subject land on the SVTM.





## Plate 4-1: PCT 76 Community Profile Report

**BioNet Vegetation Classification - Community Profile Report****Plant Community Type ID (PCT ID): 76**

**PCT Name:** Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions

**Classification Confidence Level:** 3-Medium

**Vegetation Description:** Tall woodland to 25 m high dominated by Western Grey Box (*Eucalyptus microcarpa*) often as the only tree species often occupying 90% of the canopy cover but other trees may include Yellow Box (*Eucalyptus melliodora*), White Cypress Pine (*Callitris glaucochylla*) and minor Buloke. The shrub layer is absent or sparse and includes *Dodonaea viscosa* subsp. *cuneata*, *Acacia buxifolia*, *Acacia acinacea*, *Acacia hakeoides*, *Bursaria spinosa*. Grazing has eliminated shrubs these in many places. A mid-dense or dense grass ground cover is present composed of *Austrodanthonia caespitosa*, *Austrodanthonia setacea*, *Austrostipa scabra* subsp. *falcata*, *Paspalidium constrictum*, *Themeda australis*, *Austrostipa aristigulmis*, *Aristida behriana* and *Elymus scaber* var. *scaber* along with introduced grass species such as *Bromus* spp., *Vulpia* spp. and *Hordeum leporinum*. The small scrambler *Einadia nutans* subsp. *nutans* is usually present. Native forbs include *Sida corrugata*, *Wahlenbergia gracilis*, *Vittadinia gracilis*, *Dianella porracea*, *Oxalis perennans* and *Chamaesyce drummondii*. Occurs on texture contrast red or brown earths or grey clay soils (that may be gilgaied) on undulating alluvial plains in the predominantly winter rainfall belt of south-central western NSW with an average annual rainfall between 550 and 450 mm. Mainly restricted to the eastern section of the Riverina Bioregion and the western section of the NSW South-western Slopes Bioregion. Distributed from north of Forbes in the north to near Albury in the south extending into north-central Victoria. It has lost its original shrub layer in many locations where grazing has been intense. Grades into the more shrubby Western Grey Box-White Cypress Pine - Buloke community (ID80) on loamy-sand soils and grades into White Box (*Eucalyptus albens*) on podzolic soils to the east on the western slopes. Grades into a riverine Western Grey Box community ID237 along the floodplains of the Murrumbidgee and Murray Rivers. Due to its occurrence on arable soils, this community has largely been cleared. Much of its remaining extent is threatened by grazing and weed invasion. It is a critically endangered community.

**Variation and Natural Disturbance:** Varies with soil type and drainage. Areas on heavier clays contain less shrubs and a rich forb/grass cover. Areas on lighter loam soils may contain White Cypress Pine and Yellow Box. Little is known about natural succession due to gross changes of understorey due to weed invasion. Fire may have played a significant role in grass/shrub dynamics.

**Vegetation Formation:** Grassy Woodlands;

**Vegetation Class:** Floodplain Transition Woodlands;

**IBRA Bioregion(s):** NSW South Western Slopes; Riverina; Cobar Penplain;

**IBRA Sub-region(s):** Lower Slopes; Murray Fans; Murrumbidgee; Lachlan Plains; Inland Slopes; Lachlan;

**LGA:** COOLAMON; LEETON; GREATER HUME SHIRE; MURRAY; GRIFFITH; COROWA; TEMORA; JUNE; URANA; CONARGO; WAGGA WAGGA; LOCKHART; BERRIGAN; JERILDERIE; LACHLAN;

**Lithology:** Shale, Alluvial loams and clays

**Landform Pattern:** Alluvial plain, Flood plain

**Landform Element:** Levee, Plain, Valley flat

**Emergent species:**

**Upper Stratum Species:** *Eucalyptus microcarpa*; *Callitris glaucochylla*; *Allocasuarina luehmannii*;

**Mid Stratum Species:** *Dodonaea viscosa* subsp. *cuneata*; *Acacia buxifolia* subsp. *buxifolia*; *Bursaria spinosa* subsp. *spinosa*; *Acacia oswaldii*; *Acacia pycnantha*; *Acacia hakeoides*; *Acacia brachybotrya*; *Santalum acuminatum*; *Acacia homalophylla*; *Templetonia stenophylla*; *Exocarpos aphyllus*;

**Ground Stratum Species:** *Austrodanthonia caespitosa*; *Chloris truncata*; *Sida corrugata*; *Austrostipa scabra* subsp. *falcata*; *Wahlenbergia gracilis*; *Einadia nutans* subsp. *nutans*; *Paspalidium constrictum*; *Themeda australis*; *Austrostipa aristigulmis*; *Aristida behriana*; *Elymus scaber* var. *scaber*; *Austrodanthonia setacea*; *Carex inversa*; *Poa sieberiana*; *Vittadinia gracilis*; *Dianella porracea*; *Salsola tragus* subsp. *tragus*; *Oxalis perennans*; *Atriplex semibaccata*; *Chamaesyce drummondii*; *Lomandra filiformis* subsp. *coriacea*; *Asperula conferta*; *Convolvulus erubescens*; *Rhodanthe corymbiflora*; *Austrostipa bigeniculata*; *Enchylaena tomentosa*; *Leiocarpa panaetoides*; *Podolepis jaceoides*; *Atriplex semibaccata*;

**Diagnostic Species:**

**Fire Regime:** Unknown, highly fragmented so most patches are rarely burnt.

**TEC Assessed:** Has associated TEC

**TEC List:** Listed BC Act,E: Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penplain, Nandewar and Brigalow Belt South Bioregions (Part); Listed EPBC Act,E: Grey Box (*Eucalyptus microcarpa*) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (Part);

**TEC Comments:**

**PCT Percent Cleared:** 92.00

**PCT Definition Status:** Approved



Figure 4-2: Plant Community Types on subject land

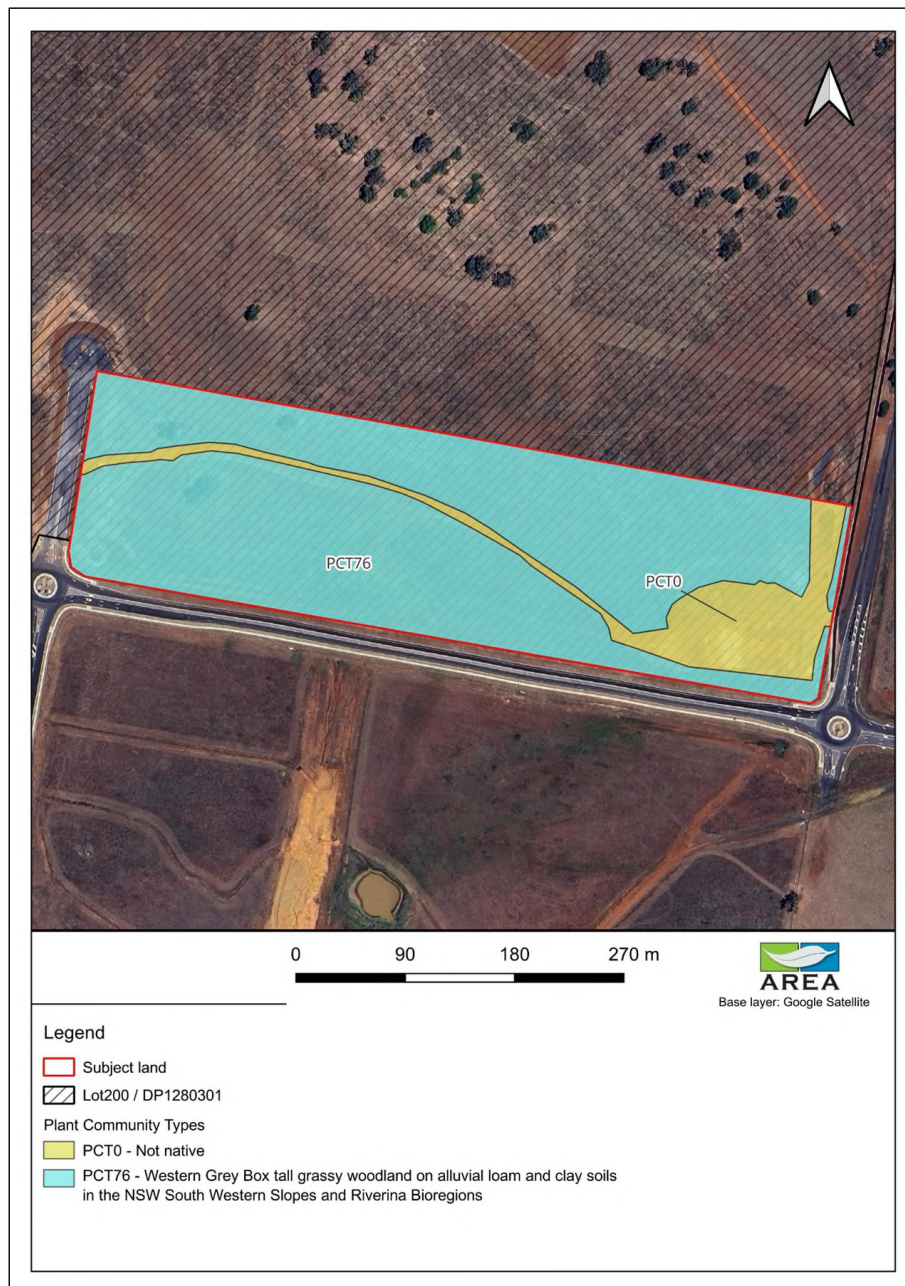




Table 4-1: Photos of PCTs recorded in the subject land

PCT	Photo
PCT 76 Poor condition	 <p>Lot 200 Keswick 55H 654434 6428284</p>
Not native vegetation cleared parts of the subject land	 <p>Lot 200 Keswick 55H 654646 6428236</p>

## 4.2 Threatened Ecological Communities

In the current state, the subject land, where PCT 76, is consistent with the definition of the endangered ecological communities associated with PCT 76, given the present and past occupation of the site with Inland Grey Box (*Eucalyptus macrocarpa*) including:

- *Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penepplain, Nandewar and Brigalow Belt South Bioregions (BC Act)*
- *Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (EPBC Act)*

Of the nine TECs identified in the database results (Section 3.2.4), these are the only two TECs area associated with PCT 76 and were determined to present.



### 4.3 Vegetation zones

One vegetation zones, outlined in Table 4-3, was mapped in the subject land (Figure 4-2). This included 9.06 hectares of native vegetation in poor condition. 1.45 hectares of not native vegetation (bare earth) also occurs within the subject land.

Plot data collected per BAM (2020) was entered into the BAM Calculator to determine relevant threatened species lists (Section 5.1) and vegetation integrity (VI) scores, which indicate the quality and state of native vegetation (Table 4-3). The appropriate number of plots were undertaken.

The BAM Calculator Credit Summary Report is included in Appendix D.

**Table 4-2: Plant Community Types recorded within the subject land**

Zone	PCT	PCT description	Condition	Area in subject land	Plots required	Plots done#	Composition condition score	Structure condition score	Function condition score	Vegetation integrity (VI) score	Ecosystem credit requirement	Credits per hectare
1	76	<i>Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions</i>	Poor	9.06	3	3	61.8	21.4	8.1	22.1	100	10.99
2	0	Not native	N/A	1.45	0	0	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total</b>				<b>10.51</b>								

### 4.4 Habitat values

Few habitat values were identified during the field assessment with the exception of three remnant hollow bearing trees comprising small and medium hollows and two medium stick nests. Tree hollows could provide suitable nesting habitat for several threatened species of bird, bat, reptile, or mammal.

Locations of large trees and tree hollows are shown on Figure 4-3.





Figure 4-3: Indicative location of habitat trees in the subject land





#### 4.5 Threatened species

No threatened species listed under the EPBC Act, BC Act or FM Act were recorded during the field survey.

The BAM Calculator (BAM-C) provides a list of predicted threatened species which are known to have an association with the plant community type (PCT) on the subject land and are assumed to have potential to use the habitat. These species can only be excluded where specific habitat or geographic constraints are not present in the subject land. On this basis, one species, Glossy Black-Cockatoo (*Calyptrorhynchus lathamii*) was removed as a predicted species from as required habitat does not occur (*Allocasuarina* sp. trees). Where required habitat constraints for these species do occur on the subject land, offsetting obligation is included within the ecosystem credit requirements for the vegetation calculated by the BAM-C. The full list of ecosystem credit species relevant to this assessment is provided in Appendix B.

The BAM-C provides a separate list of candidate species credit species which cannot be reliably associated with a PCT (Table 4-4). These species would generate a credit requirement if they were found to be present or are assumed to be present. These species can only be excluded where required survey effort (as per BAM survey guidelines) has been conducted and the species is not found to occur, or field assessment determines required habitat or geographic constraints do not occur, or habitat is too degraded to support the species.

On the basis of this assessment, the following species were excluded from further consideration:

- Sloane's Froglet *Crinia sloanei* – required habitat constraints (Semi-permanent/ephemeral wet areas containing relatively shallow sections with submergent and emergent vegetation, or within 500 metres of wet area/ swamps or within 500 metres of a waterbody) is not consistent with the subject land
- Swift Parrot *Lathamus discolor* – required habitat constraints (important habitat as per the Important Habitat Map) not present in subject land
- Grey-headed Flying-fox *Pteropus poliocephalus* - required habitat constraints (breeding camps) not present in subject land

All remaining candidate species are assumed to occur until all required seasonal surveys are conducted to either detect their presence or confirm their absence. Comment has been provided for each candidate species credit species in Table 4-4.

The Credit Summary Report provided in Appendix D outlines the estimated credit requirement generated by future development if the Biodiversity Offset Scheme (BOS) is applied. Species credit species (candidate species) each have offsetting requirements under the BOS, where there are known or assumed to occur.

Offsets for impact to 'Predicted' species resulting from future development are included in the ecosystem credit calculations generated by the BAM-C.



Table 4-3: Candidate species credit species

Common name	Scientific name	Habitat constraints	Survey months	Comment
Glossy Black-Cockatoo (Breeding)	<i>Calyptorhynchus lathami</i>	Hollow bearing trees - Living or dead tree with hollows greater than 15cm diameter	January - September	Breeding habitat was recorded in the subject land. Survey for the purposes of this report occurred in the required season, and no birds, or evidence of hollow use was detected.
Pine Donkey Orchid	<i>Diuris tricolor</i>	-	September - October	Search transects required.
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	Living or dead mature trees within suitable vegetation within 1km of a rivers, lakes, large dams or creeks, wetlands and coastlines	July - December	Not identified to be present during the field survey. May be able to be ruled out based on distance to suitable waterbodies, however one moderate dam exists within 1km.
Leafless Indigo	<i>Indigofera efoliata</i>	-	September and October	Search transects required in spring
Major Mitchell's Cockatoo (Breeding)	<i>Lophochroa leadbeateri</i>	Hollow bearing trees - Living or dead tree with hollows greater than 10cm diameter	September to October	Nesting habitat was recorded in the subject land.
Squirrel Glider	<i>Petaurus norfolcensis</i>	-	All Year	Survey using spotlighting or wildlife cameras would be required.
Koala	<i>Phascolarctos cinereus</i>	Presence of koala use trees - refer to Survey Comments field in TBDC	All Year	Survey required in accordance with the guidelines.
Superb Parrot (Breeding)	<i>Polytelis swainsonii</i>	Living or dead <i>E. blakelyi</i> , <i>E. melliodora</i> , <i>E. albens</i> , <i>E. camaldulensis</i> , <i>E. microcarpa</i> , <i>E. polyanthemus</i> , <i>E. mannifera</i> , <i>E. intertexta</i> with hollows greater than 5cm diameter greater than 4m above ground or trees with a DBH of greater than 30cm	September to November	Nesting habitat was recorded in the subject land. Survey required during breeding season.
Silky Swainson-pea	<i>Swainsona sericea</i>	-	September to November	Search transects required in spring



#### 4.6 Aquatic communities

No hydrological features occur on the subject land, however, Eulomogo Creek occurs approximately 1.3 kilometres south of the subject land within the 1500 metre buffer as does a medium sized dam. Construction activities have the potential to impact nearby aquatic communities through runoff, as disturbances on land can translate to disturbances to aquatic habitats if not managed in accordance with standard environmental safeguards.

Measures to mitigate potential impacts to waterways are discussed in Section 6 of this report.

#### 4.7 Migratory species

No migratory species were detected during field survey and a significant impact to migratory bird species under the EPBC Act is considered unlikely.

Ten migratory species (all birds) listed under the EPBC Act were identified as potentially occurring in the subject land in the EPBC Act Protected Matters Report, most of which rely on wetland habitats. Given the absence of appropriate habitat within the subject land, these species are not expected to occur or be impacted by future development. An assessment of significance for migratory birds predicted to occur in the subject land is provided in Table 4-5. There is no 'real chance' direct or indirect impacts would occur to migratory birds, therefore no significant impact to migratory birds would occur.

**Table 4-4: Assessment of Significance, Migratory birds**

<i>An action is likely to have a significant impact on a migratory species if there is a real chance or possibility that it will:</i>	
Criteria	Response
I. substantially modify (including by fragmenting, altering fire regimes, altering nutrient cycles or altering hydrological cycles), destroy or isolate an area of important habitat for a migratory species	There is little evidence to suggest that the subject land supports 'important habitat' for migratory species, however it may provide seasonal breeding and feeding grounds. Given their migratory habits, the arid nature of food and habitat resources and the extent of habitat across their range, it is likely that the existing resources within the subject land would be utilised infrequently and on a transitory basis only. Migratory birds are extremely mobile in nature and have a large feeding area that would not be solely reliant on the habitat provided in the subject land. Areas of woodland are loosely connected to the subject land in the event they are disturbed during any future construction processes.
II. result in an invasive species that is harmful to the migratory species becoming established in an area of important habitat for the migratory species, or	The subject land has a history of habitat modification, which has benefited feral fauna and invasive flora species. The proponent will ensure the spread of weeds and feral fauna is not enhanced by the project.
III. seriously disrupt the lifecycle (breeding, feeding, migration or resting behaviour) of an ecologically significant proportion of the population of a migratory species.	As noted above, the subject land is not considered to be an area of 'important habitat' for migratory birds, whether they are wetland or terrestrial species. It is unlikely that an ecological significant proportion of migratory birds would rely on habitat in the subject land.



#### 4.8 Groundwater dependent communities

There are no potential GDEs mapped within the subject land. Mitigation of impacts to GDEs is primarily applied to managing the impact to the aquifer from extraction or large-scale removal of GDE vegetation. If there is proposed extraction of groundwater in the subject land, mitigation may be required. Retention of remnant trees where possible is recommended.

#### 4.9 Soils and drainage

Soils on site are predominantly euzozems, red and brown cracking clays typical of the Wongaroon soil landscape as classified in the Soil Landscapes of Central and Eastern NSW (Department of Planning, Industry and Environment, 2020). Soil types mapped as occurring in the subject land include:

##### Euzozems

*Topsoil* - dark reddish-brown clay loam to light clay; strong structure (fine blocky to polyhedral); pH 6.0; to 15 cm depth.

*Subsoil* - strongly structured, dark reddish-brown light to medium clay; pH 6.5 - 8.0. Changing at 40 cm to reddish-brown to dark red light to medium clay; strong polyhedral to prismatic structure; pH ranges from 7.0 - 8.5. Calcium carbonate often occurs at depth (80 to 100 cm).

##### Red cracking clays

*Topsoil* - self-mulching, reddish-brown medium clay; strong fine blocky structure; some calcium carbonate nodules; pH 8.5; to 10 cm depth.

*Subsoil* - reddish-brown heavy clay; strong structure (coarse lenticular breaking to moderate blocky or prismatic) and soft calcium carbonate concretions; pH 8.5; to greater than 100 cm

##### Brown cracking clays

*Topsoil* - self-mulching brown medium clay; strong fine polyhedral peds with small CaCO<sub>3</sub> nodules; pH 8.5. Irregular, gradual boundary at 8 cm.

*Subsoil* - brown heavy clay; strong prismatic structure (50 to 100 mm size peds) with very shiny ped faces; soft CaCO<sub>3</sub> nodules present; grading to coarse (150 to 200 mm size peds), lenticular structure below 40 to 50 cm depth. pH is 8.5 and remains at this at 100 cm.

The soils identified in the study area are typically considered to be of moderate erosion hazard with low salinity. These soils have a moderate-high shrink-swell potential the main limitation to urban development.

Soils will be disturbed where future vegetation removal and construction activities occur and drainage may be affected as a result. Construction activities have the potential to impact the surrounding environment and hydrological features through runoff or other contaminants, as disturbances on land can translate to disturbances to aquatic habitats if not appropriately managed.





Standard mitigation and remediation processes applied to manage soil disturbance and drainage in the subject land after construction will ensure no long-term impact to the biodiversity values (Section 6).

#### 4.10 Weeds and pests

Weed levels were high in the groundcover stratum under the trees. High threat weeds recorded during the field assessment include Cobbler's pegs (*Bidens Pilosa*), African Boxthorn (*Lycium ferrocissimum*), Blue heliotrope (*Heliotropium amplexicaule*).

An example of exotic vegetation recorded in the subject land is shown in Plate 4-2.

Plate 4-2: Example of African Boxthorn on site



It is anticipated feral fauna species such as the European rabbit (*Oryctolagus cuniculus*), Feral Cat (*Felis catus*) and European Fox (*Vulpes vulpes*) would use the subject land.



## 5 Impacts

Direct impacts are a direct result of construction activities, should future development occur.

Direct impacts include impact to native vegetation and threatened species as discussed throughout this report. Development of this site would require offsetting under the NSW Biodiversity Offset Scheme.

Indirect impacts are those which are not a direct result of development, often produced away from, or because of, a complex impact pathway. They can be hard to predict and difficult to manage.

Prescribed impacts are identified in the BAM 2020<sup>5</sup>:

*a. on the habitat of threatened entities including:*

- i. karst, caves, crevices, cliffs, rocks and other geological features of significance,*
- or*
- ii. human-made structures,*
- or*
- iii. non-native vegetation*

*b. on areas connecting threatened species habitat, such as movement corridors*

*c. that affect water quality, water bodies and hydrological processes that sustain threatened entities (including from subsidence or upsidence from underground mining)*

*d. on threatened and protected animals from turbine strikes from a wind farm*

*e. on threatened species or fauna that are part of a TEC from vehicle strikes.*

Future Development Applications associated with this Planning Proposal would need to consider safeguards against and mitigation of potential direct, indirect and or prescribed impacts. Recommended mitigation measures for any future development are outlined in Section 8.

### 5.1 Serious and Irreversible Impacts

Candidate Serious and Irreversible Impacts (SAII) are identified in the BAM-C and listed on the NSW department website<sup>6</sup>.

Accredited Assessors are required to provide additional information about the existing population, potential impacts to the population, and other details, for each candidate SAII identified during the assessment. The determining authority uses this additional information to decide if the proposal will or will not pose an SAII to the matter. For Part 4 approvals, if the determining authority decides it will pose an SAII to the matter, the determining authority must refuse the development.

<sup>5</sup> <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/biodiversity-assessment-method-2020-200438.pdf>

<sup>6</sup> <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/local-government-and-other-decision-makers/serious-and-irreversible-impacts-of-development>



One candidate SAIL was identified by the BAM-C as part of this preliminary assessment: *Indigofera efoliata* (Leafless Indigo). Targeted assessment for this species should be conducted in September or October. If it is confirmed not to be present, then it no longer requires consideration as a candidate SAIL.

## 5.2 Impact on Key Threatening Processes

Key Threatening Processes (KTPs) listed under the BC Act, EPBC Act and FM Act were reviewed (Appendix E). The following KTPS below will be possibly negligibly exacerbated by future development:

- Anthropogenic Climate Change (BC Act)
- Clearing of native vegetation (BC Act)
- Invasion of native plant communities by exotic perennial grasses (BC Act)
- Loss of Hollow-bearing Trees (BC Act)
- Removal of dead wood and dead trees (BC Act)
- Human-caused climate change (FM Act)
- Land clearance (EPBC Act)
- Loss of climatic habitat caused by anthropogenic emissions of greenhouse gases (EPBC Act).
- Prevalence of feral cat populations.

Standard mitigation and remediation processes applied to manage disturbance in the subject land before, during and after construction would ensure impact to the KTPs outlined above are minimised (Section 6). Any residual impacts to these KTPs are unlikely to be significant.

## 5.3 Cumulative impact

Cumulative impact would be considered within a biodiversity development assessment report (BDAR). Cumulative impact considers the combined impact of the proposed development with other known developments at the time of preparing the report. For example, development in the subject land would need to be considered against the cumulative effect of the expansion of the urban development around the city of Dubbo.





## 6 Environmental safeguards and mitigation measures

The following sections provide recommendations of how the principles of 'avoid, minimise, mitigate' may be applied to future Development Applications associated with the Planning Proposal.

In managing biodiversity, the proponent aims to achieve a balanced outcome, taking account of environmental considerations together with economic and community objectives. This includes a balanced approach to examining the environmental consequences of an activity and recognising achieving an optimal outcome often requires compromise with respect to decisions regarding environmental values. A key part of the proponent's management of biodiversity for this proposal is the application of the 'avoid, minimise, mitigate and offset' hierarchy as follows:

1. avoid and minimise impacts as the highest priority,
2. mitigate impacts where avoidance is not feasible or practicable in the circumstance,
3. offset where residual, significant unavoidable impact to biodiversity would occur.

### 6.1 Avoid impact

The primary method to avoid impact is to locate activities away from areas of known or potential high biodiversity value, such as remnant hollow bearing trees. The first preference is to locate a development within existing cleared and disturbed areas which have good access, are not within immediate proximity to waterways, and support good site management practices.

Demonstrating effort to avoid impact to native vegetation, and threatened species, populations or ecological communities is a critical requirement for any BDAR.

### 6.2 Minimise impact

Future construction will require some native vegetation and habitat removal, however, a development proposal may minimise direct impact by:

- minimising native vegetation removal where reasonably practicable by detailed design
- electing to trim trees in preference to tree removal wherever possible.
- using existing disturbed areas where possible
- avoiding large trees and habitat trees where possible
- removing invasive weed species.

### 6.3 Mitigate impact

Once all practicable steps to avoid or minimise impact to biodiversity are implemented at the detailed design phase, mitigation measures would be implemented to lessen the potential ecological impacts of future development. Mitigation measures are to be undertaken during the construction and operational phases. Measures may include managing the vegetation



clearing process, re-establishment of native vegetation at the end of a construction where possible, weed management, provision of supplementary fauna habitat (such as nest boxes for appropriate species), and installation of erosion and sediment controls as appropriate (Table 6.1).

Table 6-1: Mitigation measures

Impact	Mitigation Measure	Responsibility	Timing
General	<ul style="list-style-type: none"> <li>Any change in design affecting land outside the subject land assessed in this report will require further ecological survey, notwithstanding minor changes where the ecological values have been considered by this assessment.</li> </ul>	Proponent	Pre-construction, construction, operation
Clearing and prevention of over-clearing	<ul style="list-style-type: none"> <li>All personnel would be inducted to be aware any stand of native vegetation outside the subject land has legislative consequences if deliberately or accidentally impacted without approval. Evidence of all personnel receiving an induction would be kept on file (signed induction sheets etc.).</li> <li>Before starting work, a physical vegetation clearing boundary at the approved clearing limit is to be identified and effectively communicated to the contractor.</li> <li>Vegetation within the subject land would be removed to avoid damage to surrounding vegetation. Ensure groundcover disturbance would be kept to a minimum and within the subject land.</li> </ul>	Proponent/ Contractor	Pre-construction, construction, operation
Removal of native vegetation	<ul style="list-style-type: none"> <li>Native vegetation removal will be minimised through detailed design.</li> <li>Suitable barriers are installed to ensure the vegetation outside any approved limit of clearing is not inadvertently impacted.</li> </ul>	Proponent/ Contractor	Construction and post-construction
Removal of hollow bearing trees	<ul style="list-style-type: none"> <li>Removal of native vegetation should be undertaken to mitigate the impact to any wildlife using the habitat at the time of the assessment. For example, the presence of a spotter catcher during the clearing of hollow bearing trees.</li> </ul>	Proponent/ Contractor	Construction and post-construction
Removal of threatened fauna habitat	<ul style="list-style-type: none"> <li>Threatened fauna habitat removal would be minimised through detailed design wherever possible.</li> <li>Habitat values may be replaced or re-instated in the local area.</li> <li>An unexpected species find procedure is to be followed if fauna is injured during the clearing process. An unexpected finds process will be prepared to ensure suitable response to any threatened species detected during the clearing process.</li> </ul>	Proponent/ Contractor	Pre-construction, construction, operation
Aquatic impacts	<ul style="list-style-type: none"> <li>Impacts to aquatic habitat will be minimised through detailed design.</li> <li>Erosion and sediment plans will need to be implemented prior to clearing/construction</li> </ul>	Proponent/ Contractor	Pre-construction, construction, operation
Changes to hydrology	<ul style="list-style-type: none"> <li>Changes to existing surface water flows will be minimised through detailed design.</li> </ul>	Proponent/ Contractor	Pre-construction, construction, operation
Edge effects on adjacent native vegetation and habitat	<ul style="list-style-type: none"> <li>Exclusion zones will be set up at the limit of clearing.</li> </ul>	Proponent/ Contractor	Pre-construction, construction, operation
Injury and mortality of fauna	<ul style="list-style-type: none"> <li>Fauna would be managed to minimise and mitigate impact or injury to fauna during vegetation clearing and construction.</li> </ul>	Proponent/ Contractor	Pre-construction, construction, operation



Impact	Mitigation Measure	Responsibility	Timing
Soil Management	<ul style="list-style-type: none"> <li>Erosion and sediment controls are required.</li> <li>Site management will incorporate best management erosion and sediment control practices such as those found in the Department of Housing's "Blue Book" (4th Edition) on erosion and sediment control.</li> <li>Linear silt fencing to be installed down slope of all affected areas and stockpiles. Silt fencing will be installed before excavation begins.</li> <li>All erosion and silt control devices will be visually inspected weekly to ensure effectiveness as well as after each rainfall event.</li> </ul>	Proponent/ Contractor	Pre-construction, construction, operation
Water pollution - fuel, chemical spills and hazardous materials	<ul style="list-style-type: none"> <li>Store fuels, chemical and hazardous materials in secure, bunded areas within temporary</li> <li>Capture and dispose of spill and contaminated materials from temporary construction ancillary facilities at a licensed facility.</li> <li>Provide spill kits around temporary construction ancillary facilities.</li> </ul>	Contractor	Pre-construction and during construction
Stockpiles	<p>Stockpile and compound sites would be located using the following criteria:</p> <ul style="list-style-type: none"> <li>At least 40 m away from the nearest waterway</li> <li>In areas of low ecological conservation significance (i.e., previously disturbed land)</li> <li>On relatively level ground</li> <li>Outside the one in 10-year Average Recurrence Interval (ARI) floodplain.</li> <li>Stockpiling materials and equipment and parking vehicles would be avoided within the dripline (extent of foliage cover) of any tree.</li> </ul>	Proponent/ Contractor	Pre-construction, construction, operation
Introduction and spread of weeds and pathogens	<ul style="list-style-type: none"> <li>Any priority or high threat weeds identified during construction would be managed according to the requirements of the Biosecurity Act 2015. The growth of all priority weeds recorded in the subject land must be managed in a manner which continuously inhibits the ability of the plant to spread, and the plant must not be sold, propagated, or knowingly distributed.</li> <li>Construction machinery (bulldozers, excavators, trucks, loaders, and graders) would be cleaned using a high-pressure washer (or other suitable device) before entering and exiting work sites.</li> <li>Weed-free fill would be used for on-site earthwork if required.</li> <li>All pesticides would be used in accordance with the requirements on the label. Any person carrying out pesticide (including herbicide) application would be trained to do so and have the proper certificate of completion/competency or statement of attainment issued by a registered training organisation.</li> <li>Monitoring of green spaces should be undertaken post construction to confirm presence of any introduced species and appropriate weed management measures implemented.</li> <li>Use weed-free topsoil in landscaping and revegetate disturbed sites with locally indigenous species.</li> </ul>	Proponent/ Contractor	Construction
Noise, light and vibration	Noise, light and vibration impacts will be minimised during the detailed design process and construction.	Proponent/ Contractor	Construction; operation



## 6.4 Biodiversity offset strategy

The offsetting requirement for any future Development Application would be determined at the time of that application and would be required if impact to PCT 76 in the subject land exceeds 0.25 hectares. Native vegetation exists across the subject land, except where bare earth exists.

To meet the offsetting requirement, the proponent may purchase credits from the open market, credit holders or the Credit Supply Taskforce (CST) when credits are available. The proponent may also consider paying directly to the Biodiversity Conservation Fund (BCF), after seeking a Charge Quote and subsequently requesting to pay into the fund.

Offsetting is generally required to be complete, with biodiversity credits retired or the offsetting amount having been paid to the Biodiversity Conservation Trust (BCT) before on groundwork commences. Projects may be staged at the design stage and details included in the Development Application which would enable the credits to be purchased and retired for one stage at a time, before on-ground work commences for that stage, allowing the proponent to spread the financial liability.



## 7 Conclusion

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The subject land contains vegetation and habitat values that would require offsetting should future development be assessed under the NSW Biodiversity Offset Scheme.

In the preparation of a BDAR for the development, it would be important to demonstrate the development has addressed the concept of 'Avoid and Minimise' which is a requirement of the provisions of the *Biodiversity Conservation Act 2016* (BC Act). Offsetting requirements would be reduced where treed vegetation is avoided.

Safeguards and mitigation measures have been provided to minimise harm to the environment.



## 8 References

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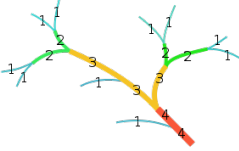


## Appendix A: Terms and abbreviations used in this report

### Terms and abbreviations used in this report

Abbreviation	Terminology	Description
	Assessment or test of significance	The Assessment of Significance refers to the factors that must be considered by decision makers to assess whether a Proposal is likely to have a significant effect on threatened biodiversity. These mechanisms are contained in s5A of the EP&A Act and s94 of the BC Act.
BoM	Australian Bureau of Meteorology	The Bureau of Meteorology is Australia's national weather, climate and water agency.
	Critical habitat	Critical habitat is defined as an area crucial to the survival of an endangered species, population, or ecological community. The declaration of critical habitat provides greater protection and stricter controls over activities in the area.
	Cumulative impacts	Impacts, when considered together, lead to a stronger impact than any impact in isolation.
	Direct impacts	Directly affect the habitat and individuals. They include, but are not limited to, death through predation, trampling, poisoning of the animal/plant itself and the removal of suitable habitat. When applying each factor, consideration must be given to all of the likely direct impacts of the proposed activity or development.
DCCEEW	Department of Climate Change, Energy, the Environment and Water	The DCCEEW protects Australia's natural environment and heritage sites as well as help Australia respond to climate change and carefully manage our water and energy resources.
TEC	Threatened Ecological Community	An ecological community identified by relevant legislation as being at risk of extinction.
	Environment	The environment includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings.
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)</i>	Provides for the protection of the environment, especially matters of national environmental significance, and provides a national assessment and approvals process.
GDA	Geocentric Datum of Australia	The Geocentric Datum of Australia (GDA) is the latest Australian coordinate system, replacing the Australian Geodetic Datum (AGD). The GDA is a part of a global coordinate reference frame and is directly compatible with the Global Navigation Satellite Systems.
GDE	Groundwater Dependent Ecosystems	Six types of groundwater dependent ecosystems are conventionally recognised in Australia: Terrestrial vegetation relies on the availability of shallow groundwater. Wetlands such as paperbark swamp forests and mound springs ecosystems. River base flow systems where a groundwater discharge provides a base flow component to the river's discharge. Aquifer and cave ecosystems where life exists independent of sunlight Terrestrial fauna, both native and introduced, dependant on groundwater as a source of drinking water. Estuarine and near shore marine systems, such as some coastal mangroves, salt marshes and sea grass beds, which rely on the submarine discharge of groundwater.
	Habitat	The area occupied, or periodically or occasionally occupied, by any threatened species, population or ecological community and includes all the different aspects (both biotic and abiotic) used by species during the different stages of their life cycles.
IBRA	Interim Biogeographic Regionalisation of Australia	The Interim Biogeographic Regionalisation for Australia (IBRA) is a biogeographic regionalisation of Australia developed by the Australian Government's Department of the Environment. Each region is a land area



Abbreviation	Terminology	Description
		made up of a group of interacting ecosystems repeated in similar form across the landscape.
	Indirect impacts	Occur when project-related activities affect species, populations or ecological communities in a manner other than direct loss. Indirect impacts can include loss of individuals through starvation, exposure, predation by domestic and/or feral animals, loss of breeding opportunities, loss of shade/shelter, deleterious hydrological changes, increased soil salinity, erosion, inhibition of nitrogen fixation, weed invasion, fertiliser drift, or increased human activity within or directly adjacent to sensitive habitat areas. As with direct impacts, consideration must be given, when applying each factor, to all of the likely indirect impacts of the proposed activity or development.
KTP	Key Threatening Process	A key threatening process is defined as a process that threatens, or may have the capability to threaten, the survival or evolutionary development of species, populations or ecological communities. A requirement of their listing on the Act is that the process adversely affects two or more threatened species, populations or ecological communities, or may cause species, populations or ecological communities not threatened to become threatened.
LGA	Local Government Area	The relevant LGA is Governed by Council who are the determining authority for this development application.
	Local population	The population occurs in the subject land. The assessment of the local population may be extended to include individuals beyond the subject land if it can be clearly demonstrated contiguous or interconnecting parts of the population continue beyond the subject land. The local population of a threatened plant species comprises those individuals occurring in the subject land, or the cluster of individuals extend into habitat adjoining and contiguous with the subject land could reasonably be expected to be cross-pollinating with those in the subject land. The local population of resident fauna species comprises those individuals known or likely to occur in the subject land, as well as any individuals occurring in adjoining areas (contiguous or otherwise) are known or likely to utilise habitats in the subject land. The local population of migratory or nomadic fauna species comprises those individuals likely to occur in the subject land from time to time.
	Local population (EEC)	The ecological community present within the subject land. However, the local occurrence may include adjacent areas if the ecological community on the subject land forms part of a larger contiguous area of the ecological community and the movement of individuals and exchange of genetic material across the boundary of the subject land can be clearly demonstrated.
MNES	Matters of national environmental significance.	Refers to the seven matters of national environmental significance outlined under the EPBC Act.
RAMSAR	Convention on Wetlands of International Importance	The Ramsar Convention's broad aims are to halt the worldwide loss of wetlands and to conserve, through wise use and management, those remaining. This requires international cooperation, policy making, capacity building and technology transfer.
Significant impact		A 'significant impact' is an impact which is important, notable, or of consequence, having regard to its context or intensity.
Strahler stream order		Strahler stream order and are used to define stream size based on a hierarchy of tributaries (see below). 





## Appendix B: Database search results

### IBRA predicted species

Search results for predicted in the Pilliga IBRA subregion, filtered by Floodplain Transition Woodlands Keiths Vegetation Class

Scientific name	Common name	NSW status	Commonwealth status
<b>Amphibian</b>			
<i>Crinia sloanei</i>	Sloane's Froglet	Endangered	Endangered
<b>Bird</b>			
<i>Anseranas semipalmata</i>	Magpie Goose	Vulnerable	-
<i>Anthochaera phrygia</i>	Regent Honeyeater	Critically Endangered	Critically Endangered
<i>Artamus cyanopterus cyanopterus</i>	Dusky Woodswallow	Vulnerable	-
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Endangered	Endangered
<i>Burhinus grallarius</i>	Bush Stone-curlew	Endangered	-
<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo	Vulnerable	Vulnerable
<i>Chthonicola sagittata</i>	Speckled Warbler	Vulnerable	-
<i>Circus assimilis</i>	Spotted Harrier	Vulnerable	-
<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (eastern subspecies)	Vulnerable	Vulnerable
<i>Daphoenositta chrysoptera</i>	Varied Sittella	Vulnerable	-
<i>Ephippiorhynchus asiaticus</i>	Black-necked Stork	Endangered	-
<i>Epthianura albifrons</i>	White-fronted Chat	Vulnerable	-
<i>Falco subniger</i>	Black Falcon	Vulnerable	-
<i>Glossopsitta pusilla</i>	Little Lorikeet	Vulnerable	-
<i>Grantiella picta</i>	Painted Honeyeater	Vulnerable	Vulnerable
<i>Grus rubicunda</i>	Brolga	Vulnerable	-
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Vulnerable	-
<i>Hamirostra melanosternon</i>	Black-breasted Buzzard	Vulnerable	-
<i>Hieraaetus morphnoides</i>	Little Eagle	Vulnerable	-
<i>Lathamus discolor</i>	Swift Parrot	Endangered	Critically Endangered
<i>Leipoa ocellata</i>	Malleefowl	Endangered	Vulnerable
<i>Limosa limosa</i>	Black-tailed Godwit	Vulnerable	-
<i>Lophochroa leadbeateri</i>	Major Mitchell's Cockatoo	Vulnerable	Endangered
<i>Lophoictinia isura</i>	Square-tailed Kite	Vulnerable	-
<i>Melanodryas cucullata cucullata</i>	Hooded Robin (south-eastern form)	Vulnerable	Endangered
<i>Melithreptus gularis gularis</i>	Black-chinned Honeyeater (eastern subspecies)	Vulnerable	-
<i>Neophema pulchella</i>	Turquoise Parrot	Vulnerable	-
<i>Ninox connivens</i>	Barking Owl	Vulnerable	-
<i>Ninox strenua</i>	Powerful Owl	Vulnerable	-
<i>Oxyura australis</i>	Blue-billed Duck	Vulnerable	-
<i>Pachycephala inornata</i>	Gilbert's Whistler	Vulnerable	-
<i>Petroica boodang</i>	Scarlet Robin	Vulnerable	-
<i>Petroica phoenicea</i>	Flame Robin	Vulnerable	-
<i>Phaethon rubricauda</i>	Red-tailed Tropicbird	Vulnerable	-
<i>Polytelis swainsonii</i>	Superb Parrot	Vulnerable	Vulnerable
<i>Pomatostomus temporalis temporalis</i>	Grey-crowned Babbler (eastern subspecies)	Vulnerable	-
<i>Rostratula australis</i>	Australian Painted Snipe	Endangered	Endangered
<i>Stagonopleura guttata</i>	Diamond Firetail	Vulnerable	Vulnerable
<i>Stictonetta naevosa</i>	Freckled Duck	Vulnerable	-
<i>Tyto novaehollandiae</i>	Masked Owl	Vulnerable	-
<b>Mammal</b>			
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Vulnerable	Endangered

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Scientific name	Common name	NSW status	Commonwealth status
<i>Chalinolobus picatus</i>	Little Pied Bat	Vulnerable	-
<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Vulnerable	-
<i>Nyctophilus corbeni</i>	Corben's Long-eared Bat	Vulnerable	Vulnerable
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Vulnerable
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheathtail-bat	Vulnerable	-
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Vulnerable	-
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Vulnerable	Endangered
<i>Petaurus norfolcensis</i>	Squirrel Glider	Vulnerable	-
<i>Phascogale carolinensis</i>	Koala	Endangered	Endangered
<i>Sminthopsis macroura</i>	Stripe-faced Dunnart	Vulnerable	-
<b>Reptile</b>			
<i>Aprasia parapulchella</i>	Pink-tailed Legless Lizard	Vulnerable	Vulnerable
<i>Hoplocephalus bitorquatus</i>	Pale-headed Snake	Vulnerable	-
<b>Plant</b>			
<i>Tylophora linearis</i>	Tylophora linearis	Vulnerable	-
<i>Acacia ausfeldii</i>	Ausfeld's Wattle	Vulnerable	-
<i>Calotis glandulosa</i>	Mauve Burr-daisy	Vulnerable	-
<i>Commersonia procumbens</i>	Commersonia procumbens	Vulnerable	-
<i>Dichanthium setosum</i>	Bluegrass	Vulnerable	-
<i>Diuris tricolor</i>	Pine Donkey Orchid	Vulnerable	-
<i>Homoranthus darwinoides</i>	Fairy Bells	Vulnerable	-
<i>Indigofera efoliata</i>	Leafless Indigo	Endangered	-
<i>Pomaderris queenslandica</i>	Scant Pomaderris	Endangered	-
<i>Swainsona sericea</i>	Silky Swainson-pea	Vulnerable	-
<i>Zieria ingramii</i>	Keith's Zieria	Endangered	-
<b>Ecological Community</b>			
Fuzzy Box Woodland on alluvial Soils of the South Western Slopes, Darling Riverine Plains and Brigalow Belt South Bioregions		Endangered Ecological Community	-
Inland Grey Box Woodland in the Riverina, NSW South Western Slopes, Cobar Penepine, Nandewar and Brigalow Belt South Bioregions		Endangered Ecological Community	-
White Box - Yellow Box - Blakelys Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions		Critically Endangered Ecological Community	-



## BAM Calculator - predicted species output



### BAM Predicted Species Report

#### Proposal Details

Assessment Id	Proposal Name	BAM data last updated *
00045958/BAAS19066/24/00045959	Lot 200 Keswick Estate	22/06/2023
Assessor Name	Report Created	BAM Data version *
Addy Watson	20/02/2024	61
Assessor Number	Assessment Type	BAM Case Status
BAAS19066	Part 4 Developments (General)	Open
Assessment Revision	BOS entry trigger	Date Finalised
0	BOS Threshold: Area clearing threshold	To be finalised

\* Disclaimer: BAM data last updated may indicate either complete or partial update of the BAM calculator database. BAM calculator database may not be completely aligned with Bionet.

**Threatened species reliably predicted to utilise the site. No surveys are required for these species. Ecosystem credits apply to these species.**

Common Name	Scientific Name	Vegetation Types(s)
Black Falcon	Falco subniger	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Brown Treecreeper (eastern subspecies)	Climacteris picumnus victoriae	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Diamond Firetail	Stagonopleura guttata	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Dusky Woodswallow	Artamus cyanopterus cyanopterus	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Flame Robin	Petroica phoenicea	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Grey-crowned Babbler (eastern subspecies)	Pomatostomus temporalis temporalis	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Grey-headed Flying-fox	Pteropus poliocephalus	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions

Assessment Id	Proposal Name	Page 1 of 2
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## BAM Predicted Species Report

Hooded Robin (south-eastern form)	Melanodryas cucullata cucullata	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Major Mitchell's Cockatoo	Lophochroa leadbeateri	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Scarlet Robin	Petroica boodang	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Speckled Warbler	Chthonicola sagittata	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Superb Parrot	Polytelis swainsonii	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
Swift Parrot	Lathamus discolor	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
White-bellied Sea- Eagle	Haliaeetus leucogaster	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions
White-throated Needletail	Hirundapus caudacutus	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions

### Threatened species Manually Added

None added

### Threatened species assessed as not within the vegetation zone(s) for the PCT(s)

Common Name	Scientific Name	Plant Community Type(s)
Glossy Black- Cockatoo	Calyptorhynchus lathamii	76-Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions

### Threatened species assessed as not within the vegetation zone(s) for the PCT(s)

Refer to BAR for detailed justification

Common Name	Scientific Name	Justification in the BAM-C
Glossy Black-Cockatoo	Calyptorhynchus lathamii	Habitat constraints

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Proposal Name

Lot 200 Keswick Estate

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## EPBC Report



Australian Government  
Department of Climate Change, Energy,  
the Environment and Water

## EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 15-Feb-2024

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



## Summary

### Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance (Ramsar)</a>	4
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	6
<a href="#">Listed Threatened Species:</a>	40
<a href="#">Listed Migratory Species:</a>	10

### Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

<a href="#">Commonwealth Lands:</a>	2
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	17
<a href="#">Whales and Other Cetaceans:</a>	None
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Australian Marine Parks:</a>	None
<a href="#">Habitat Critical to the Survival of Marine Turtles:</a>	None

### Extra Information

This part of the report provides information that may also be relevant to the area you have

<a href="#">State and Territory Reserves:</a>	None
<a href="#">Regional Forest Agreements:</a>	None
<a href="#">Nationally Important Wetlands:</a>	None
<a href="#">EPBC Act Referrals:</a>	3
<a href="#">Key Ecological Features (Marine):</a>	None
<a href="#">Biologically Important Areas:</a>	None
<a href="#">Bioregional Assessments:</a>	1
<a href="#">Geological and Bioregional Assessments:</a>	None





## Details

### Matters of National Environmental Significance

#### Wetlands of International Importance (Ramsar Wetlands) [Resource Information]

Ramsar Site Name	Proximity	Buffer Status
<a href="#">Banrock station wetland complex</a>	700 - 800km upstream from Ramsar site	In feature area
<a href="#">Riverland</a>	700 - 800km upstream from Ramsar site	In feature area
<a href="#">The coorong, and lakes alexandrina and albert wetland</a>	900 - 1000km upstream from Ramsar site	In feature area
<a href="#">The macquarie marshes</a>	150 - 200km upstream from Ramsar site	In feature area

#### Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Coolibah - Black Box Woodlands of the Darling Riverine Plains and the Brigalow Belt South Bioregions</a>	Endangered	Community may occur within area	In feature area
<a href="#">Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia</a>	Endangered	Community likely to occur within area	In feature area
<a href="#">Natural grasslands on basalt and fine-textured alluvial plains of northern New South Wales and southern Queensland</a>	Critically Endangered	Community may occur within area	In feature area
<a href="#">Poplar Box Grassy Woodland on Alluvial Plains</a>	Endangered	Community may occur within area	In feature area
<a href="#">Weeping Myall Woodlands</a>	Endangered	Community may occur within area	In feature area
<a href="#">White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland</a>	Critically Endangered	Community likely to occur within area	In feature area



Community Name	Threatened Category	Presence Text	Buffer Status
<b>Listed Threatened Species</b> <a href="#">[Resource Information]</a>			
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	Threatened Category	Presence Text	Buffer Status
<b>BIRD</b>			
<a href="#">Anthochaera phrygia</a> Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<a href="#">Aphelocephala leucopsis</a> Southern Whiteface [529]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<a href="#">Botaurus poiciloptilus</a> Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Calyptorhynchus lathami lathami</a> South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Climacteris picumnus victoriae</a> Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Falco hypoleucos</a> Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Grantiella picta</a> Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area	In feature area





Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Leipoa ocellata</a> Malleefowl [934]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Lophochroa leadbeateri leadbeateri</a> Major Mitchell's Cockatoo (eastern), Eastern Major Mitchell's Cockatoo, Pink Cockatoo (eastern) [82926]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Melanodryas cucullata cucullata</a> South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area	In feature area
<a href="#">Neophema chrysostoma</a> Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Pedionomus torquatus</a> Plains-wanderer [906]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Polytelis swainsonii</a> Superb Parrot [738]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Rostratula australis</a> Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area	In feature area
<a href="#">Stagonopleura guttata</a> Diamond Firetail [59398]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<b>FISH</b>			
<a href="#">Bidyanus bidyanus</a> Silver Perch, Bidyan [76155]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#"><u>Galaxias rostratus</u></a> Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow [84745]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#"><u>Maccullochella macquariensis</u></a> Trout Cod [26171]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<a href="#"><u>Maccullochella peelii</u></a> Murray Cod [66633]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<a href="#"><u>Macquaria australasica</u></a> Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area	In feature area
<b>FROG</b>			
<a href="#"><u>Crinia sloanei</u></a> Sloane's Froglet [59151]	Endangered	Species or species habitat may occur within area	In feature area
<b>MAMMAL</b>			
<a href="#"><u>Chalinolobus dwyeri</u></a> Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#"><u>Dasyurus maculatus maculatus (SE mainland population)</u></a> Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population) [75184]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#"><u>Nyctophilus corbeni</u></a> Corben's Long-eared Bat, South-eastern Long-eared Bat [83395]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<a href="#"><u>Phascogale cinerea (combined populations of Qld, NSW and the ACT)</u></a> Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
<a href="#"><u>Pteropus poliocephalus</u></a> Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
<b>PLANT</b>			



Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Androcalva procumbens</a> [87153]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<a href="#">Austrostipa wakoolica</a> [66623]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Lepidium aschersonii</a> Spiny Peppergrass [10976]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Lepidium monolocoides</a> Winged Pepper-grass [9190]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Swainsona murrayana</a> Slender Darling-pea, Slender Swainson, Murray Swainson-pea [6765]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Swainsona recta</a> Small Purple-pea, Mountain Swainson-pea, Small Purple Pea [7580]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Vincetoxicum forsteri listed as Tylophora linearis</a> [92384]	Endangered	Species or species habitat may occur within area	In feature area
<b>REPTILE</b>			
<a href="#">Anomalopus mackayi</a> Five-clawed Worm-skink, Long-legged Worm-skink [25934]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<a href="#">Aprasia parapulchella</a> Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<b>Listed Migratory Species</b>		<b>[ Resource Information ]</b>	
Scientific Name	Threatened Category	Presence Text	Buffer Status
<b>Migratory Marine Birds</b>			
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
<b>Migratory Terrestrial Species</b>			



Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Motacilla flava</a> Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat may occur within area	In feature area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat known to occur within area	In buffer area only
Migratory Wetlands Species			
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands		[ Resource Information ]
The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.		
Commonwealth Land Name	State	Buffer Status
Defence		



Commonwealth Land Name	State	Buffer Status	
Defence - DUBBO TRAINING DEPOT [10072]	NSW	In buffer area only	
Unknown			
Commonwealth Land - [13249]	NSW	In buffer area only	
Listed Marine Species		[ Resource Information ]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
<a href="#">Actitis hypoleucos</a>			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
<a href="#">Apus pacificus</a>			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
<a href="#">Bubulcus ibis as Ardea ibis</a>			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Calidris acuminata</a>			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Calidris ferruginea</a>			
Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Calidris melanotos</a>			
Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Chalcites osculans as Chrysococcyx osculans</a>			
Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
<a href="#">Gallinago hardwickii</a>			
Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area



Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Merops ornatus</a> Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Motacilla flava</a> Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Neophema chrysostoma</a> Blue-winged Parrot [726]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Rhipidura rufifrons</a> Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In buffer area only
<a href="#">Rostratula australis</a> as <a href="#">Rostratula benghalensis (sensu lato)</a> Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area



## Extra Information

EPBC Act Referrals				[ Resource Information ]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
<b>Controlled action</b>				
<a href="#">Dubbo Zirconia Project</a>	2012/6625	Controlled Action	Post-Approval	In buffer area only
<b>Not controlled action</b>				
<a href="#">Dubbo Quarry Continuation Project</a>	2020/8868	Not Controlled Action	Completed	In feature area
<a href="#">Improving rabbit biocontrol: releasing another strain of RHDV, sthm two thirds of Australia</a>	2015/7522	Not Controlled Action	Completed	In feature area
<b>Bioregional Assessments</b>				
SubRegion	BioRegion	Website	Buffer Status	
Central West	Northern Inland Catchments	<a href="#">BA website</a>	In feature area	





## Caveat

### 1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

### 2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance

### 3 DATA SOURCES

#### Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

#### Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions

### 4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.





## Appendix C: BAM Plot sheets

Numbers 1-8 on this page correlate with the numbers and explanatory notes on page 3

Site sheet #	1 of 1	Date	8/2/24	Survey name	Lot 200 Keswick Estate	Plot identifier	1	
Recorders	Gabrielle Greer			IBRA region		Veg zone ID	1	
Datum	Coordinate system	<input type="checkbox"/> Projected <input checked="" type="checkbox"/> Geographic	MGA zone		X coordinate	654326	Y coordinate	6428339
Location description								
descriptive notes to locate site without grid reference								
Plot dimensions		For composition & structure (400m <sup>2</sup> ): 20 m x 20 m For function (1000m <sup>2</sup> ): 20 m x 50 m		Orientation of midline from 0 m point		72°		
Datum: AGD66, WGS84, GDA94, GDA2020 or Other (specify). MGA Zone (for Projected coordinate system only): 56 (Coastal NSW), 55 (Central NSW or 54 (Western NSW). X/Y coordinate: Long/Lat (for Projected coordinate system), Easting/Northing (for geographic coordinate system)								
Vegetation integrity								
Composition and structure sum values may be completed after entering data into available tools. It is not required while in the field								
Composition (400 m <sup>2</sup> plot)		Structure (400 m <sup>2</sup> plot)		Function (1000 m <sup>2</sup> plot)		Tree stem size class (DBH)		
Sum values		Sum values (%) (may sum to >100%)		Tree stem size class (DBH)		If data are to be used as more appropriate local data i.e. to generate local benchmarks, stems must be counted		
Total count of native plant species (richness) in each growth form group (not individual plants within each growth form)		Sum of % foliage cover of native plant species by growth form group		80+ cm	Count (best practice)/tick.			
Trees (TG)	0	Trees (TG)	0	50-79 cm	Count (best practice)/tick.	If large tree benchmark size ≥ 50 cm, count		
Shrubs (SG)	0	Shrubs (SG)	0	30-49 cm	Count (best practice)/tick.	If large tree benchmark size ≥ 30 cm, count		
Grasses etc. (GG)	9	Grasses etc. (GG)	6.8	20-29 cm	Count (best practice)/tick.	If large tree benchmark size ≥ 20 cm, count		
Forbs (FG)	9	Forbs (FG)	3.7	10-19 cm	Count (best practice)/tick.			
Ferns (EG)	0	Ferns (EG)	0	5-9 cm	Count (best practice)/tick.			
Other (OG)	3	Other (OG)	0.4	*Tree regeneration < 5 cm	Tick			
Total high threat weed cover		7.5 %		*Length of fallen logs		Tally space		
				*Hollow bearing trees		Tick		
Vegetation integrity - function cont. (five 1 m <sup>2</sup> plots)		Litter cover (%)		Bare ground cover (%)		Cryptogam cover (%)		
Subplot score (% in each)		20 25 69 65 75 & 0 10 5 3 3		0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0		
Average of the 5 subplots		50.8		1.72		0		
These attributes require consideration of site observations and may be completed after field work.								
Vegetation class		Large tree benchmark size		20/ 30/ 50/ 80 DBH		Confidence		
Plant community type (PCT)		EEC		Tick		Confidence		
Physiography and site features that may help in determining PCT and management zone (optional) or for BioNet systematic flora survey purposes:								
Morphological type	Silt/loam	Landform element	Landform pattern	Microrelief				
Lithology	Well sorted	Soil surface texture	Clay loam	Soil colour	Red brown	Soil depth	< 10cm	
Slope	Slight	Aspect	West to east downward slope	Site drainage	well draining	Distance to nearest water and type	unknown	
Disturbance	Severity code	Age code	Brief site description or other notes					
Clearing (inc. logging)	2	0	Degraded farming land likely used for grazing. Old cow skull found under CB tree in plot. High exotic veg present - likely grazed by native fauna currently.					
Cultivation (inc. pasture)	1	NR						
Soil erosion	1	0						
Firewood / CWD removal	0	-						
Grazing (id. native/stock)	1	NR						
Fire damage	0	-						
Storm damage	0	-						
Weediness	3	K						
Other	0	-						
Severity: 0=no evidence, 1=light, 2=moderate, 3=severe			Age: R=recent (<3yrs), NR=not recent (3-10yrs), O=old (>10yrs)					
% exotic species 8.4			Dead thistle in plot.					



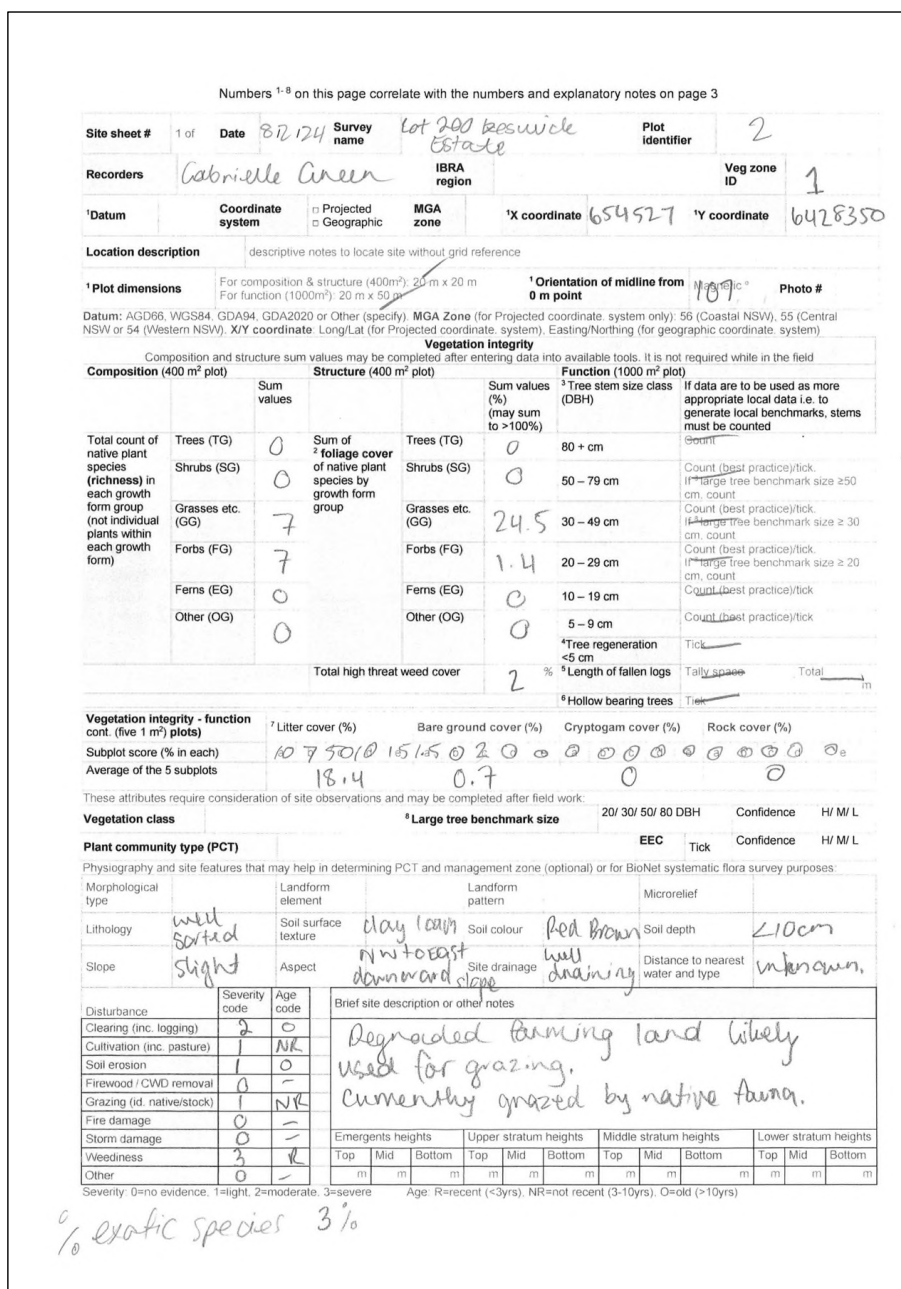
400 m <sup>2</sup> floristics plot:		Survey name	Plot identifier	Recorders				
Date	08 02 24	lot 200 Keswick	1	Gabrielle Green				
GF code	Species name	Full species name, or a unique means of identifying separate taxa within a survey is mandatory. Data from here will be used to assign growth form richness and cover.			N, HTW or non-HTW	Foliage cover	Abundance	Voucher
HTE	1	Heliotropium amplexicaule	Blue heliotrope	HTW	7	100		
G	2	Chloris truncata	windmill grass	N	0.5	730		
G	3	Eragrostis sp		N	0.1	21		
F	4	Sida corrugata		N	1.0	7200		
F	5	Malenbrugia communis		N	0.1	20		
F	6	Einadia polygonoides		N	2	7100		
-	7	Chondrilla juncea	Nakedweed	NHTW	0.2	710		
G	8	Austrostipa verticillata		N	3	730		
<hr/>								
F	9	Villadixia canata	Puzzweed	N	0.5	730		
O	10	Alycine sp	Round leaf	N	0.2	7200		
-	11	Conyza bonariensis	Tall Flea bane	NHTW	0.1	23		
F	12	Senecio barclayana		N	0.3	215		
G	13	Austrostipa scabra		N	1	100		
O	14	Convolvulus sp		N	0.1	720		
F	15	Dichandra repens		N	0.5	7500		
-	16	Verbanum bonariensis	Purple top	NHTW	0.1	21		
F	17	Epilobium hirtigerum		N	0.1	72		
G	18	Paspalum gracile	Slender panic	N	1	7200		
-	19	Sisymbrium officinale	Mustard weed	NHTW	0.1	21		
G	20	Bothriochloa micra	Red leg grass	N	0.1	25		
F	21	Solanum esuriale		N	0.1	710		
O	22	Alycine sp		N	0.1	25		
-	23	Lactuca serriola	Prickly lettuce	NHTW	0.1	72		
-	24	Salvia verbenaca		NHTW	0.1	710		
HTE	25	Bidens sp		HTW	0.5	750		
G	26	Panicum decompositum		N	0.5	750		
-	27	Urochloa panicoides	Liverseed grass	NHTW	0.1	25		
-	28	Echium plantagineum	Paterson's curse	NHTW	0.1	2		
G	29	Anthosacche scabra	Common wheatgrass	N	0.1	72		
G	30	Panicum effusum	Hairy panic	N	0.5	750		
F	31	Lepidium sp		N	0.1	21		
	32							
	33							
	34							
	35							

Print more copies of this page to allow for higher species counts at a plot. All vascular plant species in a plot need to be recorded.

GF Code: see growth form definitions in BAM 2020 Appendix F. N: native, HTW: high threat weed.

<sup>2</sup>Foliage cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, 4, 5, 10, 15, 20, 25, ..., 100%. Note: 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m. Note the top 3 dominant native species within each GF group.

Abundance: Count 1, 2, 3 ..., when ≤10, estimate when >10, 20, 30 ..., 100, 200, 300 ..., 1000, 2000, 3000 ... (as integer values).





400 m <sup>2</sup> floristics plot:		Survey name	Plot identifier	Recorders		
Date	08.02.24	lot 200 Keswick Estate	2	AG		
GF code	Species name Full species name, or a unique means of identifying separate taxa within a survey is mandatory. Data from here will be used to assign growth form richness and cover.	N, HTW or non-HTW	Foliage cover	Abundance	Voucher	
—	1 <i>Salvia verbenaca</i>	NHTW	0.5	>100		
G	2 <i>Echinochloa magna</i> Red leg grass	N	0.1	>20		
F	3 <i>Vittadinia caneta</i>	N	0.1	>25		
—	4 <i>Chondrilla juncea</i> Nakedweed	NHTW	6.1	>5		
G	5 <i>Austrostipa verticillata</i>	N	20	>100		
HTE	6 <i>Heliotropium amplexicaule</i> Blue heliotrope	HTW	2	>50		
O	7 <i>Cytisus</i> sp	N	0.1	>		
O	8 <i>Convolvulus</i> sp	N	0.1	>5		
G	9 <i>Paspalum gracile</i> slender panic	N	0.2	>100		
G	10 <i>Panicum decurpostum</i>	N	2	>100		
F	11 <i>Sida corrugata</i>	N	0.5	>200		
F	12 <i>Senna barclayana</i>	N	0.2	>8		
F	13 <i>Eimadia polygamoidea</i>	N	0.3	>20		
—	14 <i>Centaurea solstitialis</i>	NHTW	0.1	>3		
G	15 <i>Chloris truncata</i>	N	2	>200		
—	16 <i>Conyza bonariensis</i> tall fleabane	NHTW	0.1	>4		
—	17 <i>Onopordum acanthium</i> Scotch thistle	NHTW	0.1	>2		
F	18 <i>Solanum esuriale</i>	N	0.1	>1		
—	19 <i>Sida rhombifolia</i>	NHTW	0.1	>4		
F	20 <i>Wahlenbergia communis</i>	N	0.1	>1		
F	21 <i>Euphorbia drummondi</i> caustic weed	N	0.1	>1		
G	22 <i>Panicum effusum</i>	N	0.1	>1		
G	23 <i>Austrostipa scarbrota</i>	N	0.1	>2		
24						
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Print more copies of this page to allow for higher species counts at a plot. All vascular plant species in a plot need to be recorded.

GF Code: see growth form definitions in BAM 2020 Appendix F. N: native, HTW: high threat weed.

<sup>2</sup>Foliage cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, 4, 5, 10, 15, 20, 25, ..., 100%. Note: 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m. Note the top 3 dominant native species within each GF group.

Abundance: Count 1, 2, 3 ..., when ≤10, estimate when >10, 20, 30 ... 100, 200, 300 ..., 1000, 2000, 3000 ... (as integer values).





Numbers 1-8 on this page correlate with the numbers and explanatory notes on page 3

Site sheet #	1 of	Date	8/2/24	Survey name	Lot 200 Keswick Estate	Plot identifier	3
Recorders	Gabrielle Green			IBRA region		Veg zone ID	1
Datum	Coordinate system	<input type="checkbox"/> Projected <input type="checkbox"/> Geographic	MGA zone	'X coordinate	654677	'Y coordinate	6428343
Location description descriptive notes to locate site without grid reference: Eastern end of footprint.							
'Plot dimensions		For composition & structure (400m <sup>2</sup> ): 20 m x 20 m For function (1000m <sup>2</sup> ): 20 m x 50 m		'Orientation of midline from 0 m point		164°	
Datum: AGD66, WGS84, GDA94, GDA2020 or Other (specify) MGA Zone (for Projected coordinate system only): 56 (Coastal NSW), 55 (Central NSW or 54 (Western NSW). XY coordinate: Long/Lat (for Projected coordinate system), Easting/Northing (for geographic coordinate system)							
Vegetation integrity							
Composition and structure sum values may be completed after entering data into available tools. It is not required while in the field							
Composition (400 m <sup>2</sup> plot)		Structure (400 m <sup>2</sup> plot)		Function (1000 m <sup>2</sup> plot)		If data are to be used as more appropriate local data i.e. to generate local benchmarks, stems must be counted	
Total count of native plant species (richness) in each growth form group (not individual plants within each growth form)	Trees (TG)	Sum values	Sum of 2 foliage cover of native plant species by growth form group	Trees (TG)	Sum values (%) (may sum to >100%)	Tree stem size class (DBH)	Count
	Shrubs (SG)	0		Shrubs (SG)	0	80+ cm	Count (best practice)/tick
	Grasses etc. (GG)	6		Grasses etc. (GG)	19.9	50 - 79 cm	Count (best practice)/tick
	Forbs (FG)	8		Forbs (FG)	1.7	30 - 49 cm	Count (best practice)/tick
	Ferns (EG)	0		Ferns (EG)	0	20 - 29 cm	Count (best practice)/tick
	Other (OG)	0		Other (OG)	0	10 - 19 cm	Count (best practice)/tick
						5 - 9 cm	Count (best practice)/tick
Total high threat weed cover				5.2%		Tree regeneration <5 cm	
						Length of fallen logs	
						Hollow bearing trees	
Vegetation integrity - function cont. (five 1 m <sup>2</sup> plots)				Litter cover (%)		Bare ground cover (%)	
Subplot score (% in each)				10/5/10/5/7		0/2/0/0/0	
Average of the 5 subplots				11.4		0.4	
These attributes require consideration of site observations and may be completed after field work:				Large tree benchmark size		20/ 30/ 50/ 80 DBH	
Vegetation class				EEC		Confidence	
Plant community type (PCT)				Tick		Confidence	
Physiography and site features that may help in determining PCT and management zone (optional) or for BioNet systematic flora survey purposes:							
Morphological type	Landform element	Landform pattern	Microrelief				
Lithology	Soil surface texture	Soil colour	Soil depth				
Slope	Aspect	Site drainage	Distance to nearest water and type				
Disturbance	Severity code	Age code	Brief site description or other notes				
Clearing (inc. logging)	2	0	Degraded farming land likely used for grazing. High exotic vegetation present - currently grazed by native fauna.				
Cultivation (inc. pasture)	1	NR					
Soil erosion	1	0					
Firewood / CWD removal	0	-					
Grazing (id. native/stock)	1	NR					
Fire damage	0	-					
Storm damage	0	-	Emergent heights				
Weediness	3	R	Upper stratum heights				
Other	0	-	Middle stratum heights				
			Lower stratum heights				

% exotic species 6.5%



400 m <sup>2</sup> floristics plot:		Survey name	Plot identifier	Recorders		
Date	08.02.24	lot 200 Keswick Estate	3	Gabrielle Green		
GF code	Species name Full species name, or a unique means of identifying separate taxa within a survey is mandatory. Data from here will be used to assign growth form richness and cover.	N: native, HTW: high threat weed	Foliage cover	Abundance	Voucher	
HTE	1 <i>Bidens</i> sp.	HTW	0.2	726		
—	2 <i>Conyza bonariensis</i> Tall Fleabane	NHTW	0.2	710		
HTE	3 <i>Heliotropium amplexicaule</i> Blue heliotrope	HTW	5	750		
—	4 <i>Sisymbrium officinale</i> Mustard weed	NHTW	0.1	720		
G	5 <i>Austrostipa verticillata</i>	N	18	760		
F	6 <i>Sida corrugata</i>	N	0.1	710		
F	7 <i>Solanum esuriale</i>	N	0.1	73		
G	8 <i>Panicum decompositum</i>	N	1	7100		
F	9 <i>Eriodia polygonoides</i>	N	1	950		
—	10 <i>Verbena</i> purple top	NHTW	0.2	710		
F	11 <i>Epilobium hirtigerum</i>	N	0.1	72		
G	12 <i>Carex</i> sp.	N	0.5	710		
—	13 <i>Centaurea solstitialis</i>	NHTW	0.1	710		
G	14 <i>Panicum</i> sp.	N	0.1	71		
—	15 <i>Sida rhombifolia</i> Paddy's lucern	NHTW	0.1	73		
—	16 <i>Salvia verbenaca</i>	NHTW	0.1	710		
—	17 <i>Lactuca serriola</i> prickly lettuce	NHTW	0.1	71		
F	18 <i>Senna baeclayana</i>	N	0.1	71		
—	19 <i>Trifolium</i> sp.	NHTW	0.1	75		
—	20 <i>Chenopodium juncea</i> Naked weed	NHTW	0.1	72		
—	21 <i>Onopordum acanthium</i> Scotch Thistle	NHTW	0.1	74		
F	22 <i>Psoralea tenax</i> Emu foot	N	0.1	72		
F	23 <i>Boerhavia diffusa</i> tarvine	N	0.1	75		
G	24 <i>Echinochloa colona</i>	N	0.1	71		
G	25 <i>Phytolacca</i> sp. lots post seeding	N	0.2	700		
F	26 <i>Brickellia repens</i>	N	0.1	750		
—	27 <i>Heliotropium europaeum</i> white heliotrope	NHTW	0.1	72		
28						
29						
30						
31						
32						
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34						
35						

Print more copies of this page to allow for higher species counts at a plot. All vascular plant species in a plot need to be recorded.

GF Code: see growth form definitions in BAM 2020 Appendix F. N: native, HTW: high threat weed.

<sup>2</sup>Foliage cover: 0.1, 0.2, 0.3, ..., 1, 2, 3, 4, 5, 10, 15, 20, 25, ..., 100%; Note: 0.1% cover represents an area of approximately 63 x 63 cm or a circle about 71 cm across, 0.5% cover represents an area of approximately 1.4 x 1.4 m, and 1% = 2.0 x 2.0 m, 5% = 4 x 5 m, 25% = 10 x 10 m. Note the top 3 dominant native species within each GF group.

Abundance: Count 1, 2, 3, ..., when ≤10, estimate when >10, 20, 30, ..., 100, 200, 300, ..., 1000, 2000, 3000, ... (as integer values).



Assessment Id	Proposal Name	BAM data last updated *
00045958/BAAS19066/24/00045959	Lot 200 Keswick Estate	22/06/2023
Assessor Name	Report Created	BAM Data version *
Addy Watson	20/02/2024	61
Assessor Number	BAM Case Status	Date Finalised
BAAS19066	Open	To be finalised
Assessment Revision	Assessment Type	BOS entry trigger
0	Part 4 Developments (General)	BOS Threshold: Area clearing threshold

**Ecosystem credits for plant communities types (PCT), ecological communities & threatened species habitat**

Zone	Vegetation zone name	TEC name	Current Vegetation integrity score	Change in Vegetation integrity (loss / gain)	Area (ha)	Sensitivity to loss (Justification)	Species sensitivity to gain class	BC Act Listing status	EPBC Act listing status	Biodiversity risk weighting	Potential SAIL	Ecological credit
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## BAM Credit Summary Report

### Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes and Riverina Bioregions

1	76_Classname1	Grey Box (Eucalyptus microcarpa) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia	22.1	22.1	9.1	Environment Protection and Conservation Act listing status	High Sensitivity to Gain	Not Listed	Endangered	2.00	100
										<b>Subtotal</b>	<b>100</b>
										<b>Total</b>	<b>100</b>

### Species credits for threatened species

Vegetation zone name	Habitat condition (Vegetation Integrity)	Change in habitat condition	Area (ha)/Count (no. individuals)	Sensitivity to loss (Justification)	Sensitivity to gain (Justification)	BC Act Listing status	EPBC Act listing status	Potential SAll	Species credits	
Calyptrorhynchus lathamii / Glossy Black-Cockatoo ( Fauna )										
76_Classname1		22.1	22.1	0.9	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Vulnerable	False	10
									Subtotal	10

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## BAM Credit Summary Report

<b><i>Diuris tricolor / Pine Donkey Orchid ( Flora )</i></b>									
76_Classname1	22.1	22.1	9.1	Biodiversity Conservation Act listing status	Effectiveness of management in controlling threats	Vulnerable	Not Listed	False	75
								<b>Subtotal</b>	<b>75</b>
<b><i>Haliaeetus leucogaster / White-bellied Sea-Eagle ( Fauna )</i></b>									
76_Classname1	22.1	22.1	0.9	Biodiversity Conservation Act listing status	Fecundity – age at which females first produce	Vulnerable	Not Listed	False	10
								<b>Subtotal</b>	<b>10</b>
<b><i>Indigofera efoliata / Leafless Indigo ( Flora )</i></b>									
76_Classname1	22.1	22.1	9.1	Geographic Distribution	Ecology or response to management is poorly known	Endangered	Endangered	True	150
								<b>Subtotal</b>	<b>150</b>
<b><i>Lophochroa leadbeateri / Major Mitchell's Cockatoo ( Fauna )</i></b>									
76_Classname1	22.1	22.1	0.9	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Not Listed	False	10
								<b>Subtotal</b>	<b>10</b>

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## BAM Credit Summary Report

<b>Petaurus norfolcensis / Squirrel Glider ( Fauna )</b>									
76_Classname1	22.1	22.1	0.9	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Not Listed	False	10
								<b>Subtotal</b>	<b>10</b>
<b>Phascolarctos cinereus / Koala ( Fauna )</b>									
76_Classname1	22.1	22.1	0.9	Biodiversity Conservation Act listing status	Effectiveness of management in controlling threats	Endangered	Endangered	False	10
								<b>Subtotal</b>	<b>10</b>
<b>Polytelis swainsonii / Superb Parrot ( Fauna )</b>									
76_Classname1	22.1	22.1	0.9	Biodiversity Conservation Act listing status	Species dependent on habitat attributes	Vulnerable	Vulnerable	False	10
								<b>Subtotal</b>	<b>10</b>
<b>Swainsona sericea / Silky Swainson-pea ( Flora )</b>									
76_Classname1	22.1	22.1	9.1	Biodiversity Conservation Act listing status	Ability to colonise improved habitat	Vulnerable	Not Listed	False	100
								<b>Subtotal</b>	<b>100</b>

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Lot 200 Keswick Estate

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## Appendix E: Key Threatening Processes

Table A-1: Review of proposed impacts to Key Threatening Processes

KTP	Implication for proposal
<b>BC Act KTPs</b>	
Alteration to the natural flow regimes of rivers, streams, floodplains & wetlands.	<b>Consider:</b> The subject land is on a floodplain with a tributary (Eulomogo Creek) to a major river within 1500m of the subject land. Drainage should be considered for any future development.
Aggressive exclusion of birds from woodland and forest habitat by abundant Noisy Miners <i>Manorina melanocephala</i>	<b>Neutral:</b> Future development is unlikely to influence Noisy Miner abundance
Alteration of habitat following subsidence due to longwall mining	<b>Not applicable</b>
Anthropogenic Climate Change	<b>Consider:</b> Development of the subject land may result in the loss of a carbon sink consisting of native vegetation, as well as generate emissions from construction machinery.
Bushrock Removal	<b>Not applicable.</b>
Clearing of native vegetation	<b>Consider:</b> Development of the subject land may result in the removal of native vegetation.
Competition and grazing by the feral European Rabbit, <i>Oryctolagus cuniculus</i> (L.)	<b>Neutral.</b> Future development is unlikely to influence feral rabbit numbers.
Competition and habitat degradation by Feral Goats, <i>Capra hircus</i> Linnaeus 1758	<b>Neutral.</b> Future development is unlikely to influence feral goat numbers.
Competition from feral honeybees, <i>Apis mellifera</i> L.	<b>Neutral.</b> Future development is unlikely to influence feral bee numbers.
Death or injury to marine species following capture in shark control programs on ocean beaches	<b>Not applicable.</b>
Entanglement in, or ingestion of anthropogenic debris in marine and estuarine environments	<b>Not applicable.</b>
Forest eucalypt dieback associated with over-abundant psyllids and Bell Miners	<b>Not applicable.</b>
Habitat degradation and loss by Feral Horses (brumbies, wild horses), <i>Equus caballus</i> Linnaeus 1758	<b>Not applicable.</b>
Herbivory and environmental degradation caused by feral deer	<b>Not applicable.</b>
High frequency fire resulting in the disruption of life cycle processes in plants and animals and loss of vegetation structure and composition	<b>Neutral.</b> Future development is unlikely to result in accidental fire and associated disruption to native vegetation.
Importation of Red Imported Fire Ants <i>Solenopsis invicta</i> Buren 1972	<b>Neutral.</b> Future development is unlikely to increase the abundance of Red Imported Fire Ants.
Infection by Psittacine circoviral (beak and feather) disease affecting endangered psittacine species	<b>Neutral.</b> Future development is unlikely to influence any part of the beak and feather disease life cycle.
Infection of frogs by amphibian chytrid causing the disease chytridiomycosis	<b>Consider:</b> The subject land is adjacent to a waterway mapped on various NSW government databases of biodiversity value and one dam that likely provide frog habitat.
Infection of native plants by <i>Phytophthora cinnamomi</i>	<b>Neutral.</b> Future development is unlikely to result in the introduction or spread of <i>Phytophthora cinnamomi</i> . It is not known to occur in the subject land.
Introduction and establishment of Exotic Rust Fungi of the order Pucciniales pathogenic on plants of the family <i>Myrtaceae</i>	<b>Neutral.</b> Future development is unlikely to result in the spread of Exotic Rust Fungi as the subject land is outside the area of occupation for these fungi.
Introduction of the Large Earth Bumblebee <i>Bombus terrestris</i> (L.)	<b>Neutral.</b> Future development is unlikely to result in the spread of <i>Bombus terrestris</i> as this species is not known to occur in NSW.
Invasion and establishment of exotic vines and scramblers	<b>Neutral.</b> Future development is unlikely to result in the invasion and establishment of exotic vines and scramblers as the main species of this KTP are not present in the subject land and weed

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Lot 200/ DP1280301 - Boundary Road, Dubbo, NSW

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KTP	Implication for proposal
	control measures would be followed to prevent invasion and establishment of exotic vines and scramblers.
Invasion and establishment of Scotch Broom ( <i>Cytisus scoparius</i> )	<b>Neutral.</b> Future development is unlikely to result in the invasion and establishment of Scotch Broom as it is not known to occur in the subject land. Standard weed control measures employed by the proponent would be followed to prevent invasion and establishment of Scotch Broom.
Invasion and establishment of the Cane Toad	<b>Not applicable.</b>
Invasion of native plant communities by African Olive <i>Olea europaea subsp. cuspidata</i> (Wall. ex G. Don) Cif.	<b>Neutral.</b> Future development is unlikely to result in the invasion and establishment of African Olive as it is not known to occur in the subject land. Standard weed control measures would be followed to prevent invasion and establishment of African Olive.
Invasion of native plant communities by bitou bush and boneseed	<b>Neutral.</b> Future development is unlikely to result in the importation of Boneseed or Bitou Bush and these species are not known to occur in the subject land. Standard weed control measures would be followed to prevent importation.
Invasion of native plant communities by exotic perennial grasses	<b>Consider.</b> Exotic species are already present in the subject land however standard weed control measures employed by the proponent would be followed to mitigate the exacerbation of invasion by exotic perennial grasses.
Invasion of the Yellow Crazy Ant, <i>Anoplolepis gracilipes</i> (Fr. Smith) into NSW	<b>Neutral.</b> The Yellow Crazy Ant is not known to occur in the subject land, as they are more likely to occur in Northern Australia.
Invasion, establishment and spread of <i>Lantana camara</i>	<b>Neutral.</b> Future development is unlikely to result in the invasion and establishment of <i>Lantana camara</i> as this species was not present in the subject land and weed control measures would be followed to prevent invasion and establishment of all exotic vines and scramblers.
Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants	<b>Consider:</b> Development of the subject land may increase the risk of invasion and establishment of escaped garden plants. Standard weed control measures would be followed to prevent establishment.
Loss and/or degradation of sites used for hill-topping by butterflies	<b>Not applicable.</b>
Loss of Hollow-bearing Trees	<b>Increase.</b> Development of the subject land would likely result in the removal of hollow bearing trees.
Predation and hybridisation by Feral Dogs, <i>Canis lupus familiaris</i>	<b>Neutral.</b> Future development is unlikely to influence predation and hybridisation by Feral Dogs.
Predation by the European Red Fox	<b>Neutral.</b> Future development is unlikely to influence European red fox numbers.
Predation by the Plague Minnow ( <i>Gambusia holbrooki</i> )	<b>Neutral.</b> Future development is unlikely to influence Plague Minnow numbers.
Predation by the Ship Rat ( <i>Rattus rattus</i> ) on Lord Howe Island	<b>Not applicable.</b>
Predation by feral cats	<b>Consider:</b> Development of the subject land may increase the feral cat numbers.
Predation, habitat degradation, competition and disease transmission by Feral Pigs, <i>Sus scrofa</i> Linnaeus 1758	<b>Neutral.</b> Future development is unlikely to influence feral pig numbers.
Removal of dead wood and dead trees	<b>Increased.</b> It is possible dead wood and dead trees could be removed by Future development. It is recommended dead wood and dead trees encountered in the subject land be located adjacent impacted areas to reduce impact.
<b>FM Act KTPs</b>	
Degradation of native riparian vegetation along New South Wales water courses	<b>Consider:</b> The subject land is adjacent to a waterway mapped as Key Fish Habitat.
Hook and line fishing in areas important for the survival of threatened fish species	<b>Consider:</b> The subject land is adjacent to a waterway mapped as Key Fish Habitat.
Human-caused climate change	<b>Consider:</b> Development of the subject land may result in the loss of a carbon sink consisting of native vegetation, as well as generate emissions from construction machinery.



KTP	Implication for proposal
Installation and operation of instream structures and other mechanisms that alter natural flow regimes of rivers and streams	<b>Consider:</b> The subject land is adjacent to a waterway mapped as Key Fish Habitat.
Introduction of fish to waters within a river catchment outside their natural range	<b>Consider:</b> The subject land is adjacent to a waterway mapped as Key Fish Habitat.
Introduction of non-indigenous fish and marine vegetation to the coastal waters of New South Wales	<b>Consider:</b> The subject land is adjacent to a waterway mapped as Key Fish Habitat.
Removal of large woody debris from New South Wales rivers and streams	<b>Consider:</b> The subject land is adjacent to a waterway mapped as Key Fish Habitat.
The current shark meshing program in New South Wales waters	<b>Not applicable.</b>
<b>EPBC Act KTPs</b>	
Aggressive exclusion of birds from potential woodland and forest habitat by over-abundant noisy miners ( <i>Manorina melanoccephala</i> )	<b>Neutral.</b> Future development is unlikely to increase exclusion by Noisy Miners.
Competition and land degradation by rabbits	<b>Neutral.</b> Future development is unlikely to influence feral rabbit numbers.
Competition and land degradation by unmanaged goats	<b>Neutral.</b> Future development is unlikely to influence feral goat numbers.
Dieback caused by the root-rot fungus ( <i>Phytophthora cinnamomi</i> )	<b>Neutral.</b> Future development is unlikely to result in the introduction or spread of <i>Phytophthora cinnamomi</i> due to elevation above area of occupation.
Fire regimes that cause declines in biodiversity	<b>Neutral.</b> Future development is unlikely to result in accidental fire and associated disruption to native vegetation.
Incidental catch (bycatch) of Sea Turtle during coastal otter-trawling operations within Australian waters north of 28 degrees South	<b>Not applicable.</b>
Incidental catch (or bycatch) of seabirds during oceanic longline fishing operations	<b>Not applicable.</b>
Infection of amphibians with chytrid fungus resulting in chytridiomycosis	<b>Consider:</b> The subject land is adjacent to a waterway and dam that is likely to provide habitat for frogs.
Injury and fatality to vertebrate marine life caused by ingestion of, or entanglement in, harmful marine debris	<b>Not applicable.</b>
Invasion of northern Australia by Gamba Grass and other introduced grasses	<b>Not applicable.</b>
Land clearance	<b>Consider:</b> Development of the subject land will result in the removal of native vegetation.
Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants	<b>Consider:</b> Development of the subject land may increase the risk of invasion and establishment of escaped garden plants. Standard weed control measures would be followed to prevent establishment.
Loss of biodiversity and ecosystem integrity following invasion by the Yellow Crazy Ant ( <i>Anoplolepis gracilipes</i> ) on Christmas Island, Indian Ocean	<b>Not applicable.</b>
Loss of climatic habitat caused by anthropogenic emissions of greenhouse gases	<b>Consider:</b> Development of the subject land may result in the loss of a carbon sink consisting of native vegetation, as well as generate emissions from construction machinery.
Novel biota and their impact on biodiversity	<b>Neutral.</b> The development is unlikely to influence novel biota numbers. All relevant weeds, invasive species, pathogens etc have been discussed in their specific KTP.
Predation by European red fox	<b>Neutral.</b> The development is unlikely to influence European red fox numbers.
Predation by exotic rats on Australian offshore islands of less than 1000 km <sup>2</sup> (100,000 ha)	<b>Not applicable.</b>
Predation by feral cats	<b>Consider:</b> Development of the subject land may increase the feral cat numbers.



KTP	Implication for proposal
Predation, Habitat Degradation, Competition and Disease Transmission by Feral Pigs	<b>Neutral.</b> The development is unlikely to influence feral pig numbers.
Psittacine Circoviral (beak and feather) Disease affecting endangered psittacine species	<b>Neutral.</b> The development is unlikely to influence any part of the beak and feather disease life cycle.
The biological effects, including lethal toxic ingestion, caused by Cane Toads ( <i>Bufo marinus</i> )	<b>Not applicable.</b>
The reduction in the biodiversity of Australian native fauna and flora due to the red imported fire ant, <i>Solenopsis invicta</i> (fire ant)	<b>Neutral.</b> Fire ants are not known to occur in the subject land and the development is unlikely to result in the importation of Fire Ants. Control measures would be followed to prevent importation.

**barnson.**

**APPENDIX D**

**Preliminary Site Investigation**





## Preliminary Site Investigation

**Client:** Spicers Creek Wind Farm

**Site Address:** Part Lot 200 DP 1280301, Sheraton Road, Dubbo  
NSW 2830

27 March 2024

**Our Reference:** 42896-ER01\_A

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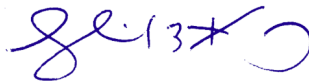


**DISCLAIMER**

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<b>Project Name:</b>	Preliminary Site Investigation for Part Lot 200 DP 1280301, Sheraton Road, Dubbo NSW 2830
<b>Client:</b>	Spicers Creek Wind Farm
<b>Project Number:</b>	42896
<b>Report Reference:</b>	42896 ER01
<b>Revision</b>	A
<b>Date:</b>	27/03/2024

<b>Prepared by:</b>	<b>Reviewed by:</b>
	
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## Executive Summary

Barnson was engaged by Spicers Creek Wind Farm to undertake a preliminary site contamination investigation in support of the Planning Proposal for development of Part Lot 200 in DP 1280301, recognised as "Stage 8" within the Keswick Estate located at the corner of Boundary Road and Sherton Road, Dubbo.

The investigation had as its objectives to identify contamination issues that may affect the suitability of the site for future residential development and assess the need for possible further investigations, remediation or management of any contamination issues identified.

The investigation was based on a desktop review of information available for the site, as well as the findings of a site inspection and confirmatory sampling and analysis of surface soils collected at the site.

A review of the available historical information, including contaminated sites databases, indicated no recorded activities with the potential to significantly contaminate the site. Historical aerial photographs of the site indicated that the land use at the site has been vacant for an extended time however recent road construction saw a part of the site being used as a storage yard.

Although the potential for *significant* environmental contamination to be present across the site was concluded to be low, activities associated with the use of the site for historical livestock farming and more recent material storage were identified as having a potential to contaminate surface soil. The following potential sources of minor contamination were identified:

- Historical agricultural activities
- Vehicles and equipment
- Excavated materials and road building materials stockpiles
- Hazardous materials on adjoining property

A site inspection, supplemented with confirmatory sampling and analysis, was conducted to determine the presence and significance of potential contamination associated with the identified sources. Chemical analysis of the surface soil revealed that no contamination is present above risk-based screening criteria.

Based on the findings of the desktop review and site investigation it was concluded that the subject site is suitable for the proposed construction and further development. There are no identified contaminants present that are likely to present a risk of impact to the health of humans or the environment from the proposed future use.

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## 1. INTRODUCTION

### 1.1 Background and Objectives

Barnson was engaged by Spicers Creek Wind Farm to undertake a preliminary site contamination investigation in support of the Planning Proposal for the development of a section of Lot 200 in DP 1280301, recognised as "Stage 8" within the Keswick Estate located at the corner of Boundary Road and Sherton Road, Dubbo.

Lot 200 in DP 1280301 is a 123-hectare portion of land located in the south-east of Dubbo. The future proposal involves accommodation on a portion of approximately 10 hectares in the southeast of the lot. This 10-hectare portion of land is bound between Sheraton Road to the east and the Stream Avenue extension to the west, with Boundary Road forming the southern boundary.

Figure 1.1 presents a map indicating the location of the Subject Site, with the portion of the Site intended for siting of the proposed development (the Investigation Area) outlined in blue.

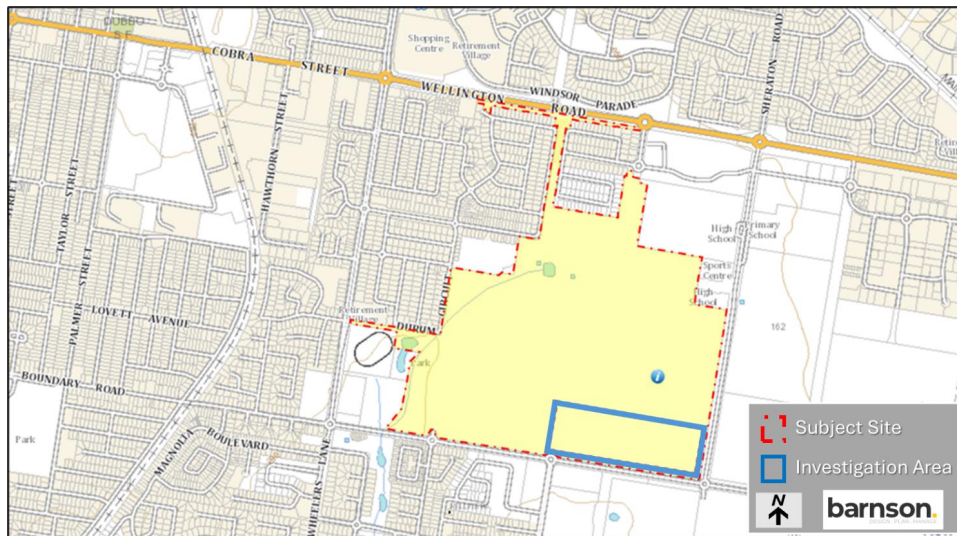


Figure 1.1: Location of the Subject Site

Source: Google Earth, accessed 13 March 2024

The State Environmental Planning Policy Resilience and Hazards (2021) states that when determining an application, a consent authority must determine if land is contaminated and, if so, whether the land is suitable for the intended purposes or whether remediation is required. Barnson undertook a PSI to identify potential contamination present at the Investigation Area.

## 1.2 Objectives

The objectives of the PSI are to:

- Identify potential contamination issues that may affect the site's suitability for use as future residential premises;
- Determine the potential risks and issues; and
- Assess the need for possible further investigations, remediation or management of any contamination issues identified.

## 1.3 Scope of Work

To meet the stated objectives, Barnson completed the following scope of work:

- Site identification including a review of site history, site condition, surrounding environment, geology, and hydrology.
- Desktop review of site history and assessment of potential sources of contamination.
- Development of a conceptual site model (CSM) with regard to contaminant sources and exposure pathways, based on information gathered from the data review.
- Site inspection to assess site conditions.
- Assessment of the risk/impact of the identified contamination sources within the context of the site and the CSM.
- Provide conclusions as to whether the site is suitable for intended development.

## 1.4 Purpose of this report

The purpose of this report is to document (with cognisance of the Guidelines for Consultants Reporting on Contaminated sites (NSW EPA, 2020)) the works undertaken as per Section 1.3 and to provide recommendations if further investigations are required.

## 1.5 Assumptions and Limitations

The following assumptions have been made in preparing this report:

- The nature of the intended future use of the site is as residential premises. This assumption forms the basis for the conceptual site model.
- All information pertaining to the contamination status of the site has been obtained through public record searches, a preliminary site inspection and analysis of confirmatory samples collected at the site. All documents and information in relation to the site, which were obtained from public records, are accepted to be correct and have not been independently verified or checked.

It should be recognised that even the most comprehensive site assessments may fail to detect all contamination on a site. This is because contaminants may be present in areas that were not previously surveyed or sampled or may migrate to areas that showed no signs of contamination when inspected.



Investigative works undertaken at the Investigation area by Barnson identified actual conditions only at those locations in which sampling and analysis were performed. Opinions regarding the conditions of the site have been expressed based on historical information and analytical data obtained and interpreted from previous assessments of the site. Barnson does not take responsibility for any consequences as a result of variations in site conditions.

---

## 2.0 SITE SETTING

### 2.1 Site Identification

A summary of the available information pertaining to the site is presented in Table 2.1.

Table 2.1: Site Setting Summary

Information	Details
Site address	Corner of Boundary Road and Sheraton Road, Dubbo NSW 2830
Subject Site (approx.)	123 hectares
Investigation Area (approx.)	10 hectares
Lot and Deposited Plan No.	Lot 200 in DP 1280301
Zoning	R2 – Low Density Residential
County	Lincoln
Parish	Dubbo
Local Government Area	Dubbo Regional Council

### 2.2 Environmental Setting

The environmental setting of the site is summarised in Table 2.2.

Table 2.2: Summary of Site Environmental Setting

Information	Details
Existing land use	The Investigation area currently house no structures or roads but has stockpiles of excavated material housed on it. The excavated material originates from elsewhere and is stored on site. The Investigation area is fenced, and access controlled.
Surrounding land uses	The Subject Site is adjoined by the Dubbo Christian School campus to the north-east. Land to the north and west of the Subject Site is being developed for residential land use, while land to the south and east currently unoccupied.



Topography	Topography is a descending slope from the northeast towards the south-west of the Subject Site where a low rise is located near the southwestern corner. The investigation area is located in the topographically lowest portion of the Subject Site along Boundary Road.
Geology	The 1:100 000 Geological Map of Dubbo, indicate that the Subject Site is underlain by the tertiary age basalt.
Soils	Surface soils are described as shallow, strong structured dark reddish-brown clay loam to light clay, which gradually changes to dark reddish-brown light to medium clay (pH 6.5 - 8.0). The origin of the clay is accepted to be the weathering of the olivine basalt minerals.
Groundwater	A review of existing groundwater bore records (WaterNSW, 2024) indicate three registered groundwater bores inside the boundary of the Subject Site (see Figure 2.1). Records for the two closest on-site boreholes (GW042266 and GW802554) indicate no registered use or information other than total depth. The third on-site bore (GW802624) has records indicating it as monitoring bore with total depth of 9m and Water Bearing Zone of 2m thick from 7 to 9m. Records indicate several off-site bores to the east and south of the investigation area, located within approximately 250m. Records for the closest boreholes (GW005558 and GW802528) indicate vastly different information. While the data for GW802528 indicate a total depth of 3m to basalt and a perched water table at depth 2 to 3m, data for GW005558 indicate a total depth of 58.9m with Water Bearing Zones (W.B.Z) at 26.2m to 33.8m and Standing Water Level (S.W.L) measured at 18.3m and yield of 0.08L/s. Figure 2.1 show the location of these boreholes. None of the boreholes within a 250m radius of the Investigation area are identified as for domestic use.
Local hydrology	The closest natural water body to the Subject Site is the Eulomogo Creek located at a distance of approximately 1.2km to the south.  Any stormwater on the Subject Site would drain into surface soils and/or move in a southerly direction as overland runoff towards Boundary Road.

## 2.3 General Site History

The Investigation Area is currently unoccupied, except for stockpiles of excavated material temporarily stored. The surface of the Investigation Area is mostly covered with pasture grass. The Investigation Area is fenced with several unpaved vehicle access tracks leading from the gate on Sheraton Road along the southern and eastern boundaries.

The Subject Site is assumed to previously have been used for agricultural activities, with historical aerial photos showing unoccupied land presumably used for grazing purposes. A copy of the historical aerial photos with the approximate area occupied by the Investigation Area outlined, are attached as Appendix A.

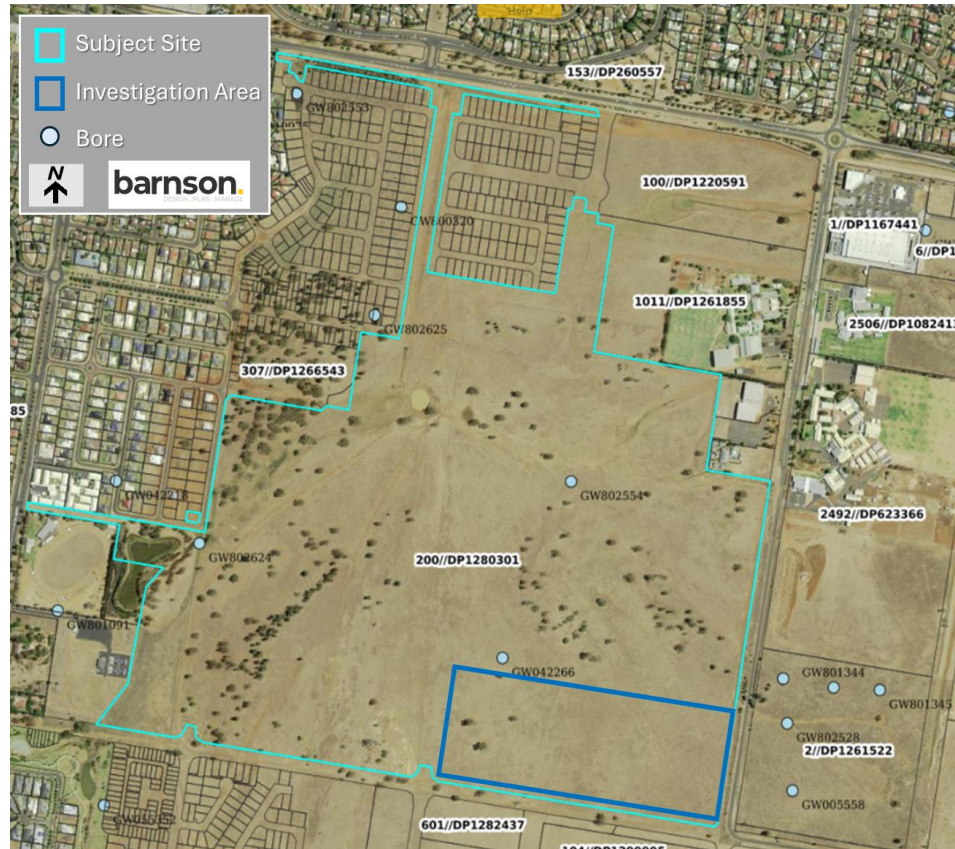


Figure 2.1: Groundwater bores near the Subject Site

The photos from 1964 to approximately 2013 show the Investigation Area as unoccupied land. From approximately 2018 construction started on Boundary Road and the Stream Avenue extension. In the aerial photo from 2019, a few stockpiles are visible to the west of the Stream Avenue extension. Although there has been some disturbed ground and stockpiles visible in this area since the 1980s, the stockpiles appear more prominent and seem to include more material in recent times.

From 2020 the construction of Boundary Road and other roads in the area has increased and several crushed rock stockpiles as well as what appears to be a mobile crusher plant is visible in the southern-central portion of the Investigation Area, along Boundary Road. In subsequent photos (2021-2022) the works, materials and equipment storage as well as stockpiles of materials extend to the south-east corner of the site and along the Sheraton Road fence line. Stockpiles in this area include crushed gravel and road base.

## 2.4 Historical Record of Site Contamination

Datasets maintained by the Office of Environment and Heritage (OEH) including notices under CLM Act, POEO Environment Protection License Register, and environmental incidents were reviewed.

- **List of NSW contaminated sites notified to EPA** – The sites appearing on the OEH “List of NSW contaminated sites notified to the EPA” indicate that the notifiers consider that the sites are contaminated and warrant reporting to EPA. However, the contamination may or may not be significant enough to warrant regulation by the EPA. The EPA needs to review information before it can make a determination as to whether the site warrants regulation. A search of the listing returned no record for the subject site.
- **Contaminated Land Record of Notices** – A site will be on the Contaminated Land Record of Notices only if the EPA has issued a regulatory notice in relation to the site under the *Contaminated Land Management Act 1997*. A search of the register in March 2024 returned no record for the subject site.

There is further no record of the subject site in any of the following databases:

- Former Gasworks Database
- EPA PFAS Investigation Program
- Defence PFAS Investigation & Management Program
- Air Services Australia National PFAS Management Program
- Defence 3 Year Regional Contamination Investigation Program

Although the Subject Site is not listed in any of the databases, it is known that the Southlakes residential development (on Lot 407 DP1248682, Lot 2600 DP1254306, Lots 400 and 403 DP1244669) located to the south of the investigation area was issued a cleanup notice for asbestos containing materials.

## 2.5 Previous Site Investigations

No information relating to any previous assessment of contamination at the Investigation Area was available for review.

## 2.6 Current Site Layout

Figure 2.2 presents a plan of the Investigation Area that is supplemented with photographs showing the different elements of the Site as it currently appears (Figure 2.3 to Figure 2.5). Figure 2.2 includes markers indicating the vantage point and direction of the photographs.

The Investigations Area remains unoccupied except for stockpiles of excavated material along the southern boundary. There are several unpaved vehicle paths traversing the site. The investigation area is fenced along the southern, eastern, and western boundary, and slightly beyond its proposed northern boundary.

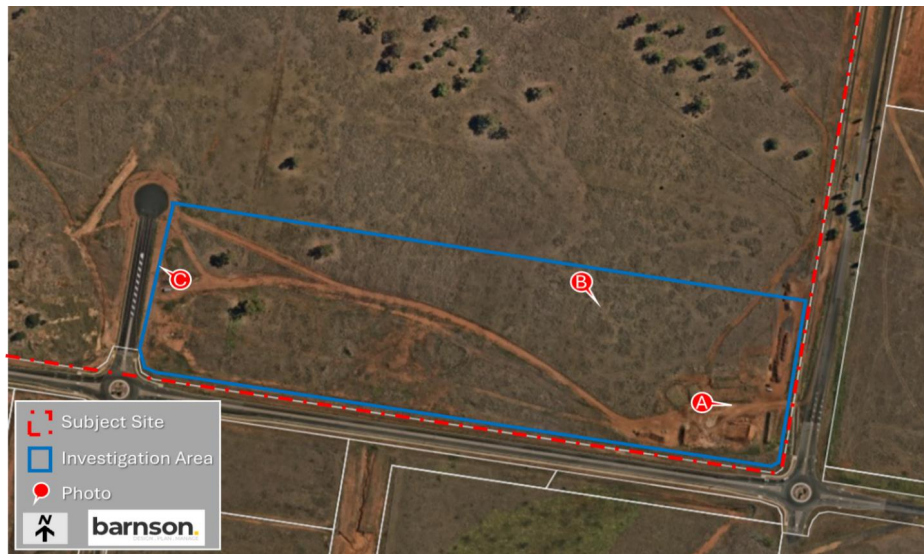


Figure 2.2: General site layout

Source: Nearmaps (accessed 13 March 2024)



Figure 2.3: Photo A – View of Investigation Area showing stockpiles of excavated material.





Figure 2.4: Photo B – From northern boundary of Investigation Area looking south.



Figure 2.5: Photo C – From Investigation Area looking west to Stream Avenue extension.

### 3.0 CONCEPTUAL SITE MODEL

#### 3.1 General

A preliminary conceptual site model (CSM) was developed to provide an understanding of the likelihood for contaminants to be present and potential for impacts to occupants or visitors to the Investigation Area.

The CSM draws together the land use information for the site, with site specific geological, and contamination information to identify potential contamination sources, migration and exposure pathways and sensitive receptors.

#### 3.2 Sources

Based on the findings of the desktop assessment, the following potential contamination sources were identified:

- **Historical agricultural activities.**

It is assumed that historically the Investigation Area and adjoining land has been utilised for livestock grazing. Potential sources of contamination associated with this activity include the use of pesticides and herbicides for the maintenance of grazing as well as the use of dips or sprays for the control of parasites on livestock.

Potential contaminants associated with these activities include pesticides, hydrocarbons, heavy metals and elevated nutrients.

- **Vehicles and equipment**

Road construction activities and the use of the site for the processing of roadbuilding materials, as well as the movement of vehicles on the site, evidenced by the clear unpaved roads between work areas shown in historical photos (see Appendix A) can be assumed to have involved the use of motorised vehicles and equipment. The use, storage, maintenance and refuelling of motorised equipment and vehicles has the potential to contribute to localised contamination of surface soils.

- **Excavated materials and road building materials stockpiles**

Excavated material may, depending on the source, include hazardous materials and contaminants including heavy metals, hydrocarbons and asbestos. Materials used in the construction of road surfaces may include bituminous materials which may include high molecular weight hydrocarbons.

- **Hazardous materials on adjoining property**

The Southlakes Residential Development to the south of the Investigation Area was issued a cleanup notice for asbestos containing material in 2020. This property is currently separated from the Investigation Area by Boundary Road. Notwithstanding due to proximity, asbestos containing material is investigated as a potential source of contamination.

#### 3.3 Contaminants of Potential Concern

Considering the potential sources listed in Section 3.2, a wide variety of contaminants may be present.

With the road construction and associated materials processing and stockpiling activities considered the primary potential source of contamination, the residues of chemicals such as hydrocarbons (fuel and oil) as well as high molecular weight organic substances such as polynuclear aromatic hydrocarbons (PAHs) are accepted as the most likely contaminants.

In addition to this, the stockpiling of roadbuilding materials and excavated materials may have introduced contaminants such as heavy metals, hydrocarbons and hazardous materials such as asbestos to the surface soils of the site. Asbestos is also considered relevant to investigate because of the known contamination of the properties to the south of Boundary Road.

Based on this understanding of the site history and activities, the contaminants of potential concern identified for the investigation include:

- heavy metals (As, Cd, Cr, Cu, Pb, Hg, Ni, and Zn);
- hydrocarbons (mainly fuel and lubricants);
- pesticides; and
- asbestos

### 3.4 Pathways

The primary pathway considered for this assessment is surface soils as it is the most likely medium where contamination could be encountered by future residents or visitors to the residential development. The various routes by which human receptors could potentially be exposed to the contaminants outlined above include:

- Inhalation of dust, fumes or fibres (asbestos);
- Dermal contact with contaminated soils; and
- Incidental ingestion of contaminated soils.

### 3.5 Receptors

Potential site receptors may include:

*Human receptor populations*

- Residents of the proposed residential development.
- Workers involved in the preparation of the Investigation Area and construction of the proposed development.
- Visitors to site (e.g. workers conducting maintenance, members of the public).

Environmental receptors such as surface water bodies and groundwater resources beneath the site are not considered at this time due to the distance and depth of such resources. Additionally, the potential level of contamination expected at the subject site is perceived to present a very low risk to the aquatic environment.

**3.6 Potential for Contamination**

Although activities were identified that could potentially have resulted in contamination of surface soils at the Subject Site, the type and quantity of contaminants introduced through these various sources are not expected to have led to significant contamination of the surface soils.

Table 3.1 summarises the potential areas of environmental concern based on the results of the desktop review.

Based on the results of the desktop assessment the overall likelihood for significant chemical contamination to be present at the Investigation Area is considered to be low.

Table 3.1: Potential areas of environmental concern

Description	Rationale	Potential Contaminants
Agricultural activities.	Areas used for grazing livestock may become contaminated with pesticides used on livestock for control of external parasites. Where persistent pesticides are used the small quantities entering the surface soil in this way could accumulate over time. It is further the most likely area where herbicides, insecticides and fertilizer may have been applied for combatting weeds and insects and increasing the yield of fodder crops.	Pesticides, heavy metals.
Vehicle and motorised equipment use.	Leaked oils, fuels and grease from vehicles and motorised equipment.	TPH, BTEX, PAHs, phenols, heavy metals.
Stockpiled excavated material and known contamination on nearby land	Potential presence of hazardous materials.	Heavy metals, petroleum hydrocarbons and asbestos.



## 4.0 SITE INVESTIGATION

### 4.1 General

Barnson conducted an inspection of the Subject Site on 5 February 2024. During the site inspection the following observations were made:

- The site is in general good order, is access controlled, and is being mowed regularly.
- The property is at present unoccupied and is mainly covered in pasture grass with scattered trees along the northern boundary (Figure 4.1). There are stockpiles of excavated material in the south eastern corner of the site (Figure 4.2) as well as remnants of road base aggregate with bitumen along the eastern boundary (Figure 4.3).
- The surface soils in all areas of the site that were visually inspected appeared unstained and all vegetation appeared in good condition. No odour or any indication of contamination was visible in any of the areas investigated, even the area with remnants of road base was unstained and the underlying soils had no discernible odour.
- A single stockpile of material that appeared to contain demolition and general waste was observed near the southern boundary (see Figure 4.4). This is the only visible remnant of the materials processing and stockpiling undertaken in this area of the Site during the construction of Boundary Road (refer Appendix A, 2020 photo).



Figure 4.1: View of site looking south-east towards Boundary Road.



Figure 4.2: Stockpiles of excavated materials near south-eastern corner of the property.



Figure 4.3: Remnants of bitumen covered roadbase material along eastern boundary.





Figure 4.4: Stockpile of waste.

- No evidence of potentially hazardous materials or demolition waste were observed in any of the areas investigated at the property.
- A single shipping container remains near the Stream Avenue extension at the western boundary of the Investigation Area. The soil surrounding the container was inspected but no discoloration or indication of contamination was observed. Refer to Figure 4.5.



Figure 4.5: A single shipping container near the western boundary of the Investigation Area.

## 4.2 Confirmatory Sampling

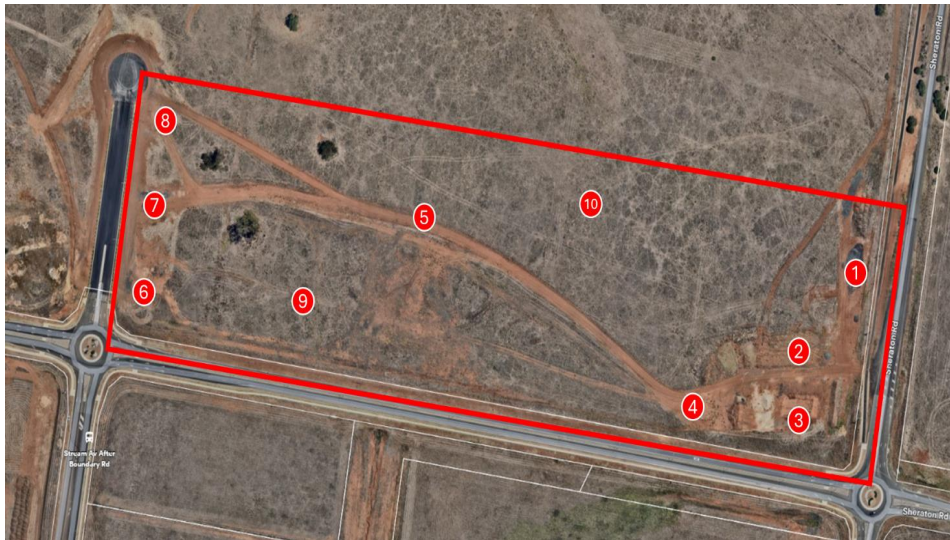
The purpose of collecting confirmatory samples as part of the site inspection is to determine if any of the potential contaminants identified from the conceptual site model are present. The samples are not intended for statistically valid characterisation or quantification of contamination levels. The collection of surface soil samples at the site was therefore focussed on areas where contamination of the surface soil could most likely have occurred.

As part of the site inspection a total of fourteen (14) samples of soil were collected from 10 selected locations across the approximately 10ha of the property. The purpose of the samples is to determine the potential presence of chemical contamination. The locations were selected based on observed areas of disturbance (e.g. cleared areas and vehicle paths) and proximity to potentially contaminated land. The stockpiles of excavated material were not included in the sampling as it is understood that the stockpiles have been classified in accordance with the NSW EPA resource Recovery Order under Part 9, Clause 93 of the Protection of the Environment Operations (Waste Regulation (2014) and will be removed from site before development.

The following is a description of the samples collected. Figure 4.6 presents a summary of the sample locations.

- Sample location 1 was selected due to the presence of bitumen covered road aggregate.
- Sample location 2 was selected where recent excavations and heavy vehicle movements were evident.

- Sample location 3 was selected in the vehicle pathway along the stockpiles of excavated materials.
- Sample location 4 is further along this vehicle pathway and so is sample 5.
- Samples 6, 7 and 8 was selected to identify any contamination introduced through the road construction works recently undertaken along the Stream Avenue extension as well as any potential transfer of contaminated material from the land where hazardous materials were known to have been stockpiled.
- Sample location 9 is the stockpile of waste shown in Figure 4.4. Samples were collected to identify both chemical contaminants and hazardous materials (asbestos)
- Sample location 10 was selected in the undisturbed pasture grass cover of the site to identify any potential contamination relating to the former agricultural use of the property.



**Figure 4.6: Sample Locations**

The pattern followed for the soil sampling can be described as Judgement Sampling, where points are selected on the basis of the investigator's knowledge of the historical land use and likely distribution of contaminants at a site. It is an efficient sampling method for confirmatory sampling that utilises knowledge of the site history and field observations to direct sample collection (NSW EPA, 2020)

The surface soil samples were submitted to the Australian Laboratory Services (ALS) in Mudgee for determination of the following parameters:

- metallic element (cadmium, chromium, copper, lead, nickel and zinc) concentrations, including arsenic and mercury in soil;
- extraction with organic solvent and analysis of Total Recoverable Hydrocarbons (TRH) and Polynuclear Aromatic Hydrocarbons (PAHs);

- extraction with organic solvent and a pesticide analysis screen analysis including analysis of Organochlorine (OCP) Pesticides; and
- In addition, the two composite soil samples were submitted for inspection and identification of asbestos fibres.

### 4.3 Analytical Results

A copy of the laboratory report for the confirmatory samples is attached in Appendix B.

The results indicates that only low concentrations of metallic elements were detected in the surface soil samples. In all the surface soil samples, Total Recoverable Hydrocarbons (TRH), Polynuclear Aromatic Hydrocarbons as well as persistent pesticide and herbicide compounds are indicated as below the limits of detection.

The metals detected include chromium (Cr), copper (Cu), lead (Pb), nickel (Ni, and zinc (Zn). Concentrations of, arsenic, cadmium and mercury were all below detection. No asbestos was detected in any of the four samples of soil analysed.

Table 4.1 presents a summary of the elements detected above the limit of detection in surface soil samples.

### 4.4 Analytical Data Quality

Soil samples were collected in glass jars provided by the laboratory, refrigerated after collection and transported in an insulated container to the laboratory. Chain of custody was recorded for all samples. A copy of the signed sheet is attached as Appendix B.

Table 4.1: Summary of metals, pesticides and hydrocarbons detected in soil samples collected from the Subject Site.

	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Copper (Cu)	Lead (Pb)	Mercury (Hg)	Nickel (Ni)	Zinc (Zn)
TP-01	<5	<1	80	33	<5	<0.1	61	63
TP-02	<5	<1	32	20	<5	<0.1	27	43
TP-03	<5	<1	31	19	13	<0.1	24	25
TP-04	<5	<1	38	22	8	<0.1	31	35
TP-05	<5	<1	54	19	8	<0.1	26	28
TP-06	<5	<1	20	9	6	<0.1	14	20
TP-07	<5	<1	26	17	10	<0.1	18	36
TP-08	<5	<1	6	21	<5	<0.1	16	40
TP-09	<5	<1	18	26	8	<0.1	18	84
TP-10	<5	<1	24	20	6	<0.1	20	53



The analyses were undertaken at a NATA accredited laboratory. The laboratory quality control procedures in the form of duplicates as well as analyte and surrogate spikes were applied to all contaminant classes analysed. The results reported for the duplicate is within the Relative Percent Difference range of the acceptance criteria for a duplicate sample. The analyte spike recoveries reported for the different sets of organic analytes are indicated as within the acceptance criteria (see Appendix B).

All media appropriate to the objectives of this investigation have been adequately analysed and no idea of significant uncertainty exist. It is concluded that the data is usable for the purposes of the investigation.

---



## 5.0 ASSESSMENT

### 5.1 Assessment Criteria – Human Health Risk

Screening for human health and ecological risk, utilises published human health investigation levels (HILs) from the National Environment Protection (Assessment of Site Contamination) Measure (NEPC, 1999) to identify contaminant concentrations in soil that may pose a risk to future residents or people visiting the site.

HILs are scientifically based, generic assessment criteria designed to be used in the screening of potential risks to human health from chronic exposure to contaminants. HIL's are conservatively derived and are designed to be protective of human health under the majority of circumstances, soil types and human susceptibilities and thus represent a reasonable 'worst-case' scenario for specific land-use settings.

The HILs selected for evaluation of the Subject Site are those derived for a standard residential scenario (HIL-A), which assumes typical residential land use with garden/accessible soil (home grown produce <10% fruit and vegetable intake, and no poultry).

Table 5.1 presents a summary of the health-risk based criteria selected for assessment of the detected metal concentrations.

Table 5.1: Human health-risk screening levels.

Element	Health-based Investigation Levels
	HIL A Residential mg.kg-1
Arsenic (As)	100
Cadmium (Cd)	20
Chromium	NR
Copper (Cu)	6,000
Lead (Pb)	300
Mercury (Hg)	40
Nickel (Ni)	400
Zinc (Zn)	7,400

Note: NR=not relevant due to low human toxicity of Cr(III). NA=No applicable screening level.

It was confirmed that limits of detection reported by the laboratory are below the criteria values. All other contaminants analysed for in the soil samples that are reported below the limit of detection by the laboratory can therefore be excluded from further assessment.



## 5.2 Findings

- Direct comparison of the analytical results presented in Table 4.1 with the assessment criteria (refer Table 5.1) show that the detected metal concentrations in samples collected from the Investigation Area are well below residential health-risk based criteria values.
  - The concentrations of the heavy metals detected at the Investigation Area are therefore considered representative of naturally occurring element abundance and do not indicate any contamination.
  - The stockpiles of excavated materials and surface soils amongst the stockpiles was visually inspected and no hazardous materials were observed.
  - The concentrations of all other potential contaminants investigated were reported as below the level of detection in the laboratory report.
-

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

### 6.1 Conclusions

In accordance with the objectives detailed in Section 1.2, and based on the information contained within this assessment, the following conclusions are made (subject to the limitations in Section 1.5)

- Activities associated with the use of the Investigation Area, were identified as having a potential to contaminate surface soils.
- The following potential sources of contamination were identified:
  - Historical agricultural activities
  - Vehicles and equipment
  - Excavated materials and road building materials stockpiles
  - Hazardous materials on adjoining property
- A review of the available information indicated that there is a potential for environmental contamination to be present at the Investigation Area.
- A site investigation and confirmatory sampling conducted to determine the presence and significance of potential contamination associated with the identified sources, revealed that none of the contaminants investigated are present above health-risk based criteria in the surface soils of the Investigation Area.
- The screening criteria used in the evaluation of the contaminant concentrations were appropriately conservative and suitable for assessment of the proposed residential land use category.
- It is concluded that there are no contaminants present at the Investigation Area which are likely to present a risk of impact to the health of humans.

### 6.2 Recommendations

- Based on the findings of the desktop review and site investigation, it can be stated with a reasonable level of confidence that the contaminants detected at the Investigation Area pose no significant risk to the health of humans and the site can be considered suitable for the proposed residential development and land use.
- A Construction Environmental Management Plan (CEMP) must be prepared, prior to construction works being started. The purpose of the CEMP is for the management of excavated soils and should include procedures for the management of sediment and erosion.

- It is recommended that the excavated materials stockpiled at the site, as well as any material that will be excavated as part of the proposed development, be classified in accordance with the general solid waste (NSW EPA, 2014) and excavated natural material (NSW EPA, 2014a) guidelines (ENM Order), before being taken off site for disposal or application elsewhere.
-

## 7.0 REFERENCES

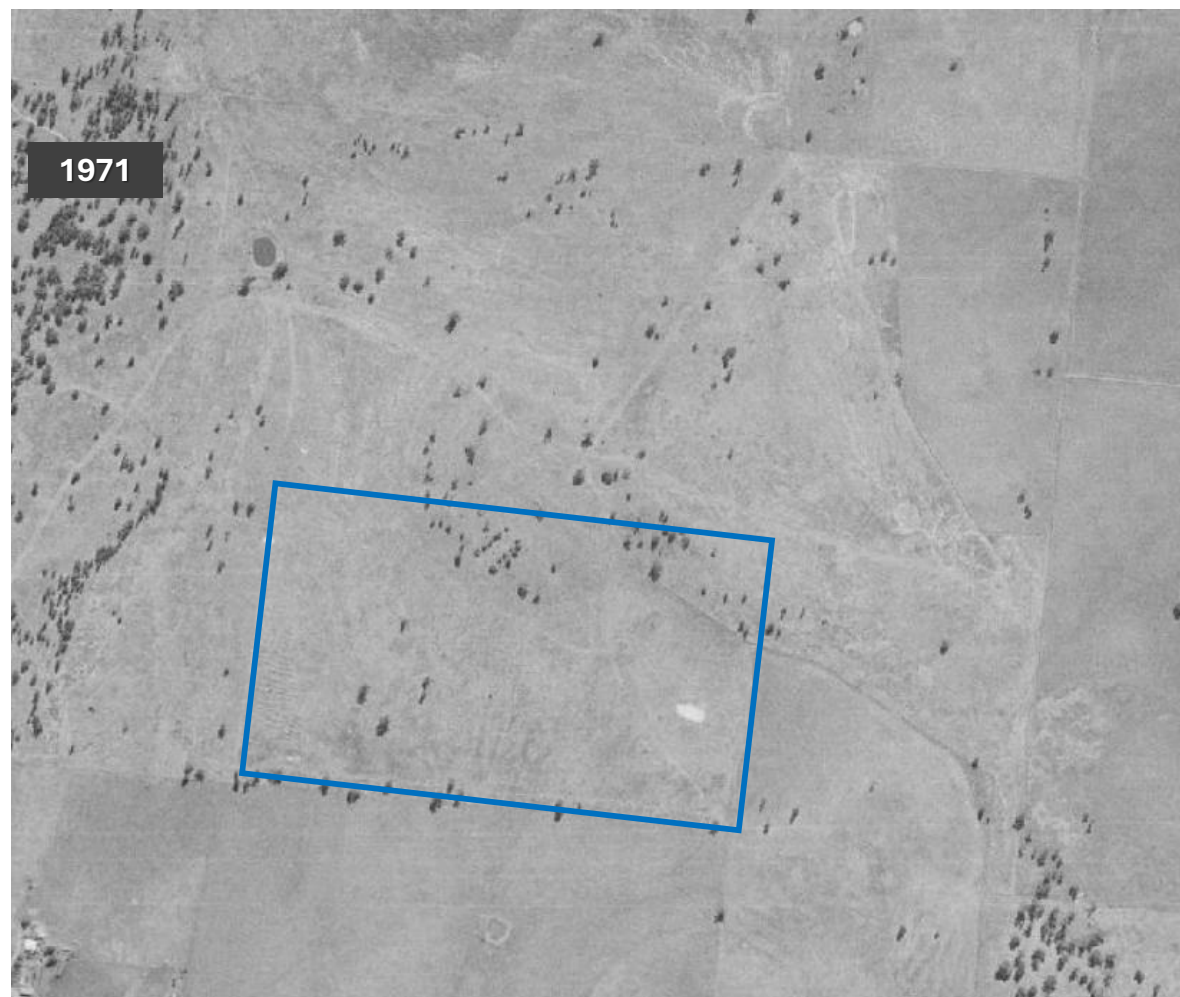
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**APPENDIX A**

**Historical Aerial Photographs**

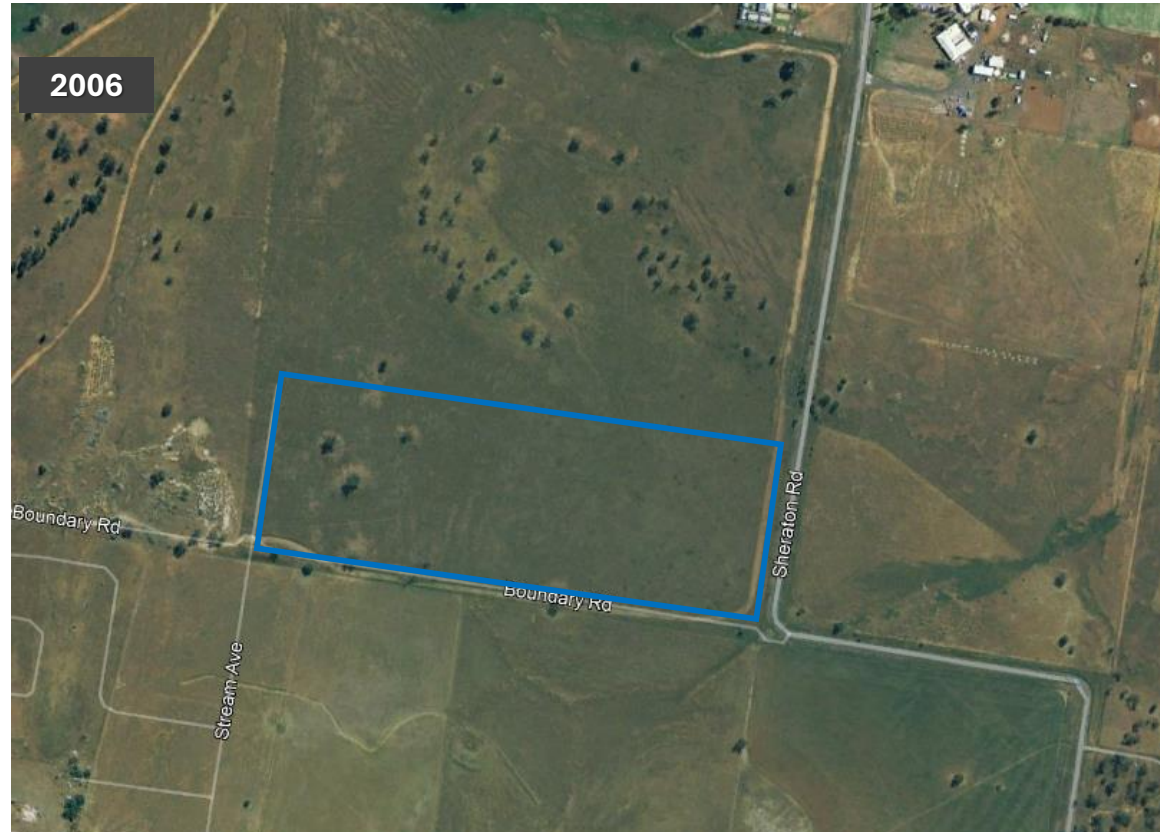










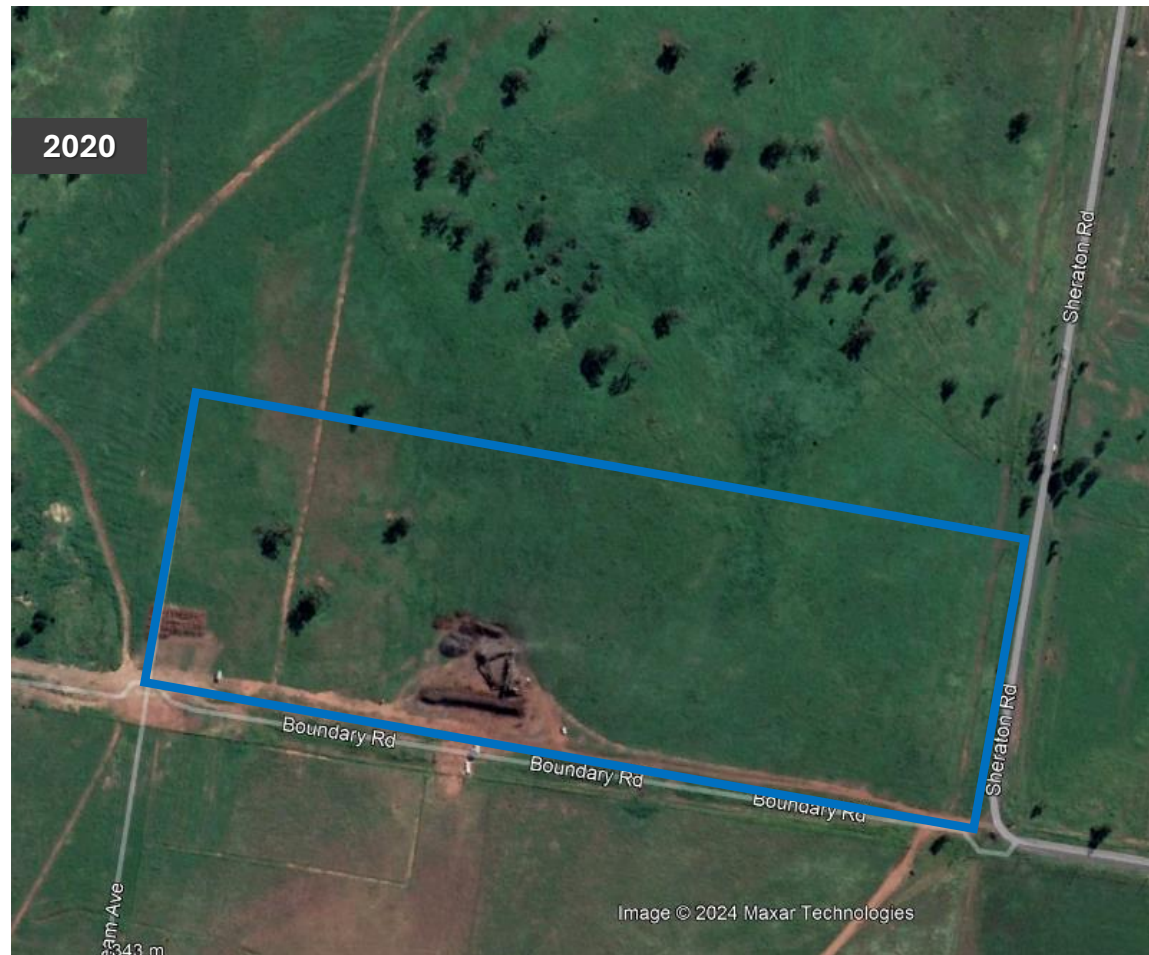






















**barnson.**

**APPENDIX B**

**Chain of Custody and Laboratory  
Report**



Work Order	: ME2400241
Client	: BARNSON
Contact	: Nardus Potgieter
Address	: Unit 4 108-110 Market Street MUDGEE NSW 2850
Telephone	: 0429 464 067
Project	: Soil
Order number	: ----
C-O-C number	: ----
Sampler	: Nardus Potgieter (Client Sampler)
Site	: Barnson
Quote number	: SY/053/14
No. of samples received	: 14
No. of samples analysed	: 14

Page : 1 of 12

Laboratory : Environmental Division Mudgee

Contact : Mary Monds (ALS Mudgee)


Address : 1/29 Sydney Road Mudgee NSW Australia 2850

Telephone : +61 2 6372 6735

Date Samples Received : 06-Feb-2024 14:15

Date Analysis Commenced : 07-Feb-2024

Issue Date : 14-Feb-2024 18:56

The ALS logo is located in the bottom right corner of the page. It features a stylized blue circular emblem with radiating lines, resembling a sun or a globe, positioned above the text 'ALS' in a bold, blue, sans-serif font.

Accreditation No. 825  
Accredited for compliance with  
ISO/IEC 17025 - Testing

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

## Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Ankit Joshi	Senior Chemist - Inorganics	Sydney Inorganics, Smithfield, NSW
Dian Dao	Senior Chemist - Inorganics	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Organics, Smithfield, NSW
John Williams	Lab Technician	Newcastle - Asbestos, Mayfield West, NSW

right solutions. right partner.



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 Work Order : ME2400241  
 Client : BARNSON  
 Project : Soil

### General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contract for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.  
 LOR = Limit of reporting  
 ^ = This result is computed from individual analyte detections at or above the level of reporting  
 ø = ALS is not NATA accredited for these tests.  
 ~ = Indicates an estimated value.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a,h)anthracene (1.0), Benzo(g,h,i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP068: Where reported, Total Chlordane (sum) is the sum of the reported concentrations of cis-Chlordane and trans-Chlordane at or above the LOR.
- EP068: Where reported, Total OCP is the sum of the reported concentrations of all Organochlorine Pesticides at or above LOR.
- EP075(SIM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.
- EP080: Poor matrix spike recovery due to sample heterogeneity. Confirmed by re-analysis.
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200 'Trace' - Asbestos fibres ("Free Fibres") detected by trace analysis per AS4964. The result can be interpreted that the sample contains detectable 'respirable' asbestos fibres
- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- EA200 Legend
- EA200 'Ch' Chrysotile (white asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.
- EA200: For samples larger than 30g, the <2mm fraction may be sub-sampled prior to trace analysis as outlined in ISO23909:2008(E) Sect 6.3.2-2
- EA200: 'Yes' - Asbestos detected by polarised light microscopy including dispersion staining.
- EA200: 'No\*' - No asbestos found, at the reporting limit of 0.1g/kg, by polarised light microscopy including dispersion staining. Asbestos material was detected and positively identified at concentrations estimated to be below 0.1g/kg.
- EA200: 'No' - No asbestos found at the reporting limit 0.1g/kg, by polarised light microscopy including dispersion staining.

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 Work Order : ME2400241  
 Client : BARNSON  
 Project : Soil



### Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	TP-01	TP-02	TP-03	TP-04	TP-05
Sampling date / time					06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00
Compound	CAS Number	LOR	Unit		ME2400241-001	ME2400241-002	ME2400241-003	ME2400241-004	ME2400241-005
					Result	Result	Result	Result	Result
<b>EA055: Moisture Content (Dried @ 105-110°C)</b>									
Moisture Content	----	1.0	%		4.6	1.2	3.3	4.4	3.3
<b>EG005(ED093)T: Total Metals by ICP-AES</b>									
Arsenic	7440-38-2	5	mg/kg		<5	<5	<5	<5	<5
Cadmium	7440-43-9	1	mg/kg		<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg		80	32	31	38	54
Copper	7440-50-8	5	mg/kg		33	20	19	22	19
Lead	7439-92-1	5	mg/kg		<5	<5	13	8	8
Nickel	7440-02-0	2	mg/kg		61	27	24	31	26
Zinc	7440-66-6	5	mg/kg		63	43	25	35	28
<b>EG035T: Total Recoverable Mercury by FIMS</b>									
Mercury	7439-97-6	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
<b>EP066: Polychlorinated Biphenyls (PCB)</b>									
Total Polychlorinated biphenyls	----	0.1	mg/kg		<0.1	<0.1	----	----	<0.1
<b>EP068A: Organochlorine Pesticides (OC)</b>									
alpha-BHC	319-84-6	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
beta-BHC	319-85-7	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
gamma-BHC	58-89-9	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
delta-BHC	319-86-8	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
Heptachlor	76-44-8	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
Aldrin	309-00-2	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
Heptachlor epoxide	1024-57-3	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
^ Total Chlordane (sum)	----	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
trans-Chlordane	5103-74-2	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
alpha-Endosulfan	959-98-8	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
cis-Chlordane	5103-71-9	0.05	mg/kg		<0.05	<0.05	----	----	<0.05
Dieldrin	60-57-1	0.05	mg/kg		<0.05	<0.05	----	----	<0.05

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 Work Order : ME2400241  
 Client : BARNSON  
 Project : Soil



### Analytical Results

Sub-Matrix: SOIL  
 (Matrix: SOIL)

Sample ID				TP-01	TP-02	TP-03	TP-04	TP-05
Sampling date / time				06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00
Compound	CAS Number	LOR	Unit	ME2400241-001	ME2400241-002	ME2400241-003	ME2400241-004	ME2400241-005
				Result	Result	Result	Result	Result
<b>EP068A: Organochlorine Pesticides (OC) - Continued</b>								
4,4'-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
<sup>A</sup> Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
4,4'-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
4,4'-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	----	----	<0.2
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	----	----	<0.2
<sup>A</sup> Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
<sup>A</sup> Sum of DDD + DDE + DDT	72-54-8/72-55-9/50-29-3	0.05	mg/kg	<0.05	<0.05	----	----	<0.05
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons</b>								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5

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 Work Order : ME2400241  
 Client : BARNSON  
 Project : Soil



### Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	TP-01	TP-02	TP-03	TP-04	TP-05
Sampling date / time					06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00
Compound	CAS Number	LOR	Unit		ME2400241-001	ME2400241-002	ME2400241-003	ME2400241-004	ME2400241-005
					Result	Result	Result	Result	Result
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued</b>									
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		0.6	0.6	0.6	0.6	0.6
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg		1.2	1.2	1.2	1.2	1.2
<b>EP080/071: Total Petroleum Hydrocarbons</b>									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
C15 - C28 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions</b>									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
>C16 - C34 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	<50	<50
<b>EP080: BTEXN</b>									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5

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 Work Order : ME2400241  
 Client : BARNSON  
 Project : Soil



### Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	TP-01	TP-02	TP-03	TP-04	TP-05
Sampling date / time					06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00
Compound	CAS Number	LOR	Unit		ME2400241-001	ME2400241-002	ME2400241-003	ME2400241-004	ME2400241-005
					Result	Result	Result	Result	Result
<b>EP080: BTEXN - Continued</b>									
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
<b>EP066S: PCB Surrogate</b>									
Decachlorobiphenyl	2051-24-3	0.1	%		109	117	----	----	102
<b>EP068S: Organochlorine Pesticide Surrogate</b>									
Dibromo-DDE	21655-73-2	0.05	%		75.0	74.1	----	----	70.5
<b>EP068T: Organophosphorus Pesticide Surrogate</b>									
DEF	78-48-8	0.05	%		81.9	80.1	----	----	68.1
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>									
Phenol-d6	13127-88-3	0.5	%		82.3	78.8	79.4	75.0	73.2
2-Chlorophenol-D4	93951-73-6	0.5	%		85.4	82.3	83.2	81.3	79.4
2,4,6-Tribromophenol	118-79-6	0.5	%		76.2	72.1	70.0	71.6	75.3
<b>EP075(SIM)T: PAH Surrogates</b>									
2-Fluorobiphenyl	321-60-8	0.5	%		88.1	83.6	85.4	82.7	81.0
Anthracene-d10	1719-06-8	0.5	%		102	98.4	98.0	97.7	96.0
4-Terphenyl-d14	1718-51-0	0.5	%		92.9	90.2	91.8	88.5	87.8
<b>EP080S: TPH(V)/BTEX Surrogates</b>									
1,2-Dichloroethane-D4	17060-07-0	0.2	%		73.6	78.7	85.9	80.6	81.4
Toluene-D8	2037-26-5	0.2	%		87.1	89.8	101	88.6	95.5
4-Bromofluorobenzene	460-00-4	0.2	%		90.8	92.9	114	102	106



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 Work Order : ME2400241  
 Client : BARNSON  
 Project : Soil



### Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	TP-06	TP-07	TP-08	TP-09	TP-10
Sampling date / time					06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00
Compound	CAS Number	LOR	Unit		ME2400241-006	ME2400241-007	ME2400241-008	ME2400241-009	ME2400241-010
					Result	Result	Result	Result	Result
<b>EA055: Moisture Content (Dried @ 105-110°C)</b>									
Moisture Content	----	1.0	%		<1.0	2.7	<1.0	<1.0	3.2
<b>EG005(ED093)T: Total Metals by ICP-AES</b>									
Arsenic	7440-38-2	5	mg/kg		<5	<5	<5	<5	<5
Cadmium	7440-43-9	1	mg/kg		<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg		20	26	6	18	24
Copper	7440-50-8	5	mg/kg		9	17	21	26	20
Lead	7439-92-1	5	mg/kg		6	10	<5	8	6
Nickel	7440-02-0	2	mg/kg		14	18	16	18	20
Zinc	7440-66-6	5	mg/kg		20	36	40	84	53
<b>EG035T: Total Recoverable Mercury by FIMS</b>									
Mercury	7439-97-6	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
<b>EP066: Polychlorinated Biphenyls (PCB)</b>									
Total Polychlorinated biphenyls	----	0.1	mg/kg		----	----	----	<0.1	<0.1
<b>EP068A: Organochlorine Pesticides (OC)</b>									
alpha-BHC	319-84-6	0.05	mg/kg		----	----	----	<0.05	<0.05
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg		----	----	----	<0.05	<0.05
beta-BHC	319-85-7	0.05	mg/kg		----	----	----	<0.05	<0.05
gamma-BHC	58-89-9	0.05	mg/kg		----	----	----	<0.05	<0.05
delta-BHC	319-86-8	0.05	mg/kg		----	----	----	<0.05	<0.05
Heptachlor	76-44-8	0.05	mg/kg		----	----	----	<0.05	<0.05
Aldrin	309-00-2	0.05	mg/kg		----	----	----	<0.05	<0.05
Heptachlor epoxide	1024-57-3	0.05	mg/kg		----	----	----	<0.05	<0.05
^ Total Chlordane (sum)	----	0.05	mg/kg		----	----	----	<0.05	<0.05
trans-Chlordane	5103-74-2	0.05	mg/kg		----	----	----	<0.05	<0.05
alpha-Endosulfan	959-98-8	0.05	mg/kg		----	----	----	<0.05	<0.05
cis-Chlordane	5103-71-9	0.05	mg/kg		----	----	----	<0.05	<0.05
Dieldrin	60-57-1	0.05	mg/kg		----	----	----	<0.05	<0.05

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### Analytical Results

Sub-Matrix: SOIL  
 (Matrix: SOIL)

Sample ID				TP-06	TP-07	TP-08	TP-09	TP-10
Sampling date / time				06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00
Compound	CAS Number	LOR	Unit	ME2400241-006	ME2400241-007	ME2400241-008	ME2400241-009	ME2400241-010
				Result	Result	Result	Result	Result
<b>EP068A: Organochlorine Pesticides (OC) - Continued</b>								
4,4'-DDE	72-55-9	0.05	mg/kg	----	----	----	<0.05	<0.05
Endrin	72-20-8	0.05	mg/kg	----	----	----	<0.05	<0.05
beta-Endosulfan	33213-65-9	0.05	mg/kg	----	----	----	<0.05	<0.05
<sup>A</sup> Endosulfan (sum)	115-29-7	0.05	mg/kg	----	----	----	<0.05	<0.05
4,4'-DDD	72-54-8	0.05	mg/kg	----	----	----	<0.05	<0.05
Endrin aldehyde	7421-93-4	0.05	mg/kg	----	----	----	<0.05	<0.05
Endosulfan sulfate	1031-07-8	0.05	mg/kg	----	----	----	<0.05	<0.05
4,4'-DDT	50-29-3	0.2	mg/kg	----	----	----	<0.2	<0.2
Endrin ketone	53494-70-5	0.05	mg/kg	----	----	----	<0.05	<0.05
Methoxychlor	72-43-5	0.2	mg/kg	----	----	----	<0.2	<0.2
<sup>A</sup> Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg	----	----	----	<0.05	<0.05
<sup>A</sup> Sum of DDD + DDE + DDT	72-54-8/72-55-9/50-29-3	0.05	mg/kg	----	----	----	<0.05	<0.05
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons</b>								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5

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### Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	TP-06	TP-07	TP-08	TP-09	TP-10
Sampling date / time					06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00
Compound	CAS Number	LOR	Unit		ME2400241-006	ME2400241-007	ME2400241-008	ME2400241-009	ME2400241-010
					Result	Result	Result	Result	Result
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued</b>									
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		0.6	0.6	0.6	0.6	0.6
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg		1.2	1.2	1.2	1.2	1.2
<b>EP080/071: Total Petroleum Hydrocarbons</b>									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
C15 - C28 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions</b>									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
>C16 - C34 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	<50	<50
<b>EP080: BTEXN</b>									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5

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### Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	TP-06	TP-07	TP-08	TP-09	TP-10
Sampling date / time					06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00
Compound	CAS Number	LOR	Unit		ME2400241-006	ME2400241-007	ME2400241-008	ME2400241-009	ME2400241-010
					Result	Result	Result	Result	Result
<b>EP080: BTEXN - Continued</b>									
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
<b>EP066S: PCB Surrogate</b>									
Decachlorobiphenyl	2051-24-3	0.1	%		----	----	----	104	117
<b>EP068S: Organochlorine Pesticide Surrogate</b>									
Dibromo-DDE	21655-73-2	0.05	%		----	----	----	74.8	78.2
<b>EP068T: Organophosphorus Pesticide Surrogate</b>									
DEF	78-48-8	0.05	%		----	----	----	87.4	82.8
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>									
Phenol-d6	13127-88-3	0.5	%		79.6	76.0	72.6	75.1	78.3
2-Chlorophenol-D4	93951-73-6	0.5	%		85.9	82.2	76.8	80.7	81.4
2,4,6-Tribromophenol	118-79-6	0.5	%		79.4	80.4	67.4	80.8	77.0
<b>EP075(SIM)T: PAH Surrogates</b>									
2-Fluorobiphenyl	321-60-8	0.5	%		88.4	84.5	81.1	81.7	83.0
Anthracene-d10	1719-06-8	0.5	%		103	98.2	94.2	94.7	96.7
4-Terphenyl-d14	1718-51-0	0.5	%		94.3	92.0	87.4	87.2	89.0
<b>EP080S: TPH(V)/BTEX Surrogates</b>									
1,2-Dichloroethane-D4	17060-07-0	0.2	%		75.8	82.4	83.9	80.8	77.3
Toluene-D8	2037-26-5	0.2	%		87.9	116	99.0	97.0	83.3
4-Bromofluorobenzene	460-00-4	0.2	%		102	116	113	105	98.1

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 Project : Soil



### Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	TP-06a	TP-07a	TP-08a	TP-09a	----
Sampling date / time					06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	06-Feb-2024 00:00	----
Compound	CAS Number	LOR	Unit		ME2400241-011	ME2400241-012	ME2400241-013	ME2400241-014	-----
				Result	Result	Result	Result	Result	----
<b>EA200: AS 4964 - 2004 Identification of Asbestos in Soils</b>									
Asbestos Detected	1332-21-4	0.1	g/kg		No	No	No	No	----
Asbestos (Trace)	1332-21-4	-	-		No	No	No	No	----
Asbestos Type	1332-21-4	-	--		-	-	-	-	----
Sample weight (dry)	----	0.01	g		324	193	218	399	----
APPROVED IDENTIFIER:	----	-	--		J. WILLIAMS	J. WILLIAMS	J. WILLIAMS	J. WILLIAMS	----
Synthetic Mineral Fibre	----	-	--		No	No	No	No	----
Organic Fibre	----	-	--		No	No	No	No	----

### Analytical Results

#### Descriptive Results

Sub-Matrix: SOIL		
Method: Compound	Sample ID - Sampling date / time	Analytical Results
<b>EA200: AS 4964 - 2004 Identification of Asbestos in Soils</b>		
EA200: Description	TP-06a - 06-Feb-2024 00:00	A soil sample.
EA200: Description	TP-07a - 06-Feb-2024 00:00	A soil sample.
EA200: Description	TP-08a - 06-Feb-2024 00:00	A soil sample.
EA200: Description	TP-09a - 06-Feb-2024 00:00	A soil sample.



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### Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
<b>EP066S: PCB Surrogate</b>			
Decachlorobiphenyl	2051-24-3	39	149
<b>EP068S: Organochlorine Pesticide Surrogate</b>			
Dibromo-DDE	21655-73-2	49	147
<b>EP068T: Organophosphorus Pesticide Surrogate</b>			
DEF	78-48-8	35	143
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>			
Phenol-d6	13127-88-3	63	123
2-Chlorophenol-D4	93951-73-6	66	122
2,4,6-Tribromophenol	118-79-6	40	138
<b>EP075(SIM)T: PAH Surrogates</b>			
2-Fluorobiphenyl	321-60-8	70	122
Anthracene-d10	1719-06-8	66	128
4-Terphenyl-d14	1718-51-0	65	129
<b>EP080S: TPH(V)/BTEX Surrogates</b>			
1,2-Dichloroethane-D4	17060-07-0	63	125
Toluene-D8	2037-26-5	67	124
4-Bromofluorobenzene	460-00-4	66	131

### Inter-Laboratory Testing

Analysis conducted by ALS Newcastle, NATA accreditation no. 825, site no. 1656 (Chemistry) 9854 (Biology).

(SOIL) EA200: AS 4964 - 2004 Identification of Asbestos in Soils

Analysis conducted by ALS Sydney, NATA accreditation no. 825, site no. 10911 (Chemistry) 14913 (Biology).

(SOIL) EA055: Moisture Content (Dried @ 105-110°C)

(SOIL) EP066: Polychlorinated Biphenyls (PCB)

(SOIL) EP066S: PCB Surrogate

(SOIL) EG005(ED093)T: Total Metals by ICP-AES

(SOIL) EG035T: Total Recoverable Mercury by FIMS

(SOIL) EP080/071: Total Petroleum Hydrocarbons

(SOIL) EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions

(SOIL) EP080: BTEXN

(SOIL) EP080S: TPH(V)/BTEX Surrogates

(SOIL) EP075(SIM)B: Polynuclear Aromatic Hydrocarbons

(SOIL) EP075(SIM)S: Phenolic Compound Surrogates

(SOIL) EP075(SIM)T: PAH Surrogates

(SOIL) EP068A: Organochlorine Pesticides (OC)

(SOIL) EP068T: Organophosphorus Pesticide Surrogate

(SOIL) EP068S: Organochlorine Pesticide Surrogate

Environmental Division  
Mudgee  
Work Order Reference  
**ME24000241**



Unit 4 / 108-110 Market Street  
Mudgee, NSW 2850  
1300 BARNSON (1300 227 676)  
generalenquiry@barnson.com.au

Telephone : 02 8372 6734

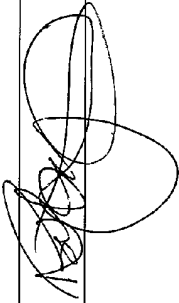

CHAIN OF CUSTODY AND ANALYTICAL REQUEST

Job Number	42896	Date	6 February 2024
Laboratory	ALS Mudgee	Report to	Nardus Potgieter npotgieter@barnson.com.au
Sample Temperature on Receipt	Notes		
25 °C	Signature: <i>R</i>		

Sample ID	Sample Description	Sample Date	Sample type	Analysis request				
				1	2	3	4	5
TP-01	Surface soil	06/02/2023	Soil		X			
TP-02	Surface soil	06/02/2023	Soil	X				
TP-03	Surface soil	06/02/2023	Soil		X			
TP-04	Surface soil	06/02/2023	Soil		X			
TP-05	Surface soil	06/02/2023	Soil	X				
TP-06	Surface soil	06/02/2023	Soil		X			
TP-07	Surface soil	06/02/2023	Soil		X			
TP-08	Surface soil	06/02/2023	Soil		X			
TP-09	Surface soil	06/02/2023	Soil	X				
TP-10	Surface soil	06/02/2023	Soil	X				
TP-06a	Surface soil	06/02/2023	Soil			X		
TP-07a	Surface soil	06/02/2023	Soil			X		
TP-08a	Surface soil	06/02/2023	Soil			X		
TP-09a	Surface soil	06/02/2023	Soil			X		

Analysis request		Method Code
1	TRH (C6-C40) / BTEXN / PAH / OC / PCB / 8 Metals	S-8
2	TRH (C6-C40) / BTEXN / PAH / 8 Metals	S-26
3	Asbestos – in 50g Soil (Grab sample) presence for free fibres	EA200G
4		
5		

Relinquished by / Affiliation	Accepted by / Affiliation	Date
-------------------------------	---------------------------	------

	/ Bamson	 / ALS Mudgee	6 February 2024
---	----------	--	-----------------

1415



**barnson.**

**APPENDIX E**

**Traffic Impact Statement**



27 May 2024

Reference: 231062.01FB

Barnson  
 Unit 1, 36 Darling Street  
 Dubbo NSW 2830  
 Attention: Jim Sarantzouklis

**TRAFFIC IMPACT STATEMENT FOR THE  
 PROPOSED PLANNING PROPOSAL  
 AT A PORTION OF LOT 200 DP1280301, DUBBO**

Dear Jim,

Reference is made to your request to provide a traffic impact statement with regard to the planning proposal covering a portion of Lot 200 DP1280301, Dubbo. The proposal involves the rezoning of a portion of the land (at the corner of Sheraton Road and Boundary Road), from its existing *R2 – Low Density Residential* to an *R1 – General Residential* zone.

The assessment is provided in **Sections 1 - 4** of this letter, with a summary of the relevant findings below:

- The parking and access design of the likely proposed land uses under *R1 – General Residential* zoning can be easily accommodated within the site. It will be a requirement at the DA and CC stage of each proposed development to assess the parking provision, driveway location and compliance with the relevant Australian Standards;
- The difference in traffic generation between R2 and R1 land zoning is anticipated to be marginal; nevertheless, it is expected that the surrounding road network will be able to comfortably accommodate this change in traffic generation, without any noticeable impact on the surrounding road network. In any case, it will be a requirement at DA stage of each proposed development to assess the traffic generation and its potential impact on the surrounding road network.

The area proposed to be rezoned is referred to as the “site” within this report. This report does not consider the remaining portions of Lot 200 DP1280301, as they will not be impacted by this proposal.

**Section 5** of this traffic impact statement provides a review of how the proposal aligns with the objectives of the *Local Planning Direction 5.1 – Integrating Land Use and Transport*.

## 1 Site Location and Access

The location of the site is depicted on an aerial image in **Figure 1**. The characteristics of the site and the surrounding transport network are summarised in **Table 1**.



 Site Location

**FIGURE 1: SITE CONTEXT – AERIAL IMAGE**

**TABLE 1: SITE CONTEXT**

<b>Zoning</b>	The site is currently zoned <i>R2 – Low Density Residential</i> under the Dubbo Regional Local Environmental Plan (DRLEP) 2012, whilst the proposal seeks to rezone the land to <i>R1 – General Residential</i> .
<b>Roads Fronting Site</b>	<p>The site subject to the rezoning fronts the following road:</p> <ul style="list-style-type: none"> <li>• Boundary Road to the south (Unclassified COLLECTOR Road)</li> <li>• Sheraton Road to the east (Unclassified COLLECTOR Road)</li> <li>• Stream Avenue to the west (Unclassified LOCAL Road)</li> </ul> <p>Access to the site will be considered during the DA stage. However, safe and compliant road access can be achieved from any of the surrounding access roads.</p>
<b>State Planning Controls</b>	The site is neither of sufficient size or capacity or fronted by or provided access via a classified road and is therefore not required to be referred to Transport for NSW (TfNSW) as part of the Development Application process.
<b>Public Transport</b>	The site is located within a 5-minute (400m) walking distance of bus stops (ID: 28301196 and 28301137) which services the 570 (Orana Mall to Dubbo CBD via Southlakes & South Dubbo) loop service provided by Dubbo Buslines 11 times a day. Dubbo Train Station is located approximately 5km to the north-west of the subject site which services the Western NSW – Regional Trains timetable, providing direct access from Central Station to Dubbo Station.
<b>Future Road and Infrastructure Changes</b>	The road network surrounding the site, including Boundary Road on the site's southern boundary has been subject to numerous road upgrades by Dubbo Regional Council.



## 2 Change in Permissible Land Uses

The proposed rezoning to R1 – General Residential will result in additional land uses being permissible on the subject site. **Table 2** outlines the key changes with respect to residential land uses.

**TABLE 2: PERMISSIBLE LAND USE SUMMARY**

Land Use	Permissible in R1	Permissible in R2
Attached Dwellings	Yes	No
Centre-based child care centre facilities	Yes	Yes
Dwelling Houses	Yes	Yes
Group Homes	Yes	Yes
Hostels	Yes	No
Multi Dwelling Housing	Yes	No
Residential Flat Building	Yes	No
Seniors Housing	Yes	No
Shop Top Housing	Yes	No

## 3 Parking and Access Design

### 3.1 Car Parking Provision

The provision of car parking associated with each proposed development located on the subject rezoned site will be reviewed and assessed in detail during the development application stage. Each individual proposal on the site is expected to meet their parking demands entirely within the bounds of their subject site. Per the Council's request, no parking should be permitted or replied upon along Boundary Road or Sheraton Road during any future development application.

Reference is made to the *Dubbo Development Control Plan 2013* (DDCP 2013), which designates the following parking rates as outlined in **Table 3** that may apply to a development approved under R1 – General Residential zoning.

**TABLE 3: PERMISSIBLE LAND USE PARKING RATES**

Land Use	Control	Rate
Dwelling House	DDCP 2013	<i>One space per one or two bedrooms; Two spaces per three or more bedrooms</i>
Dual Occupancies, Multi-Dwelling Housing and Semi-Attached Dwellings	DDCP 2013	<i>One space for one bedroom premises; Two spaces per two or more bedrooms</i>
Boarding Houses, Hostels and the like	DDCP 2013	<i>One space per manager One space per two staff onsite at any one time; and One space per bedroom</i>



Land Use	Control	Rate
Residential Flat Building	DDCP 2013	One space per one bedroom unit; 1.3 spaces per two bedroom unit; 1.5 spaces in excess of two bedrooms; and One space for visitor parking for every four units or part thereof
Residential Care Facilities	DDCP 2013 with reference to SEPP (Housing for Seniors or People with a Disability) 2004	One parking space for each 10 beds in the residential care facility (or one parking space for each 15 beds if the facility provides care only for persons with dementia) plus, one parking space for each two persons to be employed in connection with the development and on duty at any one time.
Hostels	DDCP 2013 with reference to SEPP (Housing for Seniors or People with a Disability) 2004	One parking space suitable for an ambulance; One parking space for each five dwellings in the hostel plus one parking space for each two persons to be employed in connection with the development and on duty as any one time .plus 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider.
Self-Contained Dwelling	DDCP 2013 with reference to SEPP (Housing for Seniors or People with a Disability) 2004	One car space for each five dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.

The provision of car parking will be confirmed in accordance with the applicable DCP parking rates or SEPP requirements, as the case may be, at the time of any proposed DA within the site. There is sufficient room on-site for the provision of adequate parking to achieve compliance with the relevant DCP car parking rates.

Vehicular access to the site should be achieved by a single vehicular access to Henty Drive. Per the Council's request, no direct access should be proposed to Sheraton Road or Boundary Road for any future proposed development on the rezone land/. The access arrangements, including any auxiliary lanes, alterations for sightlines or other treatments, must be assessed during the DA stage. These items will depend on the nature of the proposed development on the subject site.

### 3.2 Bicycle & Motorcycle Parking Requirements

DDCP 2013 does not require the provision of bicycle or motorcycle parking relevant to any of the likely land uses that could be proposed under the *R1—General Residential zoning*. The proposed change does not change the potential provision of bicycle or motorcycle parking. The site is not constrained by its ability to provide an adequate quantum of bicycle or motorcycle parking. In other words, the site could easily accommodate a potential development's demand for the provision of bicycle or motorcycle parking.

### 3.3 Servicing & Loading

It is expected that all servicing and loading will be able to occur in the same manner under R1 zoning as it would under R2 zoning. It is reiterated that each individual lot is subject to its own development application to assess the specific loading requirements of each development.



#### 4 Traffic Generation and Impact

The traffic generation for the site has the potential to change after undergoing rezoning from *R2 – Low Density Residential* to *R1 – General Residential*. A summary of some of the typical traffic generation rates for the permissible land uses under R1 and R2 land zoning under the DRLEP 2012 is shown below in **Table 4**.

**TABLE 4: PERMISSIBLE LAND USE TRAFFIC SUMMARY**

Land Use	Peak Hour Traffic Generation Rate	Permissible in R1	Permissible in R2
Attached Dwellings	0.71 trips per dwelling (AM Peak) 0.78 trips per dwelling (PM Peak)	Yes	No
Dwelling Houses	0.71 trips per dwelling (AM Peak) 0.78 trips per dwelling (PM Peak)	Yes	Yes
Group Homes	First Principles Analysis	Yes	Yes
Hostels	First Principles Analysis	Yes	No
Multi Dwelling Housing	1-2 Bed: 0.4-0.5 trips per dwelling 3+ Bed: 0.5 – 0.65 trips per dwelling	Yes	No
Residential Flat Building	0.53 trips per dwelling (AM Peak) 0.32 trips per dwelling (PM Peak)	Yes	No
Seniors Housing	0.4 trips per dwelling	Yes	No
Shop Top Housing	Likely, 0.53 trips per dwelling (AM Peak) 0.32 trips per dwelling (PM Peak)	Yes	No

It is noted that any proposed development on the subject site will be subject to a detailed DA, which should assess the traffic impact of the proposal.

Due to the increased density permissible, the site could generate more traffic; however, the road network surrounding the site remains capable of handling the marginal increase in traffic generation. The rezoning is expected to result in only a marginal change to the approved impact on any nearby intersections and be readily accommodated within the existing road network.

The proposed rezoning is anticipated to have only a minimal impact in terms of traffic flow efficiency. There is not expected to be any change to road safety conditions as a result of this rezoning of land. It is reiterated that the detailed traffic impact of any proposal on the land shall be assessed during the DA stage to determine the traffic generation of the development and any impacts on the surrounding road network.



## 5 Local Planning Direction 5.1

Reference is made to the *Local Planning Direction 5.1 – Integrating Land Use and Transport*, which states the following objectives:

### **Objectives**

*The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivisions and street layouts achieve the following planning objectives:*

- (a) Improving access to housing, jobs, and services by walking, cycling and public transport, and*
- (b) Increasing the choice of available transport and reducing dependency on cars, and*
- (c) Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- (d) Supporting the efficient and viable operation of public transport services; and*
- (e) Providing for the efficient movement of freight.*

The proposed rezoning maintains the primary residential use of the subject site but also permits higher residential densities and other forms of residential accommodation (Hostels, Seniors Housing, Shop Top Housing etc.). These higher density residential uses are likely to increase the residential population within the site. While existing access to public transport is not impacted by this proposal, the increase in population density may slightly increase the demand for local public transport, allowing for additional services to be viable. Further consideration can be made at the development application stage to provide support for alternative travel modes such as public bus services. The proposal has no impact on freight.

## 6 Conclusion

Based upon the above assessment, the proposed rezoning of the subject site from *R2 – Low Density Residential* to *R1 – General Residential* is generally supported and will only result in a marginal change to traffic generation. The required parking provision of any proposed land use will be considered during the detailed development application stage, though it is expected that each individual proposal can easily meet the parking demand entirely within their respective sites.

Please contact the undersigned should you require further information or assistance.

Yours faithfully  
M<sup>c</sup>Laren Traffic Engineering

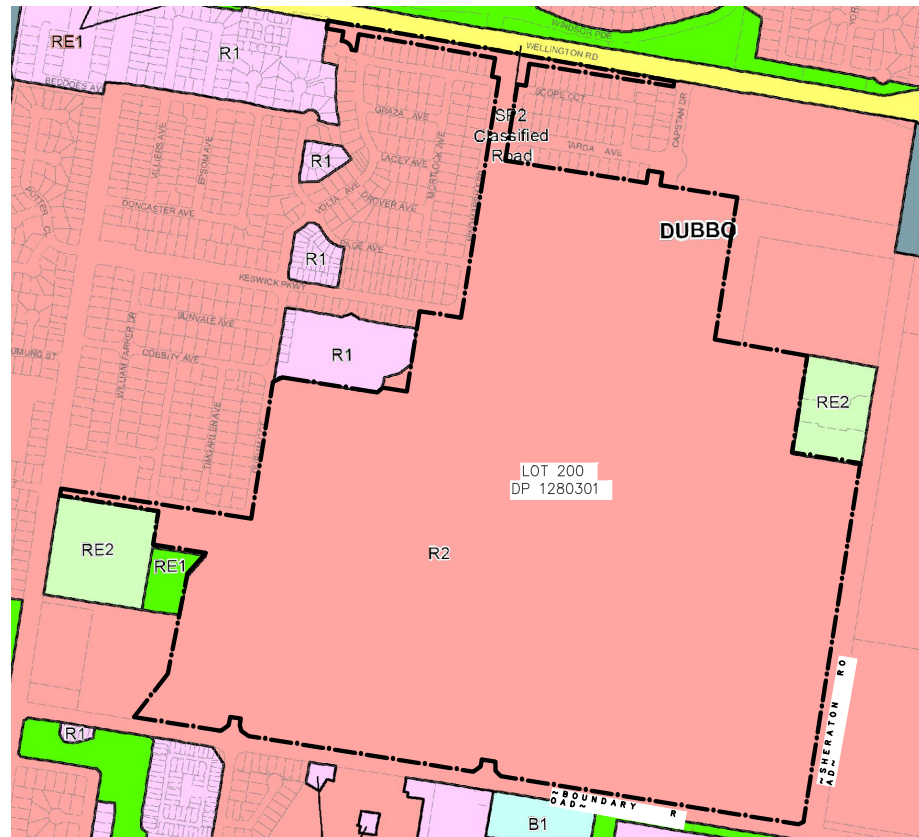
**Aaron Tomlins**  
**Senior Traffic Engineer**  
BE(Hon)(Civil Engineering)/BCom  
AMAITPM, GradIIIEAust  
TfNSW Accredited Level 1 Road Safety Auditor

**barnson.**

**APPENDIX F**

**Planning Proposal Plan**





**barnson.**  
DESIGN . PLAN . MANAGE

**BARNSON PTY LTD**  
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Rev. A 25.01.2024 PRELIMINARY  
B 04.06.2024 LEASE AREA ADDED

Project: PROPOSED AREA OF WORKS

Site Address: KESWICK ESTATE, DUBBO NSW 2830

Client:

Drawing Title: EXISTING LAND ZONE PLAN

Scale: As indicated @ A1  
Sheet: 01 of 03  
Project No: 42896

Drawing No.

42896-  
AL01

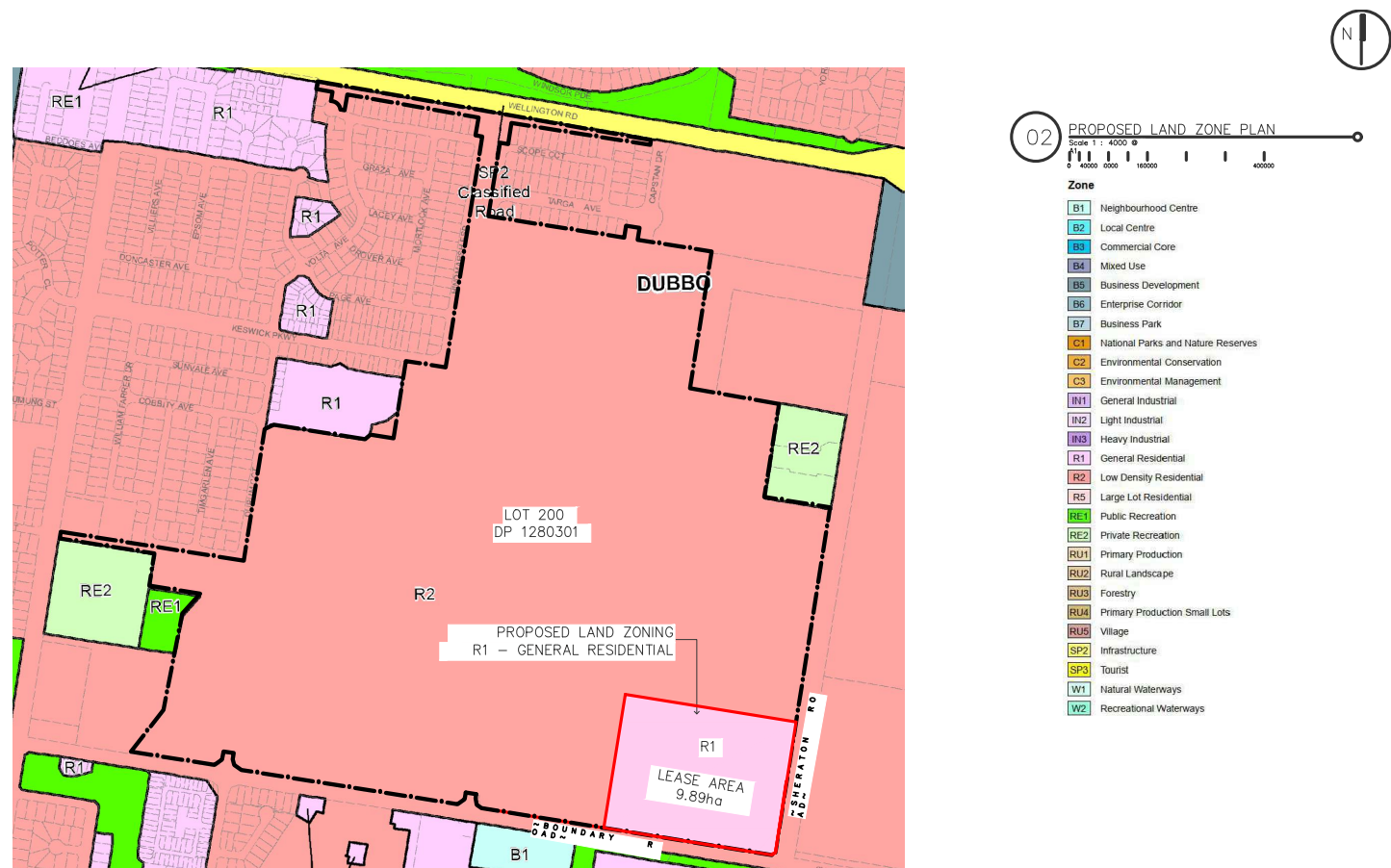
Drawn:

CR

Checked:

B

Revision:



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Rev. A 25.01.2024 PRELIMINARY  
B 04.06.2024 LEASE AREA ADDED

Project: PROPOSED AREA OF WORKS

Site Address: KESWICK ESTATE, DUBBO NSW 2830

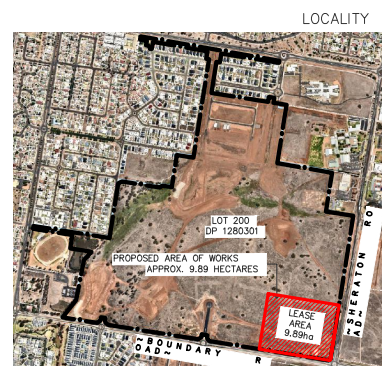
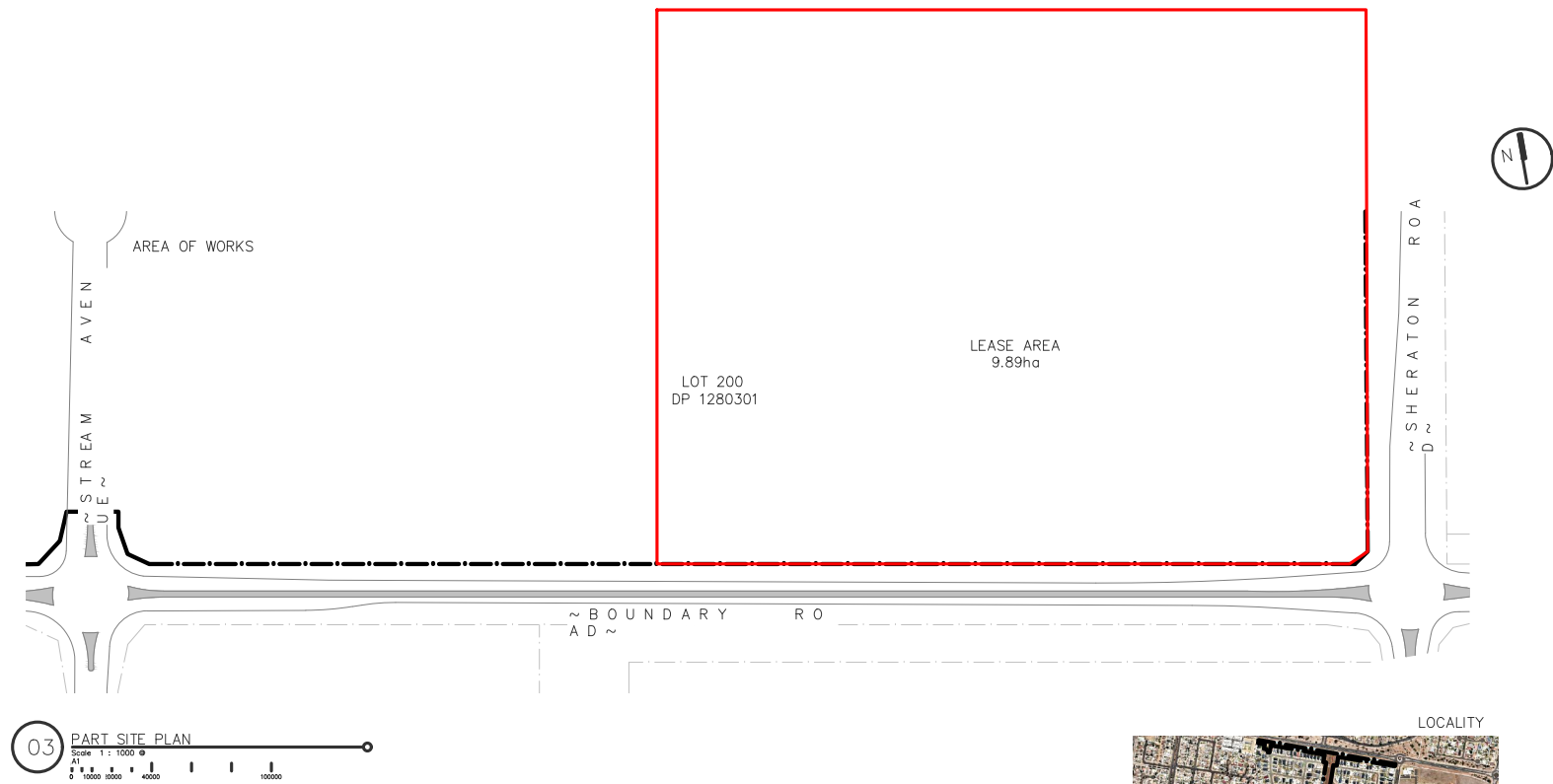
Client:

Drawing Title: PROPOSED LAND ZONE PLAN  
Scale: As indicated @ A1  
Sheet: 02 of 03  
Project No: 42896

Drawn: 02 of 03  
Checked:  
Revision:

Drawing No. 42896-  
AL02

PRELIMINARY



PRELIMINARY

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Rev.	Date	Amendment
A	25.01.2024	PRELIMINARY
B	04.06.2024	LEASE AREA ADDED

Project:  
**PROPOSED AREA OF WORKS**

Site Address:  
KESWICK ESTATE, DUBBO NSW 2830

Client:

Drawing Title:  
**PROPOSED SITE PLAN**

Scale: As indicated @ A1  
Sheet: 03 of 03  
Project No: 42896

Drawn:  
Checked:  
Revision:

Drawing No:  
42896-  
**ALO3**

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B



# Planning Proposal Assessment

## Amendment to the Dubbo Regional Local Environmental Plan 2022

### Planning Proposal for Part of Keswick Estate

Council Reference R24-003

#### Acknowledgement:

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



**Strategic Planning Framework**

Strategy/Plan	Consistency
<p>Central West and Orana Regional Plan 2041</p> <p>This is a NSW Government Plan for guiding land use priorities and decisions for the Central West and Orana Region.</p>	<p>The Planning Proposal is consistent with this Plan, including:</p> <ul style="list-style-type: none"> <li>Objective 13 – Provide well located housing options to meet demand;</li> <li>Objective 14 – Plan for diverse, affordable, resilient and inclusive housing.</li> </ul>
<p>Towards 2040 Community Strategic Plan</p> <p>This Plan is the highest-level strategy that guides and influences the direction of Council, the community and other levels of Government over the coming years.</p>	<p>The Planning Proposal is consistent with this Plan, including:</p> <ul style="list-style-type: none"> <li>Strategy 1.1.1 – Ensure a variety of housing types and densities are located close to appropriate services and facilities; and</li> <li>Strategy 1.2.1 – Land is suitably zoned, sized and located to facilitate a variety of housing types and densities.</li> </ul>
<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>The Planning Proposal is consistent with this Plan, including:</p> <ul style="list-style-type: none"> <li>Priority 9 – Providing diversity and housing choice to cater for the needs of the community;</li> <li>Action 9.2 – Review the LEP provisions to facilitate greater housing choice in R1 and R2 zones particularly where located near services and open space;</li> <li>Action 9.4 – Investigate opportunities to rezone land close to town centres and the Dubbo Base Hospital in order to accommodate residential demand for students, workers and visitor; and</li> <li>Priority 10 – Improve the affordability of housing; and</li> <li>Action 10.1 – Review the LEPs residential zone provisions to assess potential development opportunities for increased <i>innovative affordable housing types</i>.</li> </ul>
<p>Dubbo Residential Areas Development Strategy</p> <p>The Dubbo Residential Areas Development Strategy (1996) was produced to guide future decisions regarding residential land in Dubbo.</p>	<p>The Planning Proposal is consistent with the principles and actions outlined in this Strategy, including through the realisation of the 1996 Keswick Structure Plan and Urban Release Strategy, which envisioned that a "<i>variety of housing opportunities shall be provided</i>" for the Dubbo community. The Planning Proposal will directly facilitate this.</p> <p>Council is currently preparing a revised Keswick Estate Master Plan which will take into consideration overall planning requirements for the broader Keswick Estate area, including any impacts from this Planning Proposal where appropriate.</p>

Ministerial Direction	Consistency
Direction 1.1 Implementation of Regional Plans	The Planning Proposal is consistent with the Central West and Orana Regional Plan 2041. Zoning the land to R1 General Residential will enable additional dwelling typologies to accommodate various housing needs of the local community.
Direction 1.3 Approval and Referral Requirements	The Planning Proposal does not include consultation, referral, or concurrence provisions, nor permits any specific designated development.
Direction 1.4 Site specific provisions	The Planning Proposal does not contain additional site-specific planning controls for a proposed land use.
Direction 3.1 Conservation zones	The site does not contain land within a conservation zone or land identified for environment conservation purposes. A Biodiversity Assessment Report was undertaken for this Planning Proposal, which found the subject land is disturbed and historically cleared. Nonetheless, the subject site contains vegetation and habitat values that may require offsetting under the NSW Biodiversity Offset Scheme at Development Application stage.
Direction 3.2 Heritage conservation	An Aboriginal Heritage Due Diligence assessment was carried out for the site. While no Aboriginal objects were identified during the assessment, due diligence process has demonstrated that the northern section has the potential to contain Aboriginal objects and further investigation is required. Accordingly, prior to proceeding to the Development Application stage, an archaeological assessment must be carried out across the site.
Direction 4.1 Flooding	The site is mapped as flood prone.
Direction 4.3 Planning for Bushfire Protection	The is mapped as bushfire prone and contains Vegetation Category 3. Consultation with the NSW Rural Fire Service will be undertaken.
Direction 4.4 Remediation of Contaminated Land	A preliminary contamination report identifies potential for contaminants associated with the former agricultural use of the site. However, this would not prevent the Planning Proposal from progressing. Prior to gazettal of the Planning Proposal, Council will ensure land can be appropriately remediated.
Direction 5.1 Integrating Land Use and Transport	<p>The Planning Proposal is accompanied by a Transport Impact Assessment. The proposed rezoning will still maintain the residential use of the subject site in addition to permitting other forms of residential accommodation. This is aligned with the principle to locate a mix of housing types and higher densities closer to existing services (as outlined in <i>Improving Transport Choice – Guidelines for planning and development DUAP 2001</i>).</p> <p>Higher density residential land uses are likely to increase the residential population within the site. Whilst this will increase traffic, parking requirements and the need for public transport in the vicinity, this can be managed through the existing road network.</p>
Direction 6.1 Residential zones	The Planning Proposal will actively respond to objectives of this direction by enabling additional variety and choice of housing types in an already residential zoned area.

State Environmental Planning Policy	Consistency
SEPP (Biodiversity and Conservation) 2021	The Precinct is not identified as a strategic conservation area. It also does not include land to be avoided. A Biodiversity Assessment Report for the precinct has been prepared nonetheless.
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal will not impact the application of the SEPP.
SEPP (Housing) 2021	The Planning Proposal will support the delivery of a diversity of housing types permissible through the application of the SEPP.
SEPP (Resilience and Hazards) 2021	A Preliminary Site Contamination Investigation has been prepared for the Planning Proposal. Future development stages will continue to consider if any remediation is required.
SEPP (Sustainable Buildings) 2021	The Planning Proposal does not impact application of this SEPP.
SEPP (Transport and Infrastructure) 2021	The Planning Proposal is not inconsistent with the aims of the SEPP.

## **Site-Specific Assessment**

### **Traffic and Access**

A Traffic Impact Statement was prepared by McLaren Traffic Engineering. This assessment examines the potential transport and traffic implications of rezoning the land to R1 General Residential, considering the broader range of permissible uses within the proposed zone. The statement found that the rezoning is likely to have only a slight impact on nearby intersections and can be accommodated within the existing road network. The proposed rezoning is expected to minimally affect traffic flow efficiency, with no anticipated change to road safety conditions.

A detailed Traffic Impact Assessment for any proposal on the subject site would be required during the Development Application stage/s to determine specific traffic generation and road upgrades for the surrounding road network. Parking provision for any proposed land use will also be considered at the Development Applications stage, with each proposal expected to adequately meet parking demand within their respective sites.

The following road and traffic related requirements will be relevant for the Development Application stage:

- All infrastructure will need to be in accordance with Council's updated Master Plan for the Keswick Estate unless otherwise directed by or agreed with Council.
- Only one vehicular access/intersection off Henty Drive is permitted.
- No direct vehicular access to Sheraton Road or Boundary Road.
- A new access road including a new intersection shall be designed and constructed at full cost to the Developer to Council's satisfaction off Henty Drive in accordance with the Keswick Master Plan.
- Road pavement, verge, kerb and gutter, and footpath construction within and adjacent to site is required. Bus bays may be required.
- Minimum road widths to include suitability for sun shadowing from buildings, bus stop queues, services, trees etc.
- Pedestrian and Cyclists to be considered.
- Shared 2.5m wide concrete path where required.

### **Public Transportation**

The site is located within a 400m walking distance of local bus services, including the 570 loop service (Orana Mall to Dubbo CBD via Southlakes and South Dubbo). It is likely that additional bus services will gradually cater to the subject site with additional population growth and residential development in the future.

### **Water and sewer**

The following water and sewer related requirements will be relevant for the Development Application stage:

- Water can be made available to this area.
- Sewer could be constructed as normal gravity sewer for proposed development, but (dependant on timing of Council sewer upgrades) development will require a temporary pump station to collect and pressure feed the development's sewerage to an appropriate Council sewer connection point.
- Works are proposed to upgrade Council's sewer in this vicinity. Once the Council upgrade occurs then the temporary pump station can be gravity connected to Council's sewer system. Council's Water and Sewer Manager may provide further details if required.



### Stormwater

The following stormwater comments and requirements are to be complied with prior to undertaking any public exhibition of the Planning Proposal:

- The increased density, impervious surface area and stormwater runoff (which must be compensated for) will result in a larger basin volume and size and take up more land area. Stormwater flows remain restricted to be in accordance with “Concept Design Report Review of Keswick Estate Trunk Drainage Scheme”. A new/revised Stormwater Drainage Strategy is therefore required prior to undertaking any Public Exhibition (subject to receiving a Gateway Determination from NSW DPHI). Such a strategy is to be in line with the Drainage Strategy previously prepared by Cardno “Review of Keswick Estate Trunk Drainage Scheme - Concept Design Report - Revision A1, dated 15 October 2020”.
- As identified in the Cardno strategy, the Boundary Road basin must be included in any strategy and upsized to accommodate increased runoff by increased density for proposed R1 zoning. The Cardno Drainage Strategy stipulates the maximum drainage discharge across Boundary Road and into Southlakes. The updated drainage strategy must demonstrate that the discharge across Boundary Road is not increased as a result of increased density and that any increases in runoff are offset by increasing the size of the Boundary Road OSD Basin.
- The strategy also needs to take into consideration any further increases in density from the upstream Keswick Estate. Any increase in density proposed upstream of this development site (through further rezoning to R1 in Keswick Estate) may be able to be accommodated by upstream detention, however in the absence of detail, there is no guarantee until the master plan and strategy for Keswick are finalised. The Boundary Road basin may be the only OSD device for the entire upstream catchment and therefore any updated strategy will need to incorporate all proposed R1 zoning for both Squadron and upstream Keswick Estate.
- The stormwater catchment, including upstream and site flows, approximately 40 – 50 hectares, must be managed. Stormwater flows are restricted to the maximum flow that the downstream stormwater system can manage. The current 2010 stormwater drainage scheme has been prepared which proposes a stormwater detention basin at the site’s low point which is located on the northern side of Boundary Road and approximately mid-way between Stream Avenue (also known as Henty Drive) and Sheraton Road. The current scheme proposes a basin size of approximately 2 hectares with 50% impervious catchment area which assumed large residential lot sizes.
- Detention will be required. Stormwater can be discharged through the existing pipe system under Boundary Road and flow into the channel (Southlake’s Eastern Channel – located approximately 200m east of Sheraton Road) and continuing south through the Southlakes development.
- Typically a stormwater modelling and design would need to be prepared to ensure the stormwater can be appropriately managed and to determine the location and minimum land requirement. A Drainage Reserve is usually created around the asset/basin at Subdivision Certificate with the developer maintaining the asset until the end of the maintenance period when Council accepts ownership and maintenance of the asset.

### Contamination

A Preliminary Site Contamination Investigation Report was prepared Barnson. The Report indicates there is a minor potential for contaminants associated with the former agricultural use and recent material storage site, but the subject site is suitable for rezoning. Detailed studies will be required in support of any Development Application.

### Groundwater Vulnerability

The subject site area where the Planning Proposal applies is not mapped as containing Groundwater Vulnerability.

### Biodiversity

A Biodiversity Assessment Report was prepared by AREA Environmental & Heritage Consultants. The report found that the subject land is highly disturbed and historically cleared. Nonetheless, the assessment highlighted that the site contains some vegetation and habitat of value, necessitating offsetting under the NSW Biodiversity Offset Scheme (BOS). It is also noted that the current LEP already allows the land to be developed for residential use. As the Planning Proposal only involves rezoning to another residential zone and removing minimum lot sizes, subsequent assessments at future Development Application stage will ensure that impacts are avoided where possible. Where impacts are unavoidable, they will be mitigated or offset in compliance with the BOS.

### Aboriginal Archaeology

An Aboriginal Heritage Due Diligence Assessment was carried out by AREA Environmental & Heritage Consultants. While no Aboriginal objects were identified during the assessment, the due diligence process demonstrated that the northern section has the potential to contain Aboriginal objects and further investigation is required. Accordingly, prior to proceeding to the Development Application stage, an archaeological assessment will be required to determine whether Aboriginal objects will be harmed by an activity and whether further investigation or an AHIP would be required.

### Noise, vibration, and air quality

The site is located near Boundary Road that services quarries and their heavy vehicle movements, which potentially creates noise, dust and vibration issues for the residents of the area. It is noted that heavy vehicles currently service the quarries during the day and not at night. Further, Phase 1 of Council's Blueridge Road Haulage Strategy was also considered which may result in a greater number of heavy vehicle movements across the southern boundary of the subject site. This would expose any proposed development to increased noise pollution and vibration. Rezoning from R2 to R1 will also result in a significant increase in quantity of noise and vibration receptors for that area.

It is expected that such impacts can be ameliorated at the Development Application stage, including by construction processes and/or design as well as use of appropriate materials.

### Open Space and Recreation

Although there is no specific open space dedicated on the subject site, the overall open space and recreation requirements will be more appropriately considered as part of the broader Keswick Masterplan. This Masterplan will need to comply with Council's Open Space Masterplan 2018 (either by land dedication or contributions):

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



## REPORT: Planning Proposals R22-005 and R22-006 - 13L Narromine Road Dubbo - Results of Public Exhibition

**DIVISION:** Development and Environment  
**REPORT DATE:** 24 July 2024  
**TRIM REFERENCE:** ID24/1245

### EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none"><li>Seek endorsement</li><li>Fulfil legislated requirement</li></ul>	
Issue	<ul style="list-style-type: none"><li>Two Planning Proposals were lodged by GLN Planning Pty Ltd, on behalf of the Bathla Group, to amend the Dubbo Regional Local Environmental Plan 2022 and change the existing land use zone and minimum lot size area at part of 13L Narromine Road, Dubbo (Lots 221 and 222 DP1301019, and Lot 7 DP223428).</li><li>The Planning Proposals sought to:<ul style="list-style-type: none"><li>rezone approximately 23.3ha of 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>; and</li><li>rezone approximately 66.86ha of E4 General Industry to E1 Local Centre and E3 Productivity Support.</li></ul></li><li>The Planning Proposals were placed on exhibition from 21 June 2023 to 24 July 2023. Council received no public submissions and multiple State Agency submissions during the public exhibition period. Transport for NSW have requested that Council not proceed with the Planning Proposals until the anticipated traffic generation has been properly assessed, and road infrastructure works can be delivered and funded in an orderly manner.</li><li>This report recommends that Council not proceed with the Planning Proposals at the moment due to the unresolved Transport for NSW objection.</li></ul>	
Reasoning	<ul style="list-style-type: none"><li>Environmental Planning and Assessment Act 1979</li><li>LEP Making Guideline</li></ul>	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Application fees
	Proposed Cost	Council received \$40,000 per Planning Proposal as part of the lodgement fees.
	Ongoing Costs	Approximately \$150,000 to create the city-wide strategic transportation model, which will be funded through the Federal Government Housing Support Program – Stream 1 grant application.
Policy	Policy Title	There are no policy implications arising from this report.

Implications		
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## STRATEGIC DIRECTION

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

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

## RECOMMENDATION

1. That Council not proceed with Planning Proposal R22-005 (attached in Appendix 1) and Planning Proposal R22-006 (attached in Appendix 2) to amend the Dubbo Regional Local Environmental Plan 2022 for 13L Narromine Road, Dubbo due to the unresolved Transport for NSW objection.
2. That Council note submissions received during the public exhibition period (attached in Appendices 3, 4 and 5).
3. That Council prepare a city-wide strategic transportation model and an infrastructure contributions plan to address the requirements of the Transport for NSW objection.
4. That following preparation of a city-wide strategic transportation model and an infrastructure contributions plan, Council resubmit the Planning Proposals to the NSW Department of Planning, Housing and Infrastructure and undertake additional consultation with Transport for NSW.
5. That following consultation with the NSW Department of Planning, Housing and Infrastructure, and Transport for NSW, a further report be presented to Council, including the results of consultation.

*Stephen Wallace*  
Director Development and Environment

*TH*  
Manager Growth Planning

## BACKGROUND

### 1. Previous Resolutions of Council

<p>9 February 2023 CCL23/15</p>	<p>Planning proposal R22-005 – Residential amendments</p> <ol style="list-style-type: none"> <li>2. <i>That Council endorse the planning proposal 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).</i></li> <li>3. <i>That Council submit the planning proposal to the NSW Department of Planning and Environment for a Gateway Determination.</i></li> <li>6. <i>That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.</i></li> </ol>
<p>23 March 2023 CCL23/79</p>	<p>Planning Proposal R22-006 – Employment zone amendments</p> <ol style="list-style-type: none"> <li>2. <i>That Council endorse the planning proposal to amend the Dubbo Regional Local Environmental Plan 2022 by rezoning the northern portion of 13L Narromine Road Dubbo (Lot 22 DP 1038924), subject to a suitable provision being included in the Dubbo Regional Local Environmental Plan 2022 that:</i> <ul style="list-style-type: none"> <li>• <i>Limits the total floor area of any supermarket to 1500 square metres;</i></li> <li>• <i>Limits the overall floor space of any future retail shops to 3000 square metres;</i></li> <li>• <i>Requires any future development application within the B2 Local Centre Zone to consider the economic impact of the development, and ensure it is consistent with the Dubbo Employment Lands Strategy.</i></li> </ul> </li> <li>3. <i>That Council submit the planning proposal to the NSW Department of Planning and Environment for a Gateway Determination.</i></li> <li>6. <i>That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.</i></li> </ol>
<p>23 November 2023 CCL23/318</p>	<ol style="list-style-type: none"> <li>1. <i>That Council endorse the planning proposal to amend the Dubbo Regional Local Environmental Plan 2022 by reclassifying part of Bourke Hill Bourke Hill, 1L Narromine Road (Lot 2 DP1183095) from Community Land to Operational Land under the provisions of the Local Government Act 1993.</i></li> <li>2. <i>That Council submit the planning proposal to the NSW Government Department of Planning and Environment for a Gateway Determination.</i></li> <li>5. <i>That following the completion of the public exhibition period, a further report be presented to Council for consideration, including the results of public exhibition.</i></li> </ol>

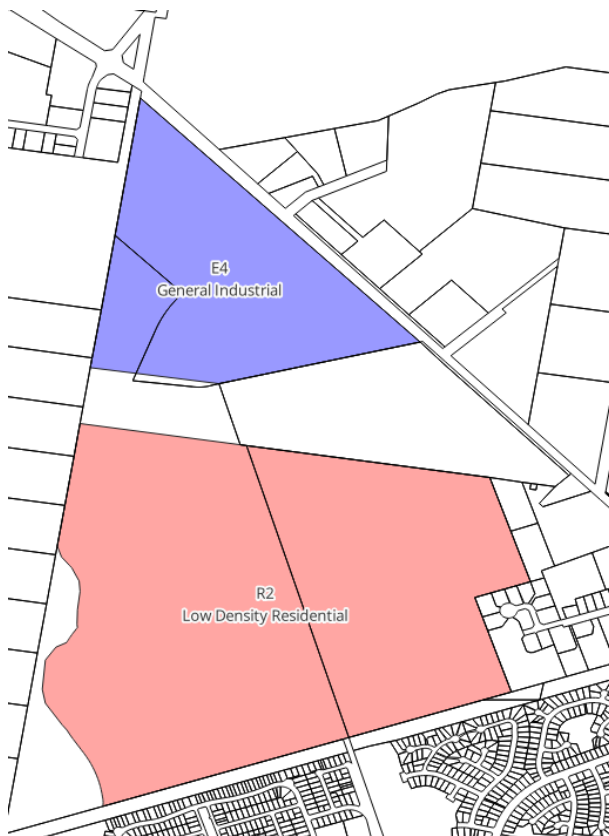
## REPORT

### 1. Details of the Planning Proposals

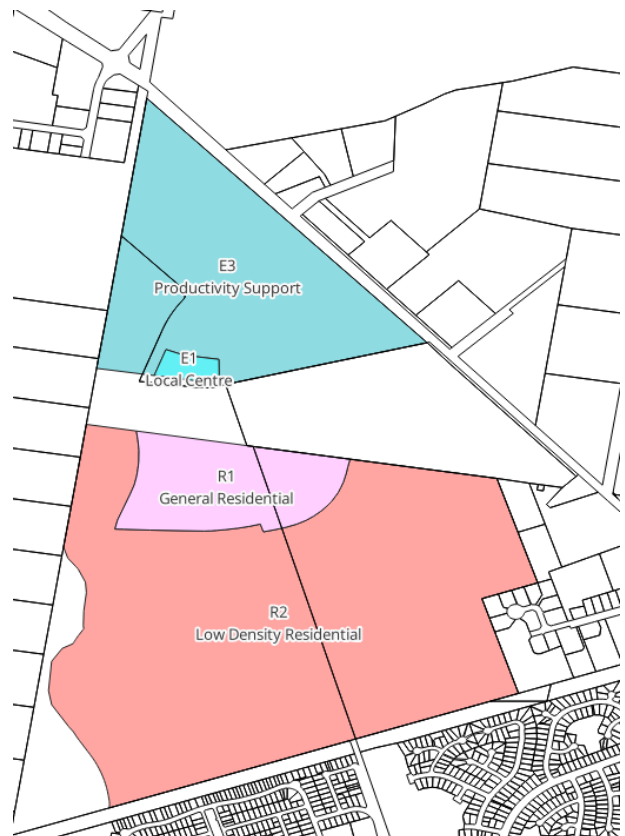
The objective of the Planning Proposals is to amend the Dubbo Regional Local Environmental Plan 2022 for part of 13L Narromine Road, Dubbo to:

- rezone approximately 23.3ha 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> (attached in **Appendix 1**); and
- rezone approximately 66.86ha of land from E4 General Industry to E1 Local Centre and E3 Productivity Support (attached in **Appendix 2**).

The proposed amendments are shown in **Figures 1 and 2**.



**Figure 1 – Existing zoning**



**Figure 2 – Proposed zoning**

Council received a Gateway Determination for the Planning Proposals on 4 April 2023 and 2 May 2023 that allowed them to proceed to public exhibition and State Agency consultation.

## 2. Public Exhibition and Submissions

The Planning Proposals and supporting documentation were placed on public exhibition from 21 June 2023 to 24 July 2023. They were publicly notified in the following ways:

Channel	Date
Council Website	21 June 2023 to 24 July 2023
Customer Experience Centres	21 June 2023 to 24 July 2023
Macquarie Regional Library Branches	21 June 2023 to 24 July 2023
NSW Planning Portal	21 June 2023 to 24 July 2023
Daily Liberal Council Column	21 and 28 June 2023, and 5, 12 and 19 July 2023
Letter to adjoining landowners	19 June 2023
Notification to State Agencies	21 June 2023

The Gateway Determination required Council to undertake consultation with the following State Agencies:

- Transport for NSW (TfNSW);
- Civil Aviation Safety Authority (CASA);
- Environmental Protection Authority (EPA);
- Department of Planning and Environment – Biodiversity, Conservation and Science; and
- NSW Rural Fire Service (RFS).

Council received no public submissions but received four State Agency submissions for the Residential Planning Proposal (attached in **Appendix 3**) and three State Agency submissions for the Industrial Planning Proposal (attached in **Appendix 4**). TfNSW object to the Planning Proposals, and CASA, EPA, Department of Planning and Environment – Biodiversity, Conservation and Science, NSW RFS do not object to the Planning Proposals.

TfNSW provided further comments in June 2024 (attached in **Appendix 5**) in relation to both Planning Proposals that confirmed their position outlined in their original submission.

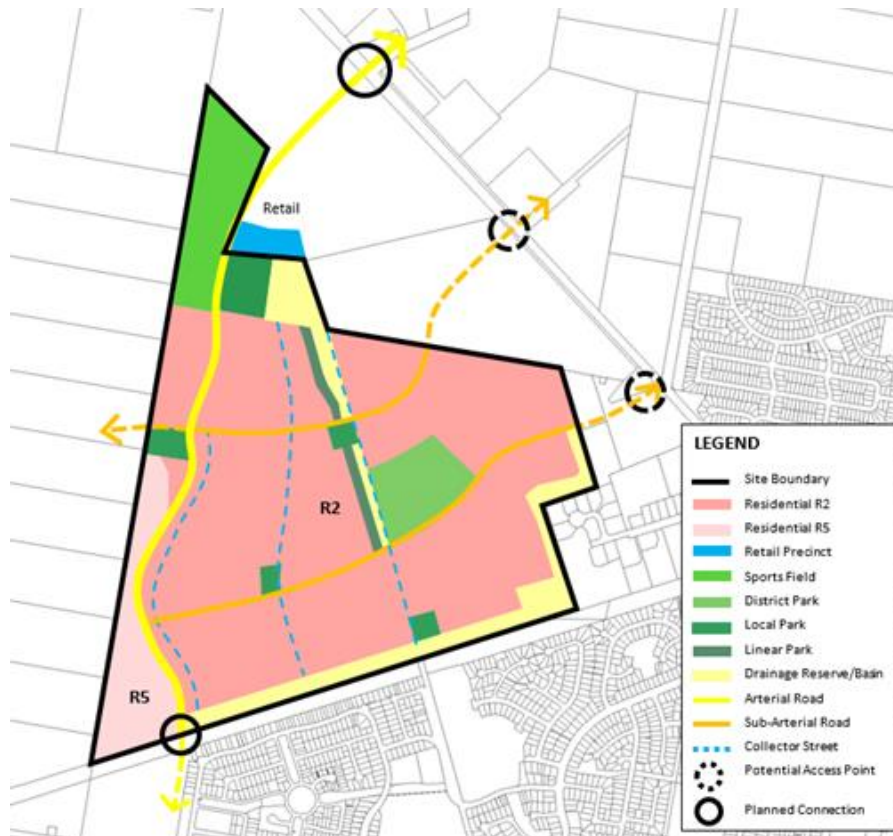
A summary of the TfSW submission and Council's response is provided below.

### Submission by Transport for NSW

- *TfNSW does not support the planning proposals as they do not demonstrate the coordinated delivery of necessary transport infrastructure to mitigate the anticipated traffic impacts.*
- *TfNSW requests that Council does not proceed with the planning proposals until the anticipated traffic generation has been properly assessed, and road infrastructure works can be delivered and funded in an orderly manner.*

### Council's Response

The Central-West Urban Release Area Structure Plan is identified in **Figure 3**.



**Figure 3** – Central-West Urban Release Area Structure Plan

The site currently has one legal access onto Narromine Road, which is a State-controlled road. Council prepared a Planning Proposal to reclassify Bourke Hill to operational land so that part of it can be dedicated as a public road and facilitate vehicle and pedestrian connections into the Central-West Urban Release Area. However, it is not currently supported by the Department of Planning, Housing and Infrastructure as they require Council to undertake additional consultation with TfNSW.

Council has had several meetings with TfNSW in 2023 and 2024 regarding these Planning Proposals, and agreed to develop a city-wide strategic transportation model to assist in identification of infrastructure required to mitigate the traffic and transport impacts of multiple urban release areas. Council and TfNSW are actively working towards agreeing on the terms, inputs and expected outputs that the model will entail.

It is anticipated development of the model will take nine to twelve months. Once the model is completed and the traffic and transport infrastructure needs are known, along with the preparation of an infrastructure contributions plan to appropriately fund required land acquisitions and infrastructure, Council will resubmit the Planning Proposals to the NSW Government Department of Planning, Housing and Infrastructure and undertake additional consultation with TfNSW.



The infrastructure contributions plan will help fund land acquisitions and infrastructure upgrades to help the coordinated delivery of necessary transport infrastructure to mitigate the anticipated traffic impacts.

This process is anticipated to resolve the outstanding objection.

### **3. Options Considered**

Due to the unresolved TfNSW objection, Council has the following options:

#### **(a) Not proceed with the Planning Proposals**

If Council decides to not proceed with the Planning Proposals, Council will prepare a city-wide strategic transportation model and an infrastructure contributions plan to address the objection of TfNSW. Following their preparation, Council will resubmit the Planning Proposals to the NSW Department of Planning, Housing and Infrastructure and undertake additional consultation with TfNSW. A further report will be presented to Council for consideration following the completion of this consultation process.

This is the preferred option as it allows the Planning Proposals to proceed at a later date when the anticipated traffic generation has been properly assessed, and road infrastructure works can be delivered and funded in an orderly manner.

#### **(b) Proceed to with the Planning Proposals**

If Council decides to proceed with the Planning Proposals and request the Department of Planning, Housing and Infrastructure make the amendments to the Dubbo Regional LEP 2022, the NSW LEP Making Guideline indicates that Council will no longer be the local plan making authority; the Department is responsible for finalising planning proposals when there is an unresolved State Agency objection.

This is not the preferred option as it is unlikely the NSW Minister for Planning will make the amendments to the Dubbo Regional LEP 2022 due to the unresolved TfNSW objection and the requirement for Council to undertake further work.

### **4. Resourcing Implications**

Council has received an indicative quote of \$150,000 to develop the city-wide strategic transportation model, which will be funded through Council's successful Federal Government Housing Support Program – Stream 1 grant application.

Preparation of an infrastructure contributions plan forms part of the work program of the Growth Planning Branch.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	0	\$150,000	0	0	0	0
c. Operating budget impact (a – b)	0	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	0	0	0	0	0
Does the proposal require ongoing funding?			Yes			
What is the source of this funding?			Adopted budget, infrastructure contributions and grants.			

**Table 1.** Ongoing Financial Implications

**APPENDICES:**

- 1 [↓](#) Planning Proposal R22-005 - Residential
- 2 [↓](#) Planning Proposal R22-006 - Industrial
- 3 [↓](#) Submissions - Planning Proposal R22-005 - Residential
- 4 [↓](#) Submissions - Planning Proposal R22-006 - Industrial
- 5 [↓](#) Submission - Transport for NSW

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



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September 2022



Planning Proposal  
R2 to R1 (small lots)



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### 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.



Date of final issue: 9/09/2022  
File Path: C:\Users\PipHyde\GLN Planning Dropbox\Pip Hyde\Public\Projects\Active\11666 13L Narromine Road Dubbo\Planning Proposals\Planning Proposal R2 to R1-small lot\Planning Proposal FINAL.docx  
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

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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
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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

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R2 to R1 (small lots)



## Introduction

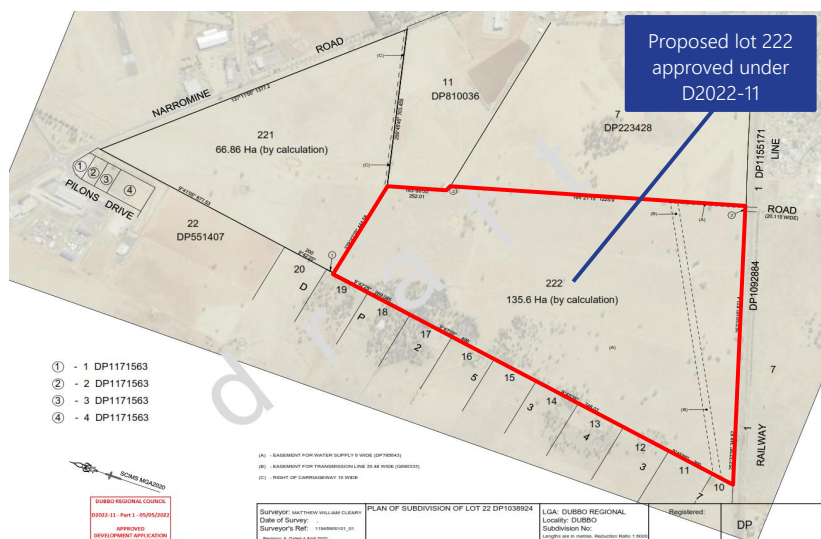
This Planning Proposal (**PP**) seeks to amend Dubbo Regional Local Environmental Plan 2022 (**LEP**) to rezone a small precinct from R2 Low Density Residential to R1 General Residential within proposed Lot 222 approved under D2022-11 at Lot 22, DP 1038924, 13L Narromine Road and Lot 7, DP 223428 Jannali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



Source – ePlanning Spatial Viewer

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**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

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- 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

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- 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  
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## 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

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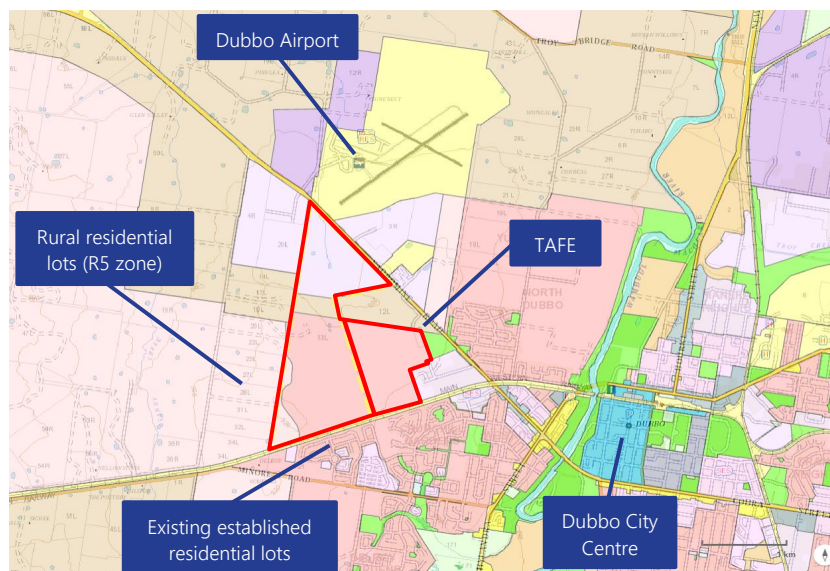
the drainage from the site being conveyed toward the north west corner at Narromine Road while the other half drains to the south.

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

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## 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

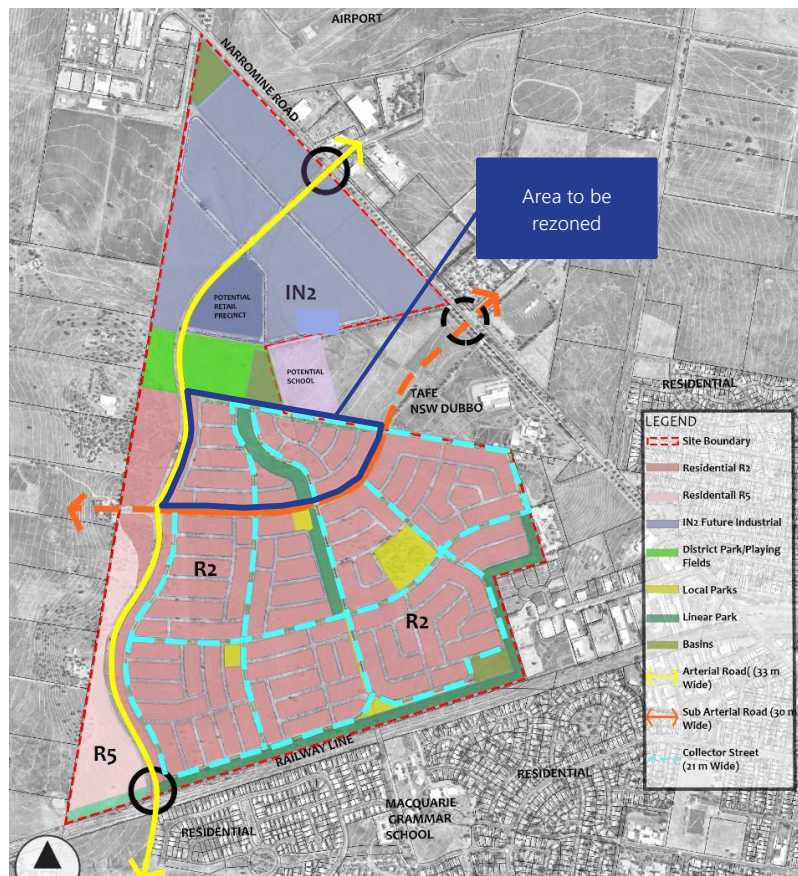
**Figure 4 Overview of strategic Planning Policies applying to this rezoning**

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.



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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

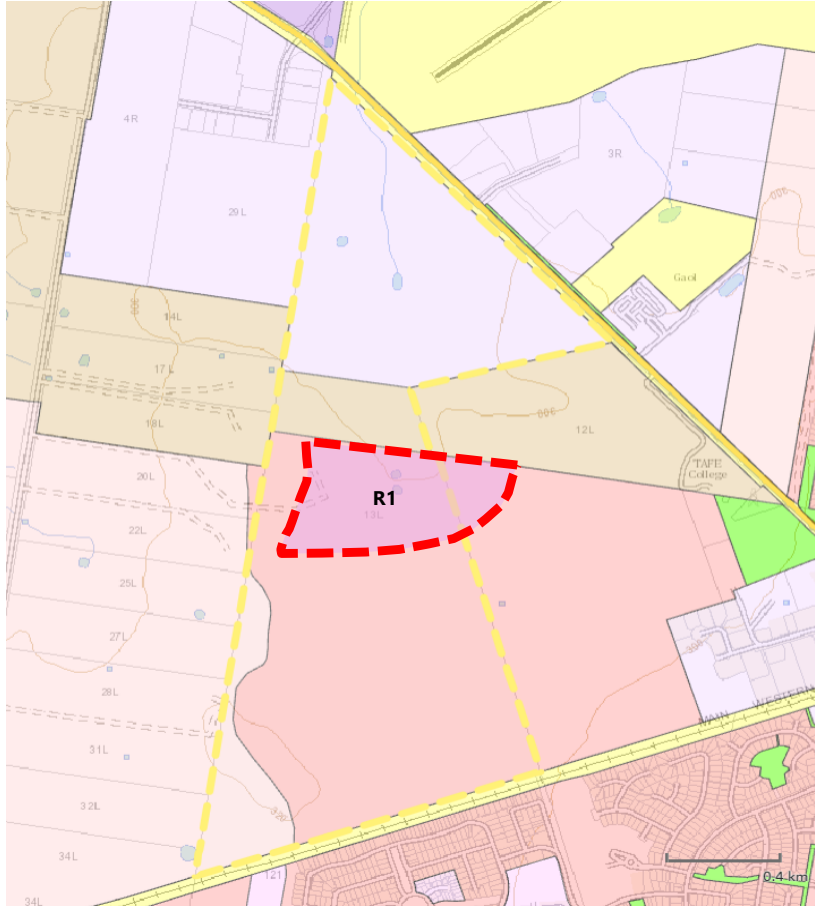
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within the Dubbo LGA is 2.5 persons. Despite this, 41.7%<sup>1</sup> of people occupy a 4+ bedroom house within the LGA with 27.2% of households occupied by single (lone) persons.

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>



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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  
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## 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



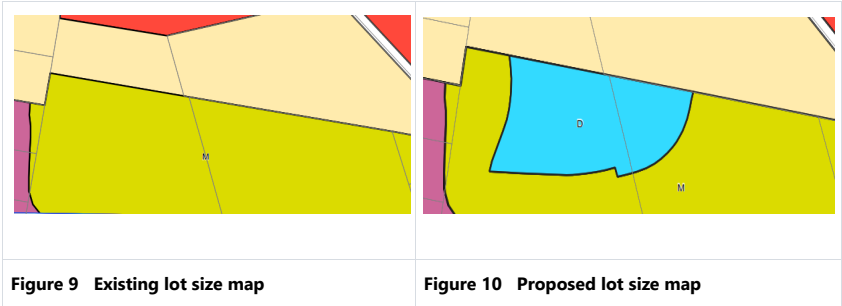
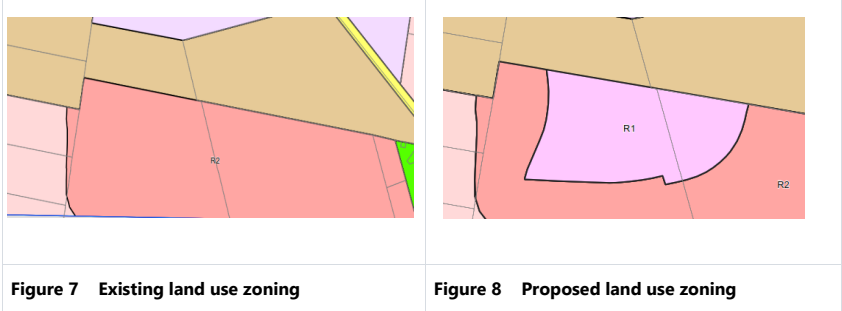
Part 2 – Explanation of provisions

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

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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**.

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### 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:

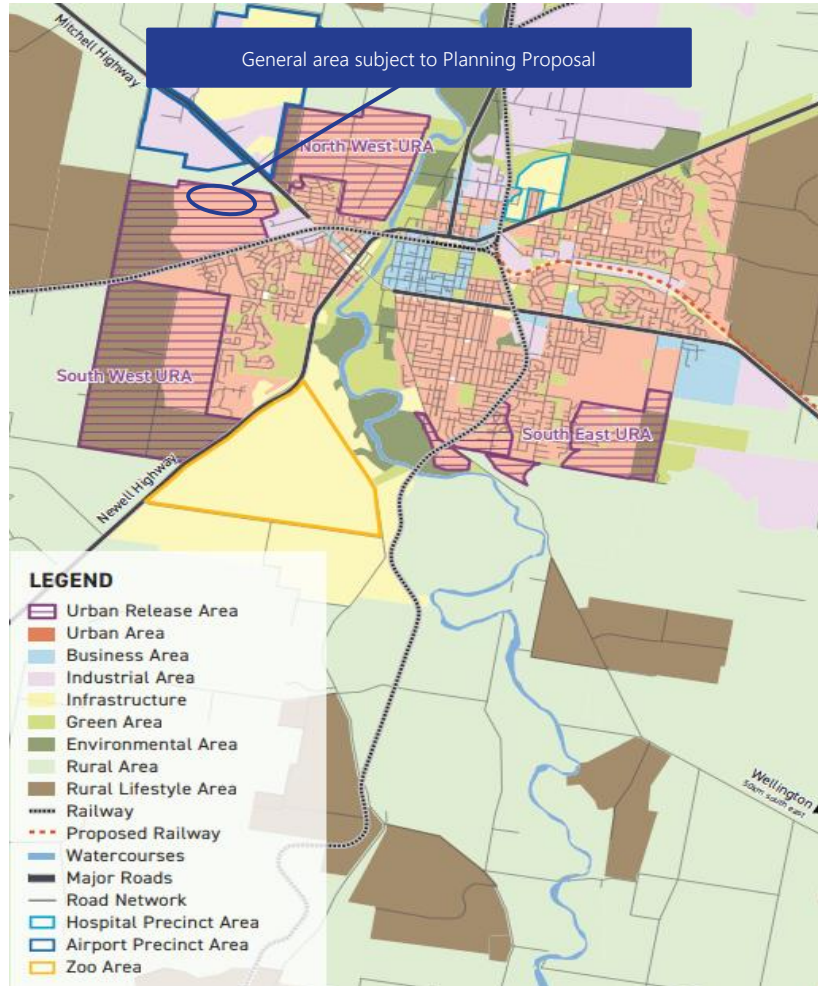
- Providing a range of lot sizes to cater for the different demographics and changing needs of the community and to encourage diversity
- Planning for new housing with high accessibility to pedestrian, cycling and transport links.
- Provide active transport options in new residential areas.
- Prepare 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.

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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

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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>

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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.

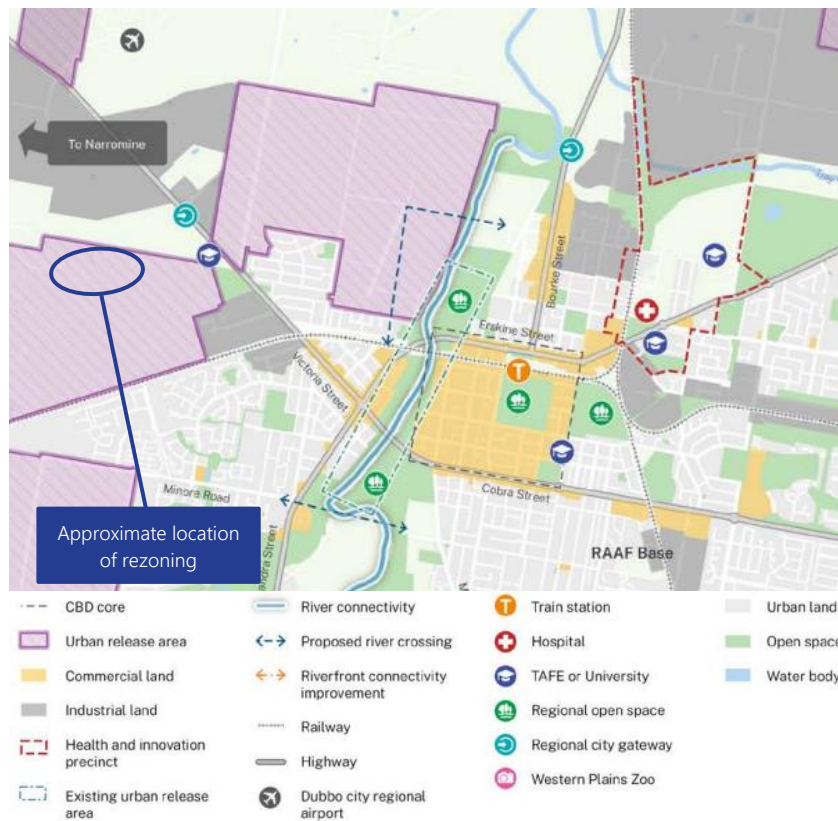
- **Objective 19** of the draft CWORP aims to strengthen Bathurst, Dubbo and Orange as innovative and progressive regional cities. This includes focusing on the provision of new residential development in and around CBDs which will support population growth. Relevant to this PP is the strategic focus 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



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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

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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

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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.

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**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.

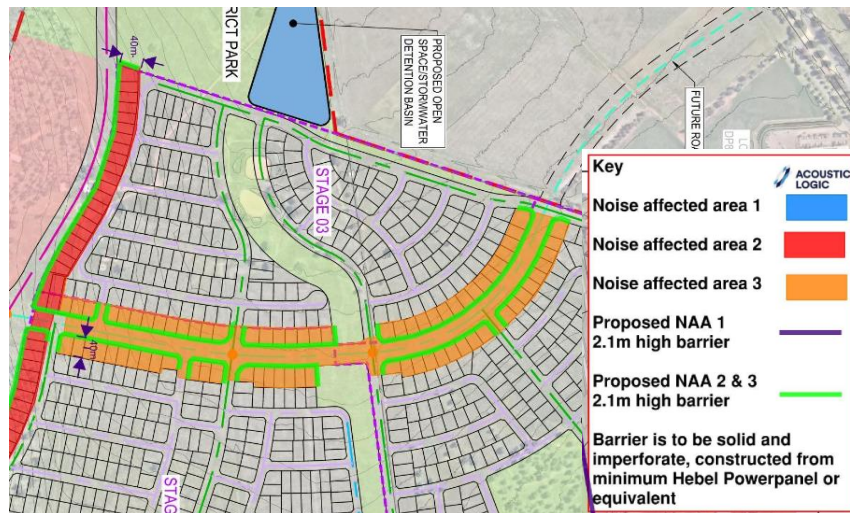
- **Acoustic**

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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.

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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

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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.

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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**.



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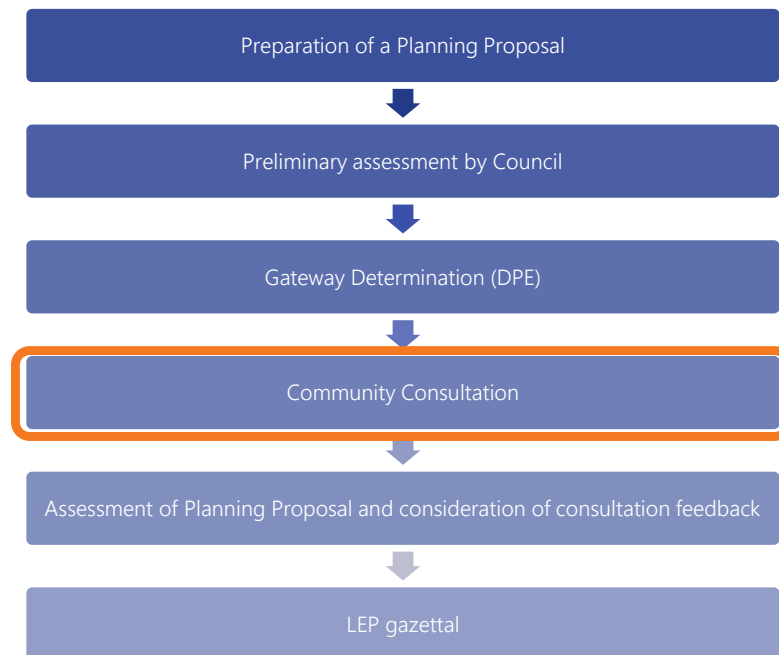


## Part 5 – Community consultation approach

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

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## 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

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## 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.

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## 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

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R2 to R1 (small lots)



## APPENDIX A: PRE-LODGEEMENT MEETING MINUTES

Planning Proposal FINAL  
September 2022  
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**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

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## 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>.

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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.

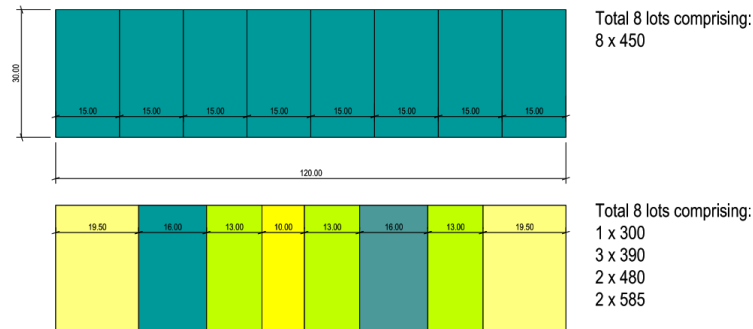
In greenfield release areas, lot caps based on an average lot sizes and a minimum lot sizes that is lower than the average have been proposed as the mechanism to achieve these outcomes in Local Environmental Plans or through Development Control Plans.

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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.

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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.

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#### 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

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



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Planning Proposal  
R2 to R1 (small lots)



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

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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
housing designs within the Precinct.		
Typical street block which is enclosed by (usually four) neighbouring and intersecting streets.		
Front setback	Minimum 3.5m to the building façade. Minimum 5.5m to a garage.	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	Detached boundary = Minimum 0.9m Zero lot boundary (to one side only): <ul style="list-style-type: none"> <li>Ground floor = 0m</li> <li>First floor = 0m</li> </ul> Maximum length of zero lot line = 15m	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

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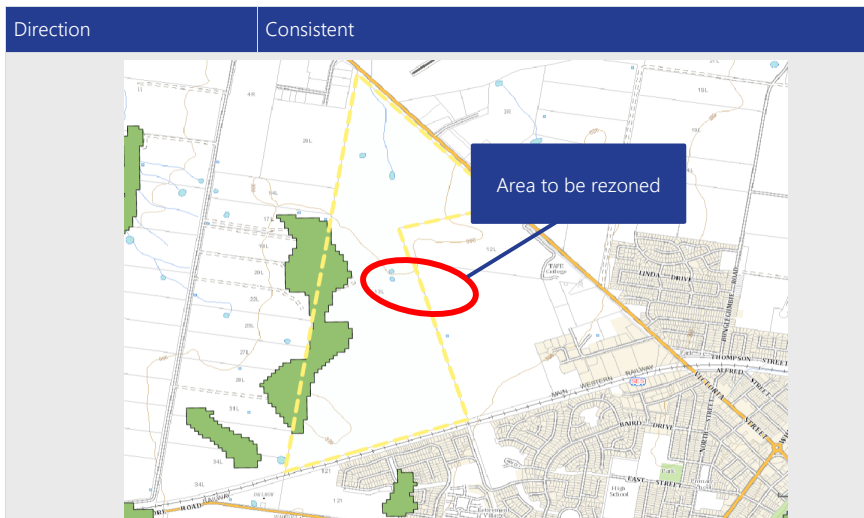
Planning Proposal  
R2 to R1 (small lots)



### 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>

Planning Proposal  
R2 to R1 (small lots)



**Figure 15 Dubbo LEP 2022 - biodiversity**

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.

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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



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## APPENDIX E: CONTAMINATION AND GEOTECHNICAL REPORT

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Planning Proposal  
R2 to R1 (small lots)



## APPENDIX F: ABORIGINAL HERITAGE ASSESSMENT

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R2 to R1 (small lots)



## APPENDIX G: ACOUSTIC REPORT

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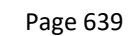
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## APPENDIX H: MAPS

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# Dubbo Regional Local Environmental Plan 2022

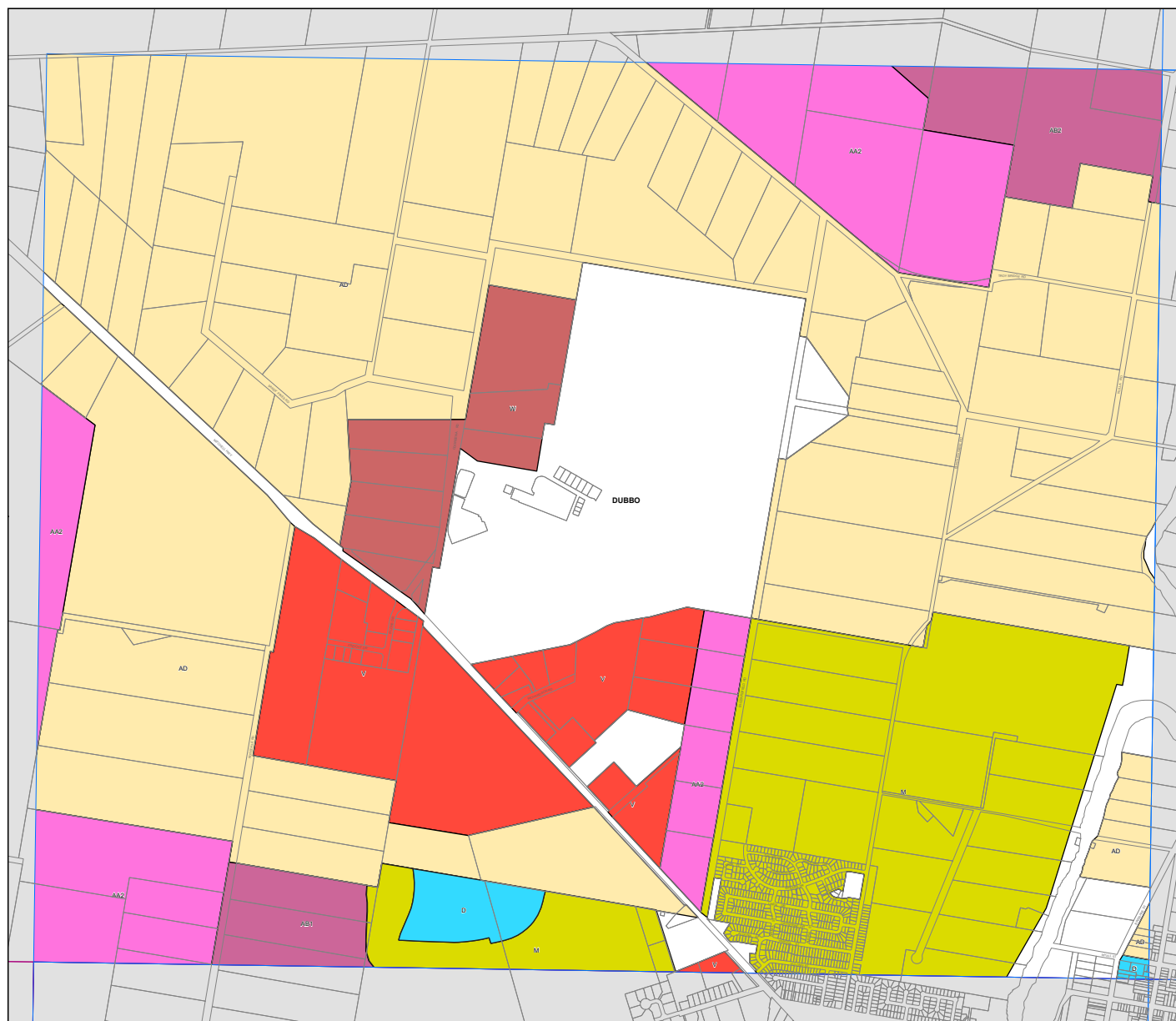
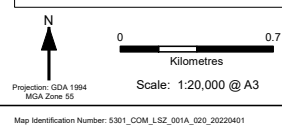
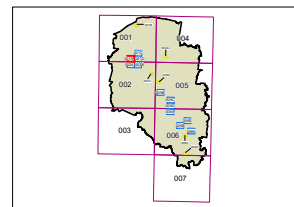
## Lot Size Map - Sheet LSZ\_001A

### 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



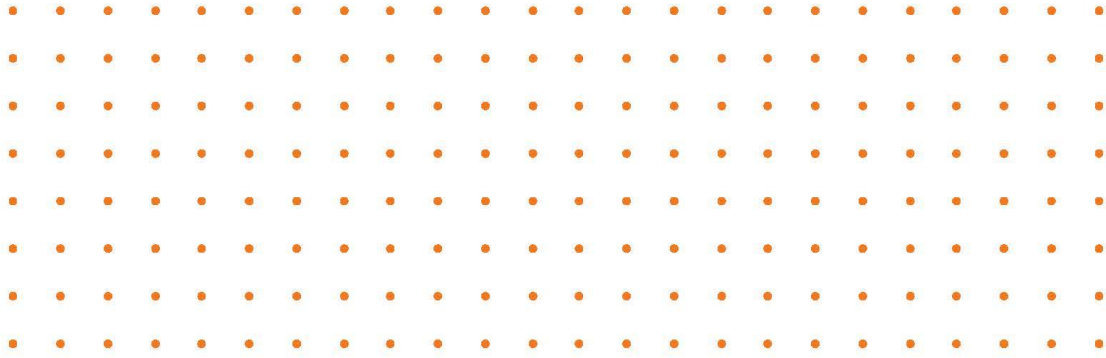
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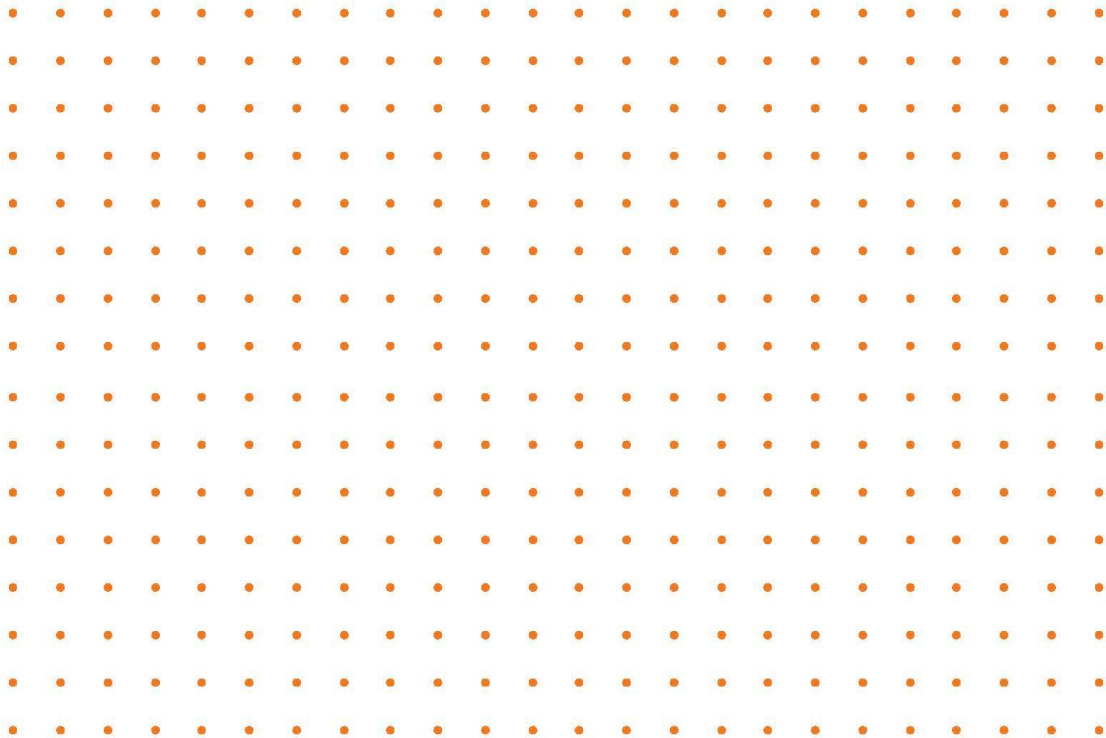






## PLANNING PROPOSAL

Amendments to Dubbo Regional LEP 2022 –  
Employment Lands Precinct at 13L Narromine Road  
Dubbo



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Planning Proposal

Employment Land Precinct - Planning Proposal

# Planning Proposal

Amendments to Dubbo Regional LEP 2022 – Employment Lands  
Precinct at 13L Narromine Road Dubbo

## Prepared for

The Bathla Group

## By



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September 2022



## Planning Proposal

Employment Land Precinct - Planning Proposal

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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.



Date of final issue: 6 September 2022

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Project Manager: Peter Lawrence

Client: The Bathla Group

Project Number: 11666

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## Executive Summary

This Planning Proposal seeks to amend Dubbo Regional Local Environmental Plan 2022 (LEP) to change the existing zoning of Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern end of 13L Narromine Road, Dubbo from IN2 Light Industrial to part B2 Local Centre and part B5 Business Development. It is noted that these zone names are expected to change to E1 Local Centre and E3 Productivity Support, respectively, as part of the Employment Zone Reforms recently exhibited by the Department of Planning and Environment (DPE).

The existing industrial land within Proposed Lot 221 has an area of approximately 66ha. It adjoins the TAFE site to the east and future sports field site to the south both zoned RU2 Rural Landscapes. Land immediately west is zoned IN2 Light Industrial.

The rezoning will give effect to Council's *Employment Lands Strategy* and *Local Strategic Planning Statement* to rezone the land for Business Development and additionally incorporates a proposal for a Local Centre to service the local area including the adjoining residential release.

Aside from addressing the strategic framework to support the Planning Proposal, this report has also been informed by a number of technical studies that address the physical and urban capability of the land as well as demand for the facility in its proposed location as follows:

- Urban Design and Master Plan prepared by Sitios
- Traffic Impact Assessment prepared by Amber Traffic and Transport
- Ecological Assessment prepared by Lodge Enviro
- Bushfire Assessment prepared by Building Code and Bushfire Hazard Solutions
- Water Cycle management, subdivision design and services prepared by Makers Engineering
- Geotechnical and Contamination prepared by Geotesta
- Aboriginal Archaeology Investigation prepared by Apex Archaeology
- Preliminary Market Potential for retail and supporting non retail floorspace prepared by Location IQ

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## Introduction

### Background

This Planning Proposal seeks to amend Dubbo Regional Local Environmental Plan 2022 (**LEP**) to apply a B2 Local Centre Zone and B5 Business Development Zone within Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern part of 13L Narromine Road, Dubbo. The land is currently zoned IN2 Light Industrial and has an area of approximately 66ha. This Planning Proposal has been prepared by GLN Planning for the Bathla Group (**Bathla**) as a proponent initiated Planning Proposal for submission to Dubbo Regional Council.

The rezoning will give effect to Council's Employment Lands Strategy to rezone the land for Business Development and to incorporate a proposal for a Local Centre to service the local area including the adjoining residential release being developed by Bathla. While this Planning Proposal references the existing B2 Local Centre and B5 Business Development zones, it is noted that these zone names are expected to change to E1 Local Centre and E3 Productivity Support, respectively, as part of the Employment Zone Reforms recently exhibited by the Department of Planning and Environment (DPE).

Bathla has secured an interest in approximately 272ha of land off Narromine and Jannali Roads in Dubbo. The parcel includes land currently zoned IN2 Light Industrial, RU2 Rural Landscape, R5 Large Lot Residential and R2 Low Density Residential under the LEP. The ultimate delivery of the various parts of the land will be subject to a Structure Plan which anticipates Planning Proposals and Development Applications which give effect to Council's Planning Strategies as well as support best practice planning for the future residential release. The Planning Proposals and applications to be lodged with Dubbo Regional Council for this land include:

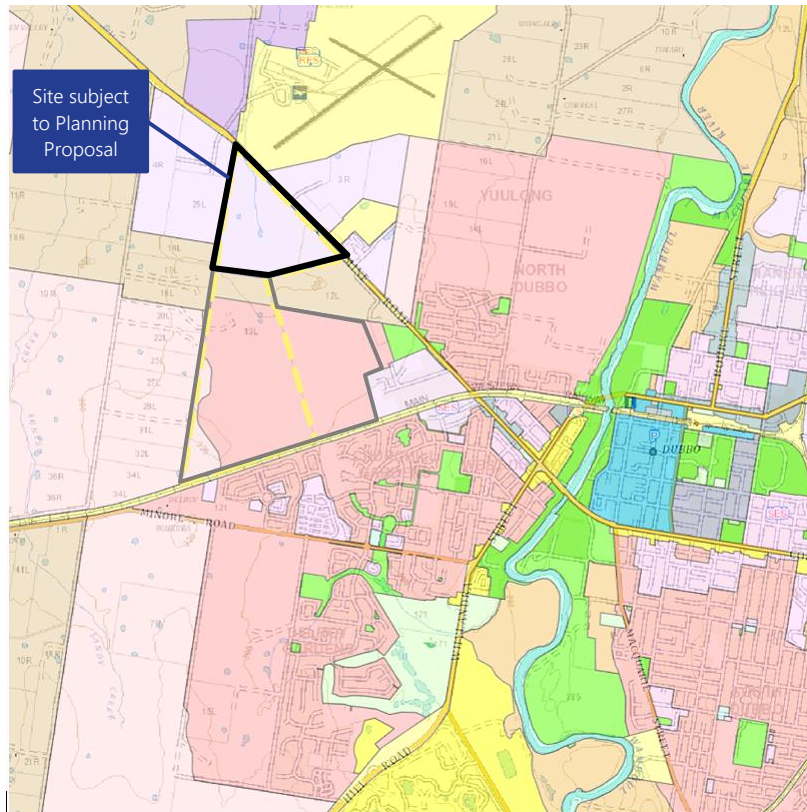
- This Planning Proposal to rezone Proposed Lot 22 from IN2 Light Industrial to B2 Local Centre and B5 Business Development Zones (As outlined in this Planning Proposal)
- A Planning Proposal to rezone an area of R2 Low Density Residential to permit smaller and more diverse housing in a small precinct well located to the district park, shops, TAFE and potential future school site
- A Planning Proposal for minor adjustment between the R2 Low Density Residential and R5 Large Lot Residential Zone to align with the future arterial road boundary
- A Development Application for subdivision of the land zoned IN2 Light Industrial (ie Proposed Lot 22) 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.

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### Site Description and Context

The site comprises all the land in Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern part of 13L Narromine Road, Dubbo. The land is located approximately 3 kilometres from the centre of Dubbo and is part of a larger area zoned IN2 Light Industry along Narromine Road. It adjoins the TAFE site to the east and future sports field site to the south, both of which are zoned RU2 Rural Landscapes. Dubbo Airport is located to the northwest. See **Figure 1**.



Source – ePlanning Spatial Viewer

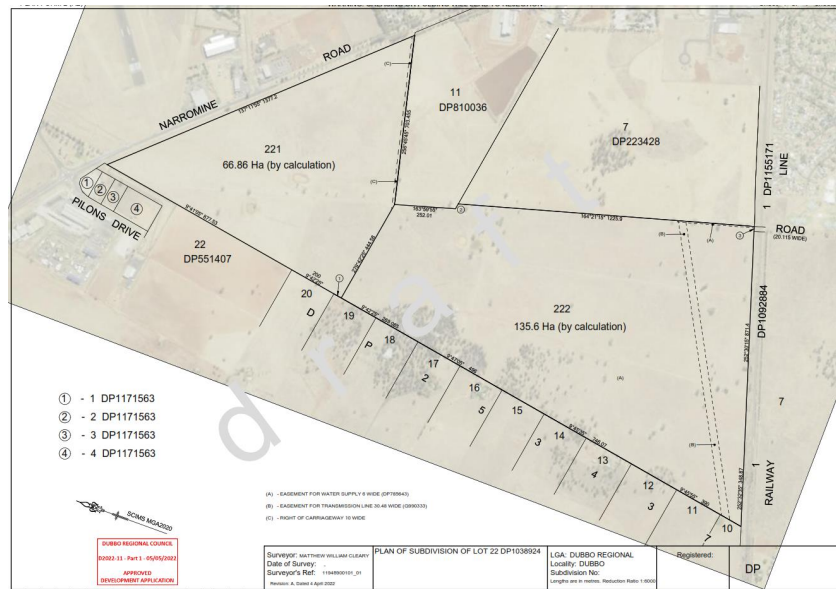
**Figure 1 Site Location and Zoning (PP site shown black and rest of Bathla land grey)**

Proposed Lot 221 was approved as part of Development Consent D2022-11 granted on 5 May 2022 to separate the triangular shaped existing industrial land of some 66ha from the remainder of 13L Narromine Road and adjoining Bathla parcel. The bulk of this 180ha release will be progressively delivered as part of the adjoining Stage 4 South West District forming part of the West Dubbo Urban Release Area. See **Figure 2** for the approved subdivision.



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Source – ePlanning Spatial Viewer

**Figure 2 Approved Subdivision Plan showing the triangular Proposed Lot 221**

Topographically the land is relatively flat with drainage from the southeast corner being conveyed toward the north west corner at Narromine Road. The site comprises grassland and there are no existing trees on site.

The biodiversity values of the grassland are discussed later in **Part 3** of this report.

### Background to the Planning Proposal Submission

Bathla has secured a significant parcel which will create a new urban area including both residential development and employment land uses. Council's Transport Strategy has earmarked future strategic roads that will traverse from a new crossing at the rail line through the site as a means to have traffic to bypass the Dubbo Centre. The extension of this road through the industrial land to Narromine Road is likely to be the predominant route to Narromine Road. These strategic roads require connections through a large number of other parcels in Dubbo meaning the full completion of these roads may be some decades away.

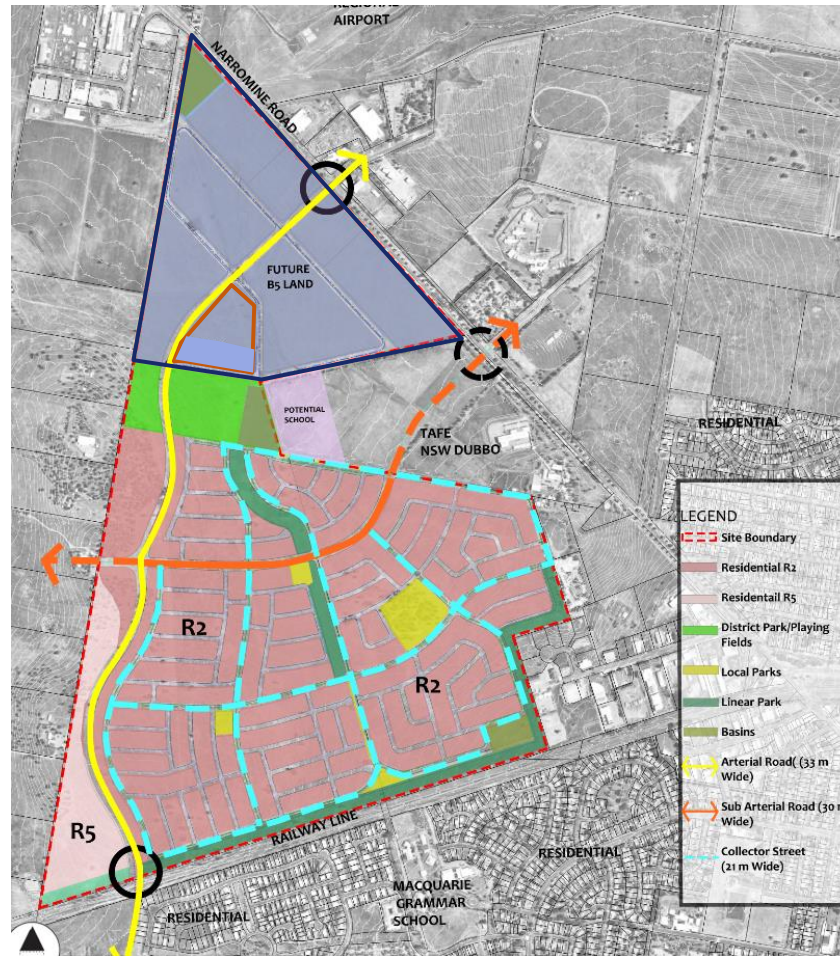
Council's Employment Lands Strategy and Local Strategic Planning Statement look at the opportunity for land that now comprises Proposed Lot 221 be considered for a Business Development Zone to provide land for bulky goods and other complementary uses. The Planning Proposal will progress this initiative.

The Structure Plan at **Figure 3** also provides for the urban release of land to the south of the existing IN2 Light Industrial Zone including a new district sports field adjacent to the TAFE site (which also

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has potential for a future school site) and precinct for smaller lots housing. Good planning for a more connected and resilient release would typically also seek to provide local shops and group these with other key infrastructure and densities to support the use.



Source – Sitios

**Figure 3 Structure Plan (Proposed Lot 221 shown black with Local Centre Site brown)**

The Location IQ identifies the land adjacent to the sports fields and adjacent to the arterial road as a suitable site for the retail shops, particularly given the timeframe for the completion of other roads connection that will provide alternative points of access from the release.

The Planning Proposal intends to secure these outcomes.

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## Planning Proposal Requirements and Process

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

**Table 1 Steps in progressing a Planning Proposal**

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 formal Pre- Lodgement Meeting on 11 August 2022 identified additional work to be addressed as part of the economic analysis by Location IQ and combining the reports for the B2 and B5 assessments into the one report. This work has been carried out and supports this planning Proposal.

This Planning Proposal has been prepared having regard in key planning strategies and documents.

A planning proposal must include the following components (Section 3.33(2) of the Environmental Planning and Assessment Act):

- Part 1 – Objectives and intended outcomes – a statement of the objectives of the proposed LEP
- Part 2 – Explanation of provisions – an explanation of the provisions that are to be included in the proposed LEP
- Part 3 – Justification of strategic and site-specific merit – justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- Part 4 – Maps – maps, where relevant, to identify the effect of the planning proposal and the area to which it applies

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- Part 5 – Community consultation – details of the community consultation that is to be undertaken on the planning proposal
- Part 6 – Project timeline – project timeline to detail the anticipated timeframe for the LEP making process in accordance with the benchmarks in this guideline

The following sections address this structure.

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## Part 1 – Objectives of the Planning Proposal

This section provides a clear and concise description of the planning proposal written in plain English as follows:

### Objective

The objective of this Planning Proposal is to amend Dubbo Regional Local Environmental Plan 2022 for land comprising Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern part of 13L Narromine Road, Dubbo. The Planning Proposal will rezone the land from IN2 Light Industry to part B5 Business Support (approximately 64ha) and part B2 Local Centre (approximately 2ha).

Note; The Department of Planning and Environment has recently exhibited foreshadowed changes to the references for the existing B2 Local Centre and B5 Business Development zones to E1 Local Centre and E3 Productivity Support, respectively, as part of the Employment Zone Reforms

### Intended outcomes

- To zone land to B5 to meet the long term demand for a mix of business, warehouse and specialised retail premises that require a large floor area to meet the projected undersupply of this floorspace to service Dubbo's future residential development in the west.
- To zone land to B2 to enable convenience local shops located close to the adjacent to sports field and potential new school site that will service the future residential release areas and surrounding industrial areas.

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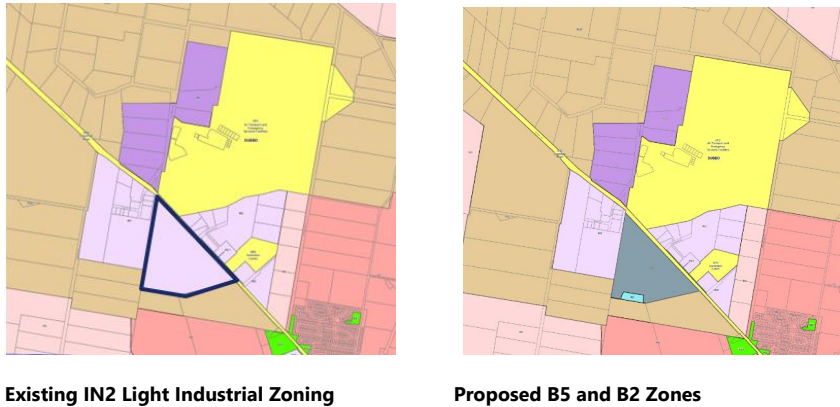
Employment Land Precinct - Planning Proposal

## 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) for Dubbo Regional LEP 2022 to show the land part B5 Business Development and part B2 Local Centre as shown in the map extracts below (**Figure 4**).



**Figure 4** Existing and proposed land use zoning

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

No other provisions of the LEP require amendment.

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## Part 3 – Justification

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

The following sections discuss the considerations in the Department's Local Environmental Plan Making Guidelines for determining 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 Planning Proposal is consistent with the Dubbo Regional Council Employment Lands Strategy and LSPS.

The Dubbo Regional Council Employment Lands Strategy 2018 identifies the site of the Planning Proposal within the "Airport Precinct". In respect to this area and in particular the Planning Proposal Site the Study provides the following recommendation (extracted from page 60):

*Dubbo's employment lands have largely focused towards Dubbo's east being where the majority of residential development has occurred over the last 20 years. However, with a projected undersupply of commercial floorspace and the future of Dubbo's residential development moving to the west, a commercial land supply should be considered in West Dubbo to meet demand over the long term.*

*The B5 zone allows a variety of permissible uses which would support and service the West Dubbo population catchment, nearby industrial zones and Dubbo City Regional Airport. The B5 Business Development zone is flexible in allowing a mixture of large format commercial uses including bulky goods, warehouse and distribution centres as well as a range of light industrial uses including industrial training facilities, freight transport and passenger, transport and truck depots. This provides a good mixture of uses given its location to a major highway and the airport which is the subject of major government related emergency services facilities.*

*Analysis in Part 2 of this report has shown that to meet the required industrial land supply demand in 2031, 53 to 80 hectares of industrial zoned land should be available for development. As there is currently 724 hectares of vacant/undeveloped industrial zoned land within the former Dubbo City Council area, there is an ample supply of industrial zoned land available to cater for future demand.*

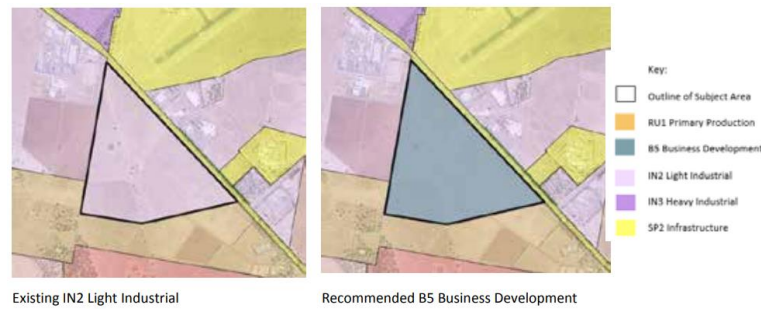
*It is desirable for bulky goods uses to be consolidated and clustered together into defined areas. The land as shown below, is therefore considered suitable as it provides one large parcel rather than creating several smaller pieces of land. This rezoning would also have minimal impact on the supply of industrial zoned land or jobs, particularly noting that the current Dubbo Local Environmental Plan 2011 permits several light industrial uses within the B5 Business Development zone.*

*Prior to the rezoning of this land, an Economic Impact Assessment should be undertaken to ensure its impact on the employment land hierarchy is not significantly impacted.*



## Planning Proposal

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Existing IN2 Light Industrial

Recommended B5 Business Development

An Economic Assessment has been prepared by Location IQ and is discussed later in this Section.

The Dubbo Local Strategic Planning Statement (LSPS) was adopted by Council on 22 June 2020, providing a 20-year vision for land use planning for Dubbo and Wellington. The LSPS adopts the findings by the Employment Lands Strategy in Planning Priority 8 – *Ensure supply of employment generating land*, where Action 8.1 seeks to *Implement and progress the recommendations as contained within the Employment Lands Strategy 2019*.

While that part of the Planning Proposal that seeks to implement a B5 Business Development Zone is supported by the Employment Lands Strategy and LSPS, the proposal is to incorporate a B2 Local Centre Zone that was not specifically referenced in these documents. This is despite this part of the release being remote from other local centres and that the Development Control Plan required for urban release areas are to address measures to accommodate and control appropriate neighbourhood commercial and retail uses, and encourage higher density living around transport, open space and service nodes,

The land to the south of the Planning Proposal site is a substantial urban release and is primarily zoned as R2 Low Residential. It is noted from Precinct Map 3: Neighbourhood Centres on page 39 of the Employment Lands Strategy that the land is not well located to other local shop offerings, even after the planned future road connections to the south and east are delivered. The release is of a size that can support a local shopping centre. An important part of release area planning is to ensure the future community is well connected with access to a range of infrastructure including open space, community facilities and retail offering. Urban releases that actively plan for these outcomes are more resilient and less car dependent.

The location of the local shops within this employment lands precinct benefits from close access to the section of arterial road through the site and entry to the residential areas, while overlooking the future open space. The allocations of land for a local centre within the employment precinct and its adjacency to the Open Space at the northern end of the adjoining residential release, integrates compatible uses and minimises land use conflicts. Additionally, it does not undermine the employment function associated with the Employment Precinct and appropriately acknowledges the role this section of road will play as the sole entry to the residential subdivision in the short to medium term until completion of the connecting road infrastructure.



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

The changes included in this Planning Proposal are the most appropriate and best means of achieving the objectives and intended outcomes. The proposed amendments require changes to the Land Zoning Map to provide the necessary permissible uses that will enable a successful local centre and new commercial floor space under the business development zoning.

**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 Planning Proposal is consistent with the Draft Central West and Orana Regional Plan 2041.

Objective 12 the Draft Central West and Orana Regional Plan 2041 addresses Prosperity, productivity and innovation; Leverage existing industries and employment areas and support new and innovative economic enterprises

The objectives encourage councils to review their employment lands to identify opportunities, rationalise existing zones and develop appropriate planning controls as part of ongoing strategic and statutory work.

As noted in Council's Employment Lands Strategy:

*to meet the required industrial land supply demand in 2031, 53 to 80 hectares of industrial zoned land should be available for development. As there is currently 724 hectares of vacant/undeveloped industrial zoned land within the former Dubbo City Council area, there is an ample supply of industrial zoned land available to cater for future demand (p60).*

The oversupply of industrial land in this existing employment precinct prompted Council to review this site based on:

*with a projected undersupply of commercial floorspace and the future of Dubbo's residential development moving to the west, a commercial land supply should be considered in West Dubbo to meet demand over the long term.*

Council selected the Planning Proposal site in its Employment Strategy noting that:

*This rezoning would also have minimal impact on the supply of industrial zoned land or jobs, particularly noting that the current Dubbo Local Environmental Plan 2011 permits several light industrial uses within the B5 Business Development zone. p60)*

Strategy 12.1 of the Draft Central West and Orana Regional Plan 2041 encourages Council's to use strategic planning and local plans to identify local and subregional specialisations and respond to future changes in industry to allow a transition to new opportunities. The Location IQ report submitted with this Planning Proposal provides an economic assessment support the land use changes as proposed.

The incorporation of the B2 Local Centre Zoning into this area is consistent with collocating physical and social infrastructure that will support future residential releases and community resilience.

## Planning Proposal

Employment Land Precinct - Planning Proposal

**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, see discussion in Section 5.1.1.

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

The Planning Proposal is broadly consistent with Future Transport Strategy 2056 which seeks greater consideration of providing social and physical infrastructure required by future residents in releases without relying on cars. The co-location of this infrastructure as proposed in the Structure Plan enable good active transport links and location for public transport.

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

The Planning Proposal 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.

**Table 2 Assessment against relevant SEPPs**

SEPP Title	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The Planning Proposal does not include any provisions which impede operation of this SEPP over the subject land.
Ch 2 Vegetation in non-rural areas	<p>This chapter is applicable to the existing Industrial Land and future B5 Business Development and B2 Local Centre Zones.</p> <p>Part of the land contains an endangered ecological community which may exceed the biodiversity offsets scheme threshold. This is a small part of the land which would apply whether or not the Planning Proposal proceeds. It is proposed to prepare a BDAR required at the Development Application Stage to enable biodiversity offsets if required.</p>
Ch 6 Bushland in urban areas	Not Applicable as there are no identified areas
State Environmental Planning Policy (Resilience and Hazards) 2021	The Planning Proposal does not include any provisions which impede 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, but nothing that would prevent the proposed land use.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The Planning Proposal does not include any provisions which impede 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 to be assessed as Traffic Generating Development.

## Planning Proposal

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SEPP Title	Comment
	These provisions would apply to the future development of the land whether under the existing or proposed zoning.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Exempt and complying development under this SEPP will continue to apply to the land.
State Environmental Planning Policy (Transport and Infrastructure) 2021	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.
State Environmental Planning Policy (Planning Systems) 2021	Further, State Environmental Planning Policy (Transport and Infrastructure) 2021 requires consultation for development that may increase the amount of artificial light in the night sky and that is on land within the dark sky region as identified on the dark sky region.  While not necessary as part of this rezoning, any future DA will consider these requirements for dark sky planning, as necessary.

**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 Planning Proposal. This Planning Proposal is considered to be consistent with all applicable Section 9.1 Directions, as demonstrated within **Table 3**.

**Table 3 Assessment against 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 in Section 5.2.1.
1.3 Approval and Referral Requirements	No new unnecessary referral or concurrence conditions are proposed as part of the Planning Proposal.
1.4 Site Specific Provisions	The Planning Proposal 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

## Planning Proposal

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Direction	Consistent
Focus Area 3: Biodiversity and Conservation	
3.1 Conservation Zones	The Planning Proposal changes the IN2 Light Industrial Zone to B5 Business Development and B2 Local Centre. There is no proposal to amend or change Conservation Zones.
3.2 Heritage Conservation	<p>The Planning Proposal does not propose changes to the LEP clause or Maps relating to Heritage.</p> <p>All future Development Applications submitted will be required to comply with the relevant provisions within the LEP, National Parks and Wildlife Act and Heritage Act.</p> <p>The Planning Proposal 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 gap analysis at demolition of existing structures. There are no structures on this part of the land.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>Land uses have been located to ensure access to key transport nodes/networks will be provided via appropriate road, cycle and pedestrian linkages.</p> <p>The Planning Proposal is considered consistent with this Ministerial Direction.</p>
5.2 Reserving Land for Public Purposes	Not applicable.
5.3 Development Near Regulated Airports and Defence Airfields	The site is not within Dubbo Regional Airport's ANEF contours. The site is currently zoned for industrial development and the Planning Proposal anticipates similar built form. There are no changes to development standards. Consultation with the airport will occur as required as part of exhibition of the Planning Proposal.
Focus Area 6: Housing	Not Applicable
Focus Area 7: Industry and Employment	
7.1 Business and Industrial Zones	The Planning Proposal will vary the existing IN2 Light Industry boundaries. However, consistency with this direction is justified based on the Council's Employment Lands Strategy and LSPS that notes the oversupply of the existing IN2 zone and demand for commercial floorspace for the growing residential population in the

## Planning Proposal

Employment Land Precinct - Planning Proposal

Direction	Consistent
	west. The economic analysis justifying both the B5 Business Development Zone and B2 Local Centre Zone has been prepared by Location IQ and is discussed in the next section.
Focus Area 8: Resources and Energy	Not applicable
Focus Area 9: Primary Production	Not Applicable

### 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?

Preliminary ecological assessment of the existing industrial land has identified the potential for the following species on site that could 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 (approximately 9ha)*

*PCT 458 – White Cypress Pine - Buloke - White Box shrubby open forest on hills in the Liverpool Plains – Dubbo region, Brigalow Belt South Bioregion (approximately 1,400m<sup>2</sup>)*

These areas are located adjacent to the southern boundary of the existing IN2 Light Industrial land holding and the future development of this land would need to consider this constraint at the development application stage regardless of the Planning Proposal. Investigations to determine whether a Biodiversity Development Assessment Report is required are underway for the Development Application stage.

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

No, preliminary site investigations concluded that there is low risk of contamination and Geotechnical and Contamination. (See **Appendix A**).

An Aboriginal Heritage Assessment by Apex Archaeology found there was no sub surface archaeological potential and recommended that no further Aboriginal archaeological assessment is required prior to the commencement of development works as described in this report. (see **Appendix B**).

A Traffic Impact Assessment by Amber Traffic and Transport has informed the intersection design for the entry to the employment precinct with Narromine Road (See **Appendix C**).

The site will convey water from the adjoining residential subdivision and development on this land toward Narromine Road. Importantly the Water Cycle Management process designed by Maker Engineering will utilise dry basins to deter birds inhabiting or gathering in close proximity to the airport (See **Appendix D**)

## Planning Proposal

Employment Land Precinct - Planning Proposal

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

The economic analysis supporting both the B2 Local Centre and B5 Business Development Zone has been prepared by Location IQ and looks at the demand and impact of the Planning Proposal. The Location IQ Report is at **Appendix E**.

As noted previously the Planning Proposal site adjoins a large residential release which is relatively isolated with physical barriers including railway line and Mitchell Highway. Road proposals which will better link the release to other community facilities and retail services will not be provided in the short term. Good release area planning focusses on the connections to and co-location of social infrastructure, in this case district open space, TAFE site, site for potential school and a retail site which provides the northern border to the district park.

**Section D – Infrastructure (Local, State and Commonwealth)****Is there adequate public infrastructure for the planning proposal?**

Public utilities services can be extended to the site as outlined in the Utilities Services Report prepared by Maker Engineers at **Appendix F**.

A new intersection will be required to access Narromine Road to access the site which will be part of the broader planning for the arterial roads in Council's Planning and Transport Strategy.

**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 concerning State Government interests in relation to this and the adjoining residential urban release area.

Part 4 Mapping

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

Map	Tile Number
Land Zoning	Sheet LZN_001A

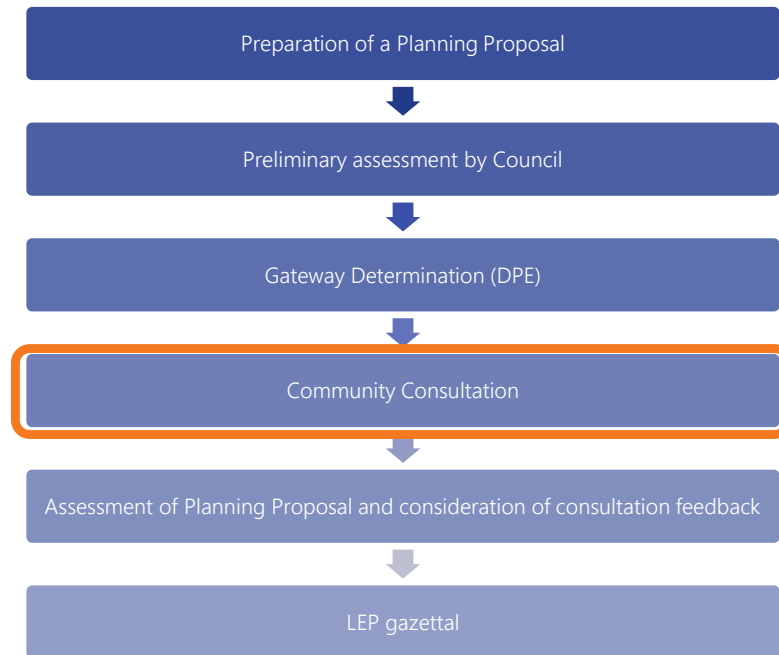
The existing and proposed LZN\_001A map tiles referenced by the existing and proposed zoning in Dubbo Regional LEP 2022 are provided at **Appendix G**.

## 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 5 Key steps in Planning Proposal process**



## Part 6 Project timeframe

The project timeline provides a mechanism to monitor and resource the various steps required to progress planning proposal through the plan making process. The following table provides estimated timeframes for the various steps.

**Table 4 Project timeframe**

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

Employment Land Precinct - Planning Proposal

## Conclusion

This Planning Proposal seeks to amend Dubbo Regional Local Environmental Plan 2022 to apply a B2 Local Centre Zone and B5 Business Development Zone within Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern part of 13L Narromine Road, Dubbo. The land is currently zoned IN2 Light Industrial and has an area of approximately 66ha.

The rezoning will give effect to Council's Employment Lands Strategy to rezone the land for Business Development and to incorporate a proposal for a Local Centre to service the local area including the adjoining residential release being developed by Bathla. A Structure Plan has been prepared that seeks to collocate community infrastructure and uses such as shops, potential future school and TAFE adjacent to new sports fields. It is intended the adjacent residential area will also include smaller lots to maximum the benefit of this strategic grouping of facilities.

The Planning Proposal is consistent with Local and State Strategies in relation to employment lands whilst incorporating local convenience shops that will deliver a more socially integrated and equitable release including place making and community building outcomes.

Planning Proposal  
Employment Land Precinct - Planning Proposal

Glossary

Abbreviation	
CBD	Central Business District
Council	Dubbo Regional Council
DPE	Department of Planning and Environment
LEP	Local Environmental Plan
SEPP	State Environmental Planning Policy

Planning Proposal

Employment Land Precinct - Planning Proposal

## APPENDIX A: GEOTECHNICAL AND CONTAMINATION REPORTS

PP-Industrial to E1 Local shops and E3 Productivity Support.docx  
September 2022



Planning Proposal	1
Employment Land Precinct - Planning Proposal	1

Planning Proposal

Employment Land Precinct - Planning Proposal

## APPENDIX B: ABORIGINAL HERITAGE ASSESSMENT

PP-Industrial to E1 Local shops and E3 Productivity Support.docx  
September 2022



Planning Proposal

Employment Land Precinct - Planning Proposal

**B.1:**

Planning Proposal

Employment Land Precinct - Planning Proposal

## APPENDIX C: TRAFFIC AND TRANSPORT ASSESSMENT

PP-Industrial to E1 Local shops and E3 Productivity Support.docx  
September 2022





Planning Proposal

Employment Land Precinct - Planning Proposal

C.1:

Planning Proposal

Employment Land Precinct - Planning Proposal

## APPENDIX D: WATER CYCLE MANAGEMENT REPORT

PP-Industrial to E1 Local shops and E3 Productivity Support.docx  
September 2022



Planning Proposal

Employment Land Precinct - Planning Proposal

## APPENDIX E: ECONOMIC ANALYSIS

PP-Industrial to E1 Local shops and E3 Productivity Support.docx  
September 2022



Planning Proposal	1
Employment Land Precinct - Planning Proposal	1

Planning Proposal

Employment Land Precinct - Planning Proposal

## APPENDIX F: UTILITIES SERVICES REPORT

PP-Industrial to E1 Local shops and E3 Productivity Support.docx  
September 2022



Employment Land Precinct - Planning Proposal



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)



Transport for NSW

18 August 2023

TfNSW reference: WST23/00090/01 | SF2023/133894  
Your reference: R22-005 (Ref-2278)



Chief Executive Officer  
Dubbo Regional Council  
By Email: council@dubbo.nsw.gov.au

Attention: Liam Nugent, Graduate Growth Planner

**PP-2022-3263: Planning Proposal – 13L Narromine Road, Dubbo**

Dear Liam,

Transport for NSW (TfNSW) is responding to the abovementioned Planning Proposal publicly exhibited from 21 June 2023 to 24 July 2023.

TfNSW has reviewed the information and does not support the proposed rezoning of land from R2 Low Density Residential to R1 General Residential, with a minimum lot size of 300m<sup>2</sup>, as the application has not demonstrated the coordinated delivery of necessary transport infrastructure to mitigate the anticipated traffic impacts generated by the total future yield of >1,750 lots.

TfNSW, Council and the Applicant have been in ongoing discussions to address anticipated traffic issues including identifying type of infrastructure required, contribution and/or apportionment of costs and timing of the delivery.

At this time, TfNSW requests that Council does not proceed with the determination of the Planning Proposal until the anticipated traffic generation has been properly assessed and the road infrastructure required to support the proposed zones is agreed to by both local and State governments. This will ensure that works will be delivered in an orderly manner and necessary funding mechanisms and/or apportionment of costs has been clearly established (i.e. through Voluntary Planning Agreements or updates to Council's contributions plans under s.7.11 of the Environmental Planning and Assessment Act 1979).

If you have any questions, please contact [REDACTED]

Yours faithfully,

[REDACTED]

Andrew McIntyre

[REDACTED]

OFFICIAL

Lvl 1, 51-55 Currajong Street, Parkes NSW 2870  
E. [REDACTED]

1300 207 783  
[transport.nsw.gov.au](https://transport.nsw.gov.au)

1





**Australian Government**  
**Civil Aviation Safety Authority**

Air Navigation, Airspace and Aerodromes

File Ref: F22/17163-62

Your Ref No.: PP-2022-3222 ref 2280 PP-2022-3263 Ref-2276

18/07/2023

NSW Planning  
DPIE  
Through Portal

**PP-2022-3222 PP-2022-3263 PLANNING PROPOSALS:  
13L NARROMINE ROAD, DUBBO**

CASA has briefly reviewed the Planning Proposals for rezoning in northern portion of 13L Narromine Road, Dubbo. PP-2022-3222 ref 2280 is rezoning from Light Industry to Business Support. PP-2022-3263 ref 2276 is rezoning a small precinct from R2 Low Density Residential to R1 General Residential.

When reviewing town planning type planning proposals in the vicinity of aerodromes, CASA recommends the National Airports Safeguarding Framework (NASF) Guidelines, which also make a handy checklist.

**Guideline A: Measures for Managing Impacts of Aircraft Noise**

CASA does not assess, or provide detailed comment on, potential noise issues. Noise is a matter for the Planning Authority.

**Guideline B: Managing the Risk of Building Generated Windshear and Turbulence at Airports**

Typical residential buildings will 'pass' the 1:35 rule and will not need to be assessed. A wind shear and turbulence effects study by a specialist consultant is probably not required, unless there are going to be bulky industrial buildings close to the approach zone for runway 05. More detail is in Guideline B.

**Guideline C: Managing the Risk of Wildlife Strikes in the Vicinity of Airports**

It is possible that there would be a reduction of the ecological features that would be attractive to birds. However, general good practice would include, as examples only:

- waste should be stored in closed containers,
- landscaping should avoid the use of trees and shrubs attractive to birds and bats;
- bird perching opportunities should be avoided where practicable;
- no rubbish tips, and
- outside dining areas should be kept clean.

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In addition to NASF Guideline C, the CASA Advisory Circular AC 139-26(0): 'Wildlife hazard management at aerodromes' and the Dubbo Airport Wildlife Hazard Management Plan include more information on wildlife hazards, more possible mitigations and management and monitoring strategies. And Dubbo Airport would be able to advise on bird hazard minimisation.

**Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports**

Essentially, the main aim is to avoid bright lights (eg security lights, street lights or feature lights) spilling upwards, lighting (especially green, red and white) that could be confusing to pilots and large bright advertising signs facing pilots. CASA [REDACTED] is prepared to review lighting plans, specific lighting or solar panel glare assessments if requested.

**Guideline F: Managing the Risk of Intrusions into the Protected Airspace of Airports**

Infringements of the Approach Surface, Take-off Surface and Transitional Surface must be avoided. Infringements to the Inner Horizontal Surface will need to be assessed by CASA and will probably need to be obstacle lit. There would be no obstacle lighting and marking required for typical residential buildings.

**Guideline G: Protecting Aviation Facilities — Communications, Navigation and Surveillance (CNS)**

CASA generally does not review proposals for impacts on Guideline G 'Protecting Communications, Navigation & Surveillance (CNS) Facilities' ... that would normally be a matter for Airservices Australia.

**Guideline H: Protecting Strategically Important Helicopter Landing Sites**

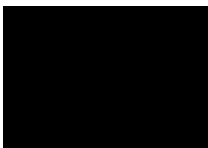
There will be no impact on any Strategically Important Helicopter Landing Sites. The site is about 4.5km from the hospital helipad.

**Guideline I: Managing the Risk in Public Safety Areas at the Ends of Runways**

CASA does not assess compliance with PSA guidelines. A sample representative Queensland PSA is described in NASF Guideline I.

In summary, CASA does not object to the planning proposals and any proposed amendments to Local Environmental Plans.

Yours sincerely,





DOC23/540915-3

26 June 2023

Cathy Chung  
Dubbo Regional Council  
[Redacted]

Via: Concurrence and Referrals

Dear Cathy

**Narromine Road (Lot 22, DP 1038924) and Jannali Road (Lot 7, DP 223428), Dubbo  
No Comment on Rezoning Proposal**

I am writing to you in reply to your invitation to the NSW Environment Protection Authority (EPA) to provide comment on the rezoning at 13L Narromine Road (Lot 22, DP 1038924) and Jannali Road (Lot 7 DP 223428), Dubbo.

The EPA understands that the proposal seeks to amend the 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.

Based on the information provided, the EPA has no comment on this proposal and no further consultation is required. This is because:

- the proposal is unlikely to lead to activities that will constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act* (1997) and so, will not require an Environment Protection Licence under this Act.
- the proposal is unlikely to lead to activities that will be undertaken by or on behalf of a NSW Public Authority, nor are there likely to be other activities for which the EPA is the appropriate regulatory authority.
- the site is not being regulated by the EPA under the *Contaminated Land Management Act* (1997) (CLM Act).

The EPA understands that [State Environmental Planning Policy \(Resilience and Hazards\) 2021](#) requires assessment of potential land contamination resulting from past land-use to determine whether the land is suitable for its proposed use or will require remediation. Under section 60 of the CLM Act, the EPA must be notified of any contamination that meets certain triggers. These are outlined in the [Guidelines on the duty to report contamination under the Contaminated Land Management Act 1997](#).

Should you require clarification of any of the above please contact [Redacted]  
[Redacted]

Yours sincerely

**Darren Walleth**  
[Redacted]

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Phone +61 2 9995 5555 ABN 43 692 285 758  
(from outside NSW)

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[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)



## NSW RURAL FIRE SERVICE

Dubbo Regional Council  
PO Box 81  
DUBBO NSW 2830

Your reference: Ref-2282 (PP-2022-3222)  
Our reference: SPI20230621000080

**ATTENTION:** Cathy Chung

Date: Monday 31 July 2023

Dear Sir/Madam,

### Strategic Planning Instrument LEP Amendment

The objective of this Planning Proposal is to amend Dubbo Regional Local Environmental Plan 2022 for land comprising Proposed Lot 221 in the subdivision of Lot 22 DP 1038924 at the northern part of 13L Narromine Road, Dubbo. The Planning Proposal will rezone the land from IN2 Light Industry to part B5 Business Support (approximately 64ha) and part B2 Local Centre (approximately 2ha)

I refer to your correspondence dated 21/06/2023 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and subsequently raise no concerns or issues in relation to bush fire.

For any queries regarding this correspondence, please contact [REDACTED] on 1300 NSW RFS.

Yours sincerely,

Nika Fomin  
[REDACTED]

1

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

Transport for NSW

18 August 2023

TfNSW reference: WST23/00089/01 | SF2023/133895

Your reference: R22-006 (Ref-2281)



Chief Executive Officer  
Dubbo Regional Council  
By Email: council@dubbo.nsw.gov.au

Attention: Liam Nugent, Graduate Growth Planner

**PP-2022-3222: Planning Proposal – 13L Narromine Road, Dubbo**

Dear Liam,

Transport for NSW (TfNSW) is responding to the abovementioned Planning Proposal publicly exhibited from 21 June 2023 to 24 July 2023.

TfNSW has reviewed the information and does not support the Planning Proposal to rezone land from IN2 Light Industrial to E1 Local Centre and E3 Productivity Support as the application has not demonstrated the coordinated delivery of necessary transport infrastructure to mitigate the anticipated traffic impacts generated by the future retail and commercial land uses.

TfNSW, Council and the Applicant have been in ongoing discussions to address anticipated traffic issues including identifying type of infrastructure required, contribution and/or apportionment of costs and timing of the delivery.

At this time, TfNSW requests that Council does not proceed with the determination of the Planning Proposal until the anticipated traffic generation has been properly assessed and the road infrastructure required to support the proposed zones is agreed to by both local and State governments. This will ensure that works will be delivered in an orderly manner and necessary funding mechanisms and/or apportionment of costs has been clearly established (i.e. through Voluntary Planning Agreements or updates to Council's contributions plans under s.7.11 of the *Environmental Planning and Assessment Act 1979*).

If you have any questions, please contact [REDACTED]

Yours faithfully,

[REDACTED]

Andrew McIntyre

[REDACTED]

OFFICIAL

Lvl 1, 51-55 Currajong Street, Parkes NSW 2870

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[transport.nsw.gov.au](https://transport.nsw.gov.au)

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**Australian Government**  
**Civil Aviation Safety Authority**

Air Navigation, Airspace and Aerodromes

File Ref: F22/17163-62

Your Ref No.: PP-2022-3222 ref 2280 PP-2022-3263 Ref-2276

18/07/2023

NSW Planning  
DPIE  
Through Portal

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- no rubbish tips, and
- outside dining areas should be kept clean.

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Essentially, the main aim is to avoid bright lights (eg security lights, street lights or feature lights) spilling upwards, lighting (especially green, red and white) that could be confusing to pilots and large bright advertising signs facing pilots. CASA [REDACTED] is prepared to review lighting plans, specific lighting or solar panel glare assessments if requested.

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**Guideline H: Protecting Strategically Important Helicopter Landing Sites**

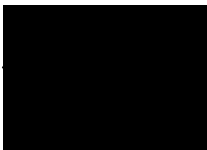
There will be no impact on any Strategically Important Helicopter Landing Sites. The site is about 4.5km from the hospital helipad.

**Guideline I: Managing the Risk in Public Safety Areas at the Ends of Runways**

CASA does not assess compliance with PSA guidelines. A sample representative Queensland PSA is described in NASF Guideline I.

In summary, CASA does not object to the planning proposals and any proposed amendments to Local Environmental Plans.

Yours sincerely,





Department of Planning and Environment

The Chief Executive Officer  
Dubbo Regional Council  
[council@dubbo.nsw.gov.au](mailto:council@dubbo.nsw.gov.au)

Our ref: DOC23/549858  
Your ref: PP-2022-3222

Attention: Cathy Chung

Dear Cathy

**Planning Proposal – amendments to Dubbo Regional LEP 2022 – Employment Lands  
Precinct at 13L Narromine Road Dubbo**

Thank you for your request dated 21 June 2023 to the Biodiversity, Conservation and Science Directorate (BCS) of the Department of Planning and Environment (DPE) inviting comments on this Planning Proposal.

BCS understands that the Planning Proposal was prepared in support of rezoning the subject land from IN2 Light Industrial to part B5 Business Support and part B2 Local Centre (the latter zones now being replaced with E1 Local Centre and E3 Productivity Support respectively, as part of the DPE Employment Zone Reforms). No change to the existing minimum lot size of 2000m<sup>2</sup> is proposed.

BCS has four areas of interest relating to strategic land use planning proposals:

1. The impacts of development intensification on biodiversity
2. Adequate investigation of the environmental constraints of affected land
3. Avoiding intensification of land use and settlement in areas of high environmental value (HEV), and
4. Ensuring that development within a floodplain is consistent with the NSW Government's Flood Prone Land Policy, the principles set out in the Floodplain Development Manual, and applicable urban and rural floodplain risk management plans.

We generally support strategic planning proposals which:

- Avoid settlement intensification in areas of HEV and environmental hazards
- Align with state, regional and local strategic planning frameworks and includes objectives, such as 'no net loss of native vegetation'
- Update planning controls to reflect the environmental values and constraints present, and
- Minimise flood risk to human life, property and the local environment while maintaining floodplain connectivity for environmental benefit.

From previous communications with Council regarding the adjoining Clearmont Rise site and associated draft Development Control Plan (DCP), BCS is aware that a draft Biodiversity Development Assessment Report<sup>1</sup> (BDAR) has been prepared for the land subject to the Planning Proposal. A link to that BDAR was provided to BCS by Council (email from [REDACTED] [REDACTED] Dubbo Regional Council on 11 May 2023).

<sup>1</sup> AEP (2023) *Biodiversity Development Assessment Report – proposed Industrial subdivision at 13L Narromine Road, Dubbo NSW*. Prepared for: The Bathla Group. AEP Ref 2679.02. Revision: 01, dated 8 May 2023.



BCS has not undertaken a full BDAR review as the document and Biodiversity Assessment Method Calculator (BAM-C) reports have not been finalised and may be subject to change prior to lodgement of a development application. BCS does not have the required GIS shapefiles, plot data sheets, and access to the BAM-C case to undertake a full review against the requirements of the Biodiversity Assessment Method (BAM). Instead, BCS has briefly reviewed the results of the site investigations undertaken for the BDAR to inform our consideration of the Planning Proposal.

The BDAR identifies a Plant Community Type on part of the subject site which conforms to the White Box-Yellow-Box Blakely's Red Gum Critically Endangered Ecological Community (Box-Gum CEEC) - a community considered at risk of serious and irreversible impacts (SAIL) within the meaning of clause 6.7 of the *Biodiversity Conservation Regulation 2017*. Entities at risk of SAIL have additional assessment requirements under the BAM. At this stage the BDAR does not explicitly address all SAIL requirements under the BAM (refer to section 9.1 of the BAM).

It is the responsibility of the consent authority to form a view on whether the proposal will have an SAIL on at risk entities, considering the guidance available on the DPE website<sup>2</sup>. Council's conclusions and justification for the decision should be explicitly recorded. Under section 7.16 of the *Biodiversity Conservation Act 2017*, the consent authority must refuse to grant development consent if the approval of a proposed development is likely to have a serious and irreversible impact on SAIL entities.

BCS notes that the proposed change in zoning, with no increase in the current minimum lot size, is unlikely to permit a greater intensification of development on the subject site compared with that already permitted under the existing zoning. Nevertheless, Council may wish to undertake a preliminary assessment of whether future development of the site will have an SAIL on Box-Gum CEEC as part of its assessment of the rezoning proposal, with consideration of the proponent's adjoining Clearmont Rise development.

If you require any further information regarding this matter, please contact [REDACTED].

Yours sincerely

[REDACTED]

Liz Mazzer

[REDACTED]

28 June 2023

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<sup>2</sup> DPIE (2019) *Guidance to assist a decision-maker to determine a serious and irreversible impact*.  
<https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/local-government-and-other-decision-makers/serious-and-irreversible-impacts-of-development>

Transport for NSW

20 June 2024

TfNSW reference: WST23/00089 | WST23/00090



Chief Executive Officer  
Dubbo Regional Council  
By Email: council@dubbo.nsw.gov.au

Attention: Tim Howlett

**PP-2022-3263 & PP-2022-3222 – Planning Proposals at 13L Narromine Road (HW7), Dubbo**

**Dear Tim**

I refer to Transport for NSW's (TfNSW) previous letters dated 18 August 2023 in relation to the above-mentioned planning proposals. Reference is also made to several meetings between Council and TfNSW staff regarding these proposals and development of a city-wide strategic model to assist in identification of infrastructure required to mitigate the traffic and transport impacts of the central and north west URAs.

I confirm TfNSW's position outlined in our letters of 18 August 2023 still stands.

Since August 2023, Council has agreed to develop a city-wide strategic model and TfNSW and Council are both actively working towards agreeing on the terms, inputs and expected outputs that the model will entail.

Once the model is completed and the traffic and transport infrastructure needs are known, TfNSW will be able to review its position. I trust this information is of assistance, if you wish to discuss this matter please contact me on [REDACTED].

Yours faithfully,

[REDACTED]

**Andrew McIntyre**

[REDACTED]  
[REDACTED]  
[REDACTED]

Cc Department Planning Housing & Infrastructure  
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## REPORT: Federal Government Housing Support Program - Stream 1

**DIVISION:** Development and Environment  
**REPORT DATE:** 23 July 2024  
**TRIM REFERENCE:** ID24/1509

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>Strategic Project Update</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>Council received \$1.26 million under the Federal Government Housing Support Program – Stream 1 to prepare Housing Strategies and additional strategies to help implement the North-West Urban Release Area Master Plan.</li><li>Information about each project is contained within the body of this report.</li><li>Council will engage consultants to undertake the projects, and will oversee and manage the consultants to ensure the final outputs meet the requirements of our community.</li><li>Council will prepare a detailed project plan that identifies consultation timeframes, dates and requirements to ensure our community has multiple opportunities to provide input into these projects and ensure priorities and plans are underpinned by community sentiment.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Council's role in housing involves facilitating an appropriate supply and mix of housing to meet community needs, as well as developing strategies and policies that encourage the construction of more and affordable housing.</li></ul>	
<b>Financial Implications</b>	Budget Area	Growth Planning
	Funding Source	Housing Support Program – Stream 1
	Proposed Cost	\$1.26 million
	Ongoing Costs	There are no financial implications arising from this report.
<b>Policy Implications</b>	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 principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 1 Housing

CSP Objective: 1.2 An adequate supply of land is located close to community services and facilities

Delivery Program Strategy:	1.2.1 Land is suitably zoned, sized and located to facilitate a variety of housing types and densities
Theme:	1 Housing
CSP Objective:	1.2 An adequate supply of land is located close to community services and facilities
Delivery Program Strategy:	1.2.2 Adequate land is available in the villages for development

RECOMMENDATION

That the information contained within the report of the Manager Growth Planning dated 23 July 2024, be noted.

*Stephen Wallace*  
Director Development and Environment

*TH*  
Manager Growth Planning

## REPORT

### 1. Federal Government Housing Support Program

The Federal Government created the Housing Support Program (HSP) to provide funding of \$500 million to State and Local Governments over 2023-24 and 2024-25 to help achieve the National Housing Accord's target of building 1.2 million new, well located homes over five years from 1 July 2024. The HSP consists of the following two streams:

- Stream 1 provides funding for projects that improve planning capability and provide resources to improve the efficiency and effectiveness of the planning processes, including master planning; and
- Stream 2 (Community Enabling Infrastructure Stream) provides funding to deliver enabling infrastructure (such as water, power, sewage, and roads) and provide amenities to support new housing development.

Successful applications under Stream 1 were announced by the Prime Minister, the Hon Anthony Albanese MP, the Hon Catherine King MP, and the Hon Julie Collins MP on 4 July 2024.

Applications for Stream 2 close Friday 16 August 2024.

### 2. Funding Received by Council – Stream 1

Council received \$1.26 million under Stream 1 to prepare Housing Strategies and additional strategies to help implement the North-West Urban Release Area Master Plan.

#### (a) Preparation of Housing Strategies

Council received \$580,000 to prepare Housing Strategies that will define the existing and future requirements for the delivery of new, diverse and affordable well located housing by analysing demographic trends, identifying supply and demand factors, and potential barriers to meeting those needs. The following work will be undertaken as part of this project:

- Regional Housing Strategy – This involves the preparation of a Housing Strategy in accordance with the NSW Government *Local Housing Strategy Guidelines* that incorporates a review and update of the Dubbo Urban Areas Strategy (1995) and Wellington Settlement Strategy (2012) to identify how and where the region will grow to support future population;
- Large Lot Residential Strategy – This involves a critical review the existing supply of R5 Large Lot Residential zoned land in terms of location and minimum lot size and identifies other areas within the Local Government Area that may be suitable to zone R5 Large Lot Residential with an appropriate minimum lot size control;
- Affordable Housing Policy – This involves identifying Council's role and options for incentivising an increase in social and affordable housing in the region, and partnerships required; and

- Place Plans for Villages – This involves preparing statements that broadly identify future directions/potential for growth, vision and desired future character for Wongarbon, Eumungerie, Mogriguy, Brocklehurst, Geurie, Stuart Town, Mumbil, Euchareena, Ballimore and Elong Elong.

(b) Implementing the North-West Urban Release Area Master Plan

Council received \$680,000 to prepare additional strategies to help implement the North-West Urban Release Area Master Plan.

The North-West Urban Release Area is an important greenfield Precinct on the north-western fringe of Dubbo. Council adopted a Master Plan for the Precinct in November 2023, and the NSW Government endorsed a Planning Proposal in January 2024 that seeks to rezone it for low and medium density urban purposes.

This project will allow Council and the NSW Government to further collaborate and create urban design controls to encourage higher density living whilst identifying efficient transport movements, stormwater and water quality control measures, and ways to manage natural and environmental hazards.

The following work will be undertaken as part of this project:

- Development Control Plan – This involves the preparation of a Development Control Plan that includes detailed planning and design controls for land zoned R1 General Residential, R2 Low Density Residential and E1 Local Centre;
- Strategic Transportation Model – This involves the creation of an overall transport movement hierarchy and strategy that shows the major circulation routes and connections required for a simple and safe movement system for vehicles, pedestrians and cyclists, both within the Precinct and onto the State Road network;
- Stormwater Strategy – This involves the preparation of a water cycle and stormwater management strategy that considers water quantity and quality issues, concept designs and preliminary cost estimates;
- Open Space Concepts – This involves the preparation of open space and recreation facilities, and preliminary cost estimates.
- Detailed Contamination Study – This involves undertaking detailed soil investigations to determine the potential contamination status of specified land.

This project will allow Council to progress the following requirements of the Dubbo Regional Local Environmental Plan 2022:

- Part 6.1 – Development consent must not be granted for subdivision of land in an urban release area unless concurrence from the NSW Planning Secretary has been obtained; and
- Part 6.3 – Development consent must not be granted for development in an urban release area unless a Development Control Plan has been prepared for the land.

3. Consultation

Council will undertake targeted and general consultation with a broad range of stakeholders, including landowners, NSW Government agencies, industry representatives and the community as part of the Housing Strategies. This feedback would be incorporated into the strategies as appropriate to ensure priorities and plans are underpinned by community sentiment. Council will also undertake additional consultation when the draft Housing Strategies are placed on public exhibition.

Council will undertake consultation for the North-West Urban Release Area in accordance with the requirements of the Environmental Planning and Assessment Act 1979.

Council will prepare a detailed project plan that identifies consultation timeframes, dates and requirements to ensure our community has multiple opportunities to provide input into the projects. Information will be made available on Council’s YourSay page, Customer Experience Centres, Macquarie Regional Library Branches and the Daily Liberal newspaper. Residents will be able to register their interest through a dedicated YourSay page and be kept up to date on consultation activities.

4. Resourcing Implications

Council will engage consultants to undertake the projects, and will oversee and manage the consultants to ensure the final outputs meet the requirements of our community.

5. Timeframe

Key Date	Explanation
31 July 2024	Project must start no later than this date
30 May 2025	Project must be completed by this date



## REPORT: Draft 2024-2034 Waste Strategy

**DIVISION:** Development and Environment  
**REPORT DATE:** 1 August 2024  
**TRIM REFERENCE:** ID24/1637

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>• Seek endorsement</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>• Council has prepared a draft 10 year Waste Strategy (2024-2034)</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>• To endorse the draft 2024-2034 Waste Strategy.</li><li>• If adopted following Council consideration and public exhibition, the draft Waste Strategy will provide a blueprint for both reducing waste sent to landfill and for on-going progressive, sustainable, collaborative and responsible waste management services for the Local Government Area (LGA).</li><li>• Council's leading source of greenhouse gas emissions within its operations is waste disposed to landfill, contributing 62% of Council's carbon footprint in FY 2022. In order to address this statistic, a key purpose of the Strategy is to change perceptions to view waste as a potential resource, and consider how this material can be reused in a circular economy.</li><li>• The Strategy aims to provide the long-term strategic direction for Dubbo Regional Council's waste services, highlights past achievements and sets out how the waste and resource recovery needs of the Dubbo region will be met over the next decade.</li><li>• The main Strategy objectives are focused on reducing waste, increasing resource recovery, transitioning to a circular economy, protecting the environment, whilst also considering how to reduce emissions and abate carbon generated by waste management and resource recovery activities.</li></ul>	
<b>Financial Implications</b>	Budget Area	There are no financial implications arising from this report.
<b>Policy Implications</b>	Policy Title	Waste Strategy
	Impact on Policy	Reduce materials going to landfill Assists to meet adopted net zero targets

### STRATEGIC DIRECTION

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

Theme: 6 Environmental Sustainability



CSP Objective:	6.2 We recognise, plan for and respond to the impacts of climate change
Delivery Program Strategy:	6.2.3 Waste management processes reduce our environmental footprint and impact on the environment

#### **RECOMMENDATION**

- 1. That Council adopt the draft 2024-2034 Waste Strategy for the purpose of public exhibition.**
- 2. That the draft 2024-2034 Waste Strategy be placed on public exhibition for a period of not less than 28 days.**
- 3. That following completion of public exhibition and community consultation, a further report be provided to Council for consideration, including the results of the public exhibition and community consultation.**

*Stephen Wallace*  
Director Development and Environment

*JL*  
Manager Resource  
Recovery and Efficiency

## REPORT

The purpose of Dubbo Regional Council's ten (10) year Waste Strategy and its supporting first term, five (5) year Implementation Plan, is to provide an overarching blueprint for both reducing waste sent to landfill and for on-going progressive, sustainable, collaborative and responsible waste management services for the Local Government Area (LGA).

The Waste Strategy will consider opportunities to reduce waste, increase resource recovery and transition to a circular economy, whilst also considering how to reduce emissions and abate carbon generated by waste management and resource recovery activities.

Development of the Waste Strategy has been guided by Council's Community Strategic Plan Towards 2040 and its Net Zero Framework (adopted in 2023). Its Themes and Priorities align with the NSW EPA Waste and Sustainable Materials Strategy 2014: Stage 1: 2021–2027 (State WaSMS) and the NetWaste Regional Waste and Sustainable Materials Strategy 2023–2027 (NetWaste WaSMS) to ensure a consistent approach to addressing broad issues, whilst at the same time developing Key Focus Areas (KFA) and strategic Actions within these to ensure specific issues within the LGA are addressed.

The Strategy document is set out in three parts:

- Part A: Background (provides context for Council in reducing waste sent to landfill and for delivering improved waste management services);
- Part B: Strategic Framework (outlines Council's blueprint for delivering progressive, sustainable, collaborative and responsible waste management across the LGA); and
- Part C: Strategy Implementation, Monitoring, Reporting and Review (contains the Implementation Plan with specific information regarding the delivery of the Waste Strategy and how its Actions will be implemented, monitored, reported and updated).

The two guiding principles presented below provide the basis for driving improved change and best practice in waste management and resource recovery. The principles include the internationally recognised waste hierarchy and circular economy. Council's Waste Strategy and Implementation Plan has been developed with these guiding principles in mind.

The Waste Strategy and accompanying Implementation Plan provides a coordinated, cross Council approach to delivering waste management services across the Dubbo Region through six Key Focus Areas (KFA), as listed below:

1. Natural and Built Environment;
2. Home;
3. Business and Industry;
4. Future – Children and Youth;
5. Council – Staff and Councillors; and
6. Council – Waste Operations.

Each KFA have Objective; Target Audience; what success looks like; and how success is measured sections in the Strategy to address how each KFA aims to be delivered and achieved.

The Strategy includes waste targets it will strive to meet for each of the KFAs and the specific short, medium and long-term waste targets. The targets have been developed to align with Council's Net Zero Framework for its operations, the NSW WaSMS, and the NetWaste Regional Waste and Sustainable Materials Strategy Action Plan (2023-2027). The targets will be integrated into Council's Community Strategic Plan (CSP) as a 'Key Performance Indicators' for Council's CSP objectives.

The 10 year Strategy will be implemented via a five (5) year Implementation Plan. The Implementation Plan actions will be incorporated into Council's four (4) year Delivery and one (1) year Operational Plans, where required, and budgeted accordingly. A successive five (5) year Implementation Plan will be developed in consideration of the performance of the preceding Plan.

Council will annually assess progress made against the actions in the Implementation Plan, including the Waste Targets, as applicable. Reporting on progress of the Implementation Plan actions will be incorporated into Council's annual Delivery and Operational Plans, as per Council's Integrated Planning and Reporting requirements for Delivery and Operational Plans.

An operational review of the five (5) year Implementation Plan will be completed by December 2026 to determine progress and to inform the development of the successive five (5) year Implementation Plan. The successive Implementation Plan will be developed by December 2027 and will consider the performance of the preceding Plan. At this time, an operational review of the Waste Strategy will also be completed to ensure it remains relevant.

### **Consultation and Planned Communications**

An external consultant (Talis Consultants) was utilised to assist in generating the draft Waste Strategy.

Following Council's consideration, Council staff will prepare a consultation and engagement strategy, including the use of the YourSay engagement platform.

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

### **Resourcing Implications**

Several of the key priorities and actions in the draft Strategy are factored into Council's Resource Recovery and Efficiency Long Term Financial Plan. The draft Strategy identifies potential costs for implementing each action in the action plan. Delivery of some actions will require a service uplift and additional costs, which are not currently budgeted for. These will

be subject to internal budget bids as part of Council's budget review process and Council will actively seek external funding opportunities (primarily through grants).

Ongoing reviews and updates of the Strategy will be conducted as legislation changes periodically (or after three years, whichever occurs first). The resources required to conduct the review are currently allowed for in the respective budgets.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	0	0	0	0	0
b. Operating expenses	0	0	0	10,000	0	0
c. Operating budget impact (a – b)	0	0	0	10,000	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	0	0	10,000	0	0

Does the proposal require ongoing funding?

Yes, updating the Strategy will require funding. The Strategy Actions will be require funding (details in Strategy).

What is the source of this funding?

Strategy review and updates will be funded by the RRE function budget.  
Strategy Actions will be funded via Restricted assets, grant and funding opportunities and function budgets.

**Table 1.** Ongoing Financial Implications

### Timeframe

Key Date	Explanation
15 August 2024	Council decision
August - September 2024	Public exhibition period
November 2024	Further report to Council for final adoption

### APPENDICES:

1 [↓](#) Draft 2024-2034 Waste Strategy



**2024 - 2034**  
WASTE  
STRATEGY



## Acknowledgement of Country

We acknowledge the Wiradjuri people who are the traditional custodians of the land on which we live, work and play. We pay our respects to Elders past, present and emerging of the Wiradjuri Nation and thank them for their care of the land, water and sky and extend that respect to other Indigenous Australians.

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## Acronyms

The following acronyms are used within the Waste Strategy and its supporting Implementation Plan.

Acronym	Full Form	Acronym	Full Form
<b>CCMAP</b>	Climate Change Mitigation and Adaptation Plan	<b>JO</b>	Joint Organisation (of Councils)
<b>C&amp;D</b>	Construction and Demolition (Waste)	<b>KFA</b>	Key Focus Area
<b>CDS</b>	Container Deposit Scheme	<b>LGA</b>	Local Government Area
<b>CE</b>	Circular Economy	<b>LF</b>	Landfill
<b>C&amp;I</b>	Commercial and Industrial (Waste)	<b>MRF</b>	Material Recovery Facility
<b>CRC</b>	Community Recycling Centre	<b>MSW</b>	Municipal Solid Waste
<b>CSP</b>	Community Strategic Plan	<b>MUDs</b>	Multi-Unit Dwellings
<b>DRC</b>	Dubbo Regional Council (Council)	<b>NDIS</b>	National Disability Insurance Scheme
<b>DWMC</b>	Domestic Waste Management Charge	<b>OLG</b>	Office of Local Government
<b>EPA</b>	(NSW) Environment Protection Authority	<b>ORRF</b>	Organics Resource Recovery Facility
<b>EPL</b>	(NSW EPA) Environment Protection Licence	<b>PFAS</b>	Per- and Poly-Fluoroalkyl Substances
<b>EfW</b>	Energy from Waste	<b>REZ</b>	Renewable Energy Zone
<b>FOGO</b>	(Combined) Food Organics and Garden Organics	<b>ROS</b>	Rest of State
<b>GO</b>	Garden Organics	<b>SAP</b>	Special Activation Precinct
<b>GHG</b>	Greenhouse Gas (emissions)	<b>SUDs</b>	Single Unit Dwellings
<b>IPART</b>	Independent Pricing and Regulatory Tribunal	<b>TPA</b>	Tonnes Per Annum
<b>IP&amp;R</b>	Integrated Planning and Reporting (by Councils)	<b>VENM</b>	Virgin Excavated Natural Material
		<b>WaSMS</b>	(NSW EPA) Waste and Sustainable Materials Strategy 2041

## Executive Summary

The management of waste globally, nationally and locally is in a transitional period. The acceptance of the current rate of natural resource consumption is being questioned and there is an appetite to be more efficient in managing and recovering resources in a way that minimises environmental and human health impacts and maximises the value returned from the materials being recovered.

This Waste Strategy provides the long-term strategic direction for Dubbo Regional Council's waste services, highlights past achievements and sets out how the waste and resource recovery needs of the Dubbo region will be met over the next decade. The Strategy provides a strategic direction for Dubbo, moving towards a future where placing materials into landfill will be the last option, shifting towards circular economies and empowering the community and Council to make a positive difference by reducing, reusing, repairing and recycling more.

Council's leading source of greenhouse gas emissions within its operations is waste disposed to landfill, contributing 62% of Council's carbon footprint in FY 2022. In order to address this statistic, a key purpose of the Strategy is the necessity to change our perception of waste. Where waste needs to be viewed as a potential resource and consider how this material can be reused in a circular economy.

The main Strategy objectives are focused on reducing waste, increasing resource recovery, transitioning to a circular economy, protecting the environment, whilst also considering how to reduce emissions and abate carbon generated by waste management and resource recovery activities.

The Strategy provides a strategic direction for Dubbo, moving towards a future where placing materials into landfill will be the last option...



## Introduction

The purpose of Dubbo Regional Council's ten (10)-year Waste Strategy and its supporting first term, five (5)-year Implementation Plan, is to provide an overarching blueprint for both reducing waste sent to landfill and for on-going progressive, sustainable, collaborative and responsible waste management services for the local government area (LGA).

The Waste Strategy will consider opportunities to reduce waste, increase resource recovery and transition to a circular economy, whilst also considering how to reduce emissions and abate carbon generated by waste management and resource recovery activities.

Development of the Waste Strategy has been guided by Council's Community Strategic Plan Towards 2040 and its Net Zero Framework. Its Themes and Priorities align with the NSW EPA Waste and Sustainable Materials Strategy 2014: Stage 1: 2021-2027 (State WaSMS) and the NetWaste Regional Waste and Sustainable Materials Strategy 2023 - 2027 (NetWaste WaSMS) to ensure a consistent approach to addressing broad issues, whilst at the same time developing key focus areas (KFAs) and strategic Actions within these to ensure specific issues within the LGA are addressed.

The Waste Strategy and Implementation Plan have been developed by Council in conjunction with Talis Consultants.

The Strategy document is set out in three (3) parts:

- **Part A: Background**  
This section provides the overall context for Council in reducing waste sent to landfill and for delivering improved waste management services.
- **Part B: Strategic Framework**  
This section builds upon information provided in Part A and outlines Council's blueprint for delivering progressive, sustainable, collaborative and responsible waste management across the LGA.
- **Part C: Strategy Implementation, Monitoring, Reporting and Review**  
This section contains the Implementation Plan with specific information how delivery of the Waste Strategy and its Actions will be implemented, monitored, reported and updated.



### Scope of the Waste Strategy

It is important to note that the scope of the Waste Strategy is limited to the waste collected/received by Council from within its local government area (LGA). This includes:

- Waste managed/processed either directly (by Council) or indirectly (under contract to Council);
- Waste managed/processed on a site owned/managed by Council or a contractor working directly for it; and
- Waste generated within the LGA or brought into the LGA for management/processing under one or both of the above two arrangements.

It does not include waste collected and managed directly by the private sector from within the LGA.

### Delivery Term of the Waste Strategy

The Waste Strategy and Implementation Plan have been prepared within a responsive and flexible approach to delivering the State's WaSMS. Whilst the Waste Strategy takes on a 10-year planning and delivery horizon, its supporting Implementation Plan focusses on the initial 5-year period in support of the State's WaSMS Stage 1 and its particular focus and supporting funding arrangements.

Planning for delivery beyond this initial 5-year timeframe is subject to risk given the waste industry is currently experiencing rapid change and Council needs to adopt a more cautious, adaptive and flexible approach to improved service delivery.





## Part A: Background

### Why reduce our waste?

Like many communities and councils across Australia, Dubbo Regional Council is facing challenges with the management of solid waste. These challenges are driven by community expectations of local government to manage waste in a more sustainable way and in response to changing policy, regulation, strategies, plans and program funding opportunities at both a state and national level.

Within Australia, waste generation rates are increasing. The most recent National Waste Report<sup>1</sup>, released in December 2022, notes that 14 million tonnes of municipal solid waste (MSW) were generated from households in FY2020-21. This equates to 543 kg per capita per year, and 18% of the total amount of waste produced nationally. This is up by 12.8 million tonnes, or 20%, over the last 15 years due to both an expanding population and greater purchasing power brought about by a higher standard of living.

The generation and management of waste can have significant impacts on the environment. Impacts may include the release of greenhouse gasses associated with the breakdown of waste containing organic carbon, unsustainable consumption of non-renewable resources, and litter and illegal dumping, all of which impact native wildlife and land and aquatic environments. Increasing per capita consumption coupled with the linear way in which waste is typically managed is unsustainable, with remaining finite natural resources around the world being depleted at an alarming rate.

A more sustainable approach that considers the environment, inter-generational equity for future generations, and a more circular approach to resource consumption and circulation within the productive economy needs to be integrated into waste management planning.

### Global to local commitments to waste management

There are a number of global, national, state, regional and local commitments, as well as legislative and policy considerations at the national and state level that drive improvements in waste service delivery. These all guided the development of Council's Waste Strategy and its Implementation Plan.

A full list of global to local commitments, legislation and policy relating to waste management is provided within **Appendix A**, with key commitments highlighted and detailed below.

<sup>1</sup><https://www.dcceew.gov.au/sites/default/files/documents/national-waste-report-2022.pdf>



## Global Commitments

- United Nations 2030 Agenda's Sustainable Development Goals (SDGs)<sup>2</sup> - In 2015, countries adopted the 2030 Agenda for Sustainable Development and its 17 Sustainable Development Goals. The SDGs include Goals 11, 12 and 13, calling for responsible waste practices and management in order to reduce greenhouse gas emissions and impact on the environment.



Paris Agreement<sup>3</sup> - In 2015, countries adopted the Paris Agreement. Signatory countries agree to work to limit global temperature rise to well below 2°C, and given the grave risks, to strive for 1.5°C Celsius. This includes the reduction of greenhouse gas emissions associated with waste.

## National Commitments

- Net Zero Targets - The Federal Government has legislated its commitment to reducing greenhouse gas emissions, including those associated with waste, with an emissions reduction target of 43% by 2030 (from 2005 levels) and a commitment to net zero by 2050.
- Waste Policy - Less Waste, More Resources - adopted in 2018, the Policy provides a national commitment for collective action for waste reduction by businesses, governments, communities, and individuals until 2030. The Policy identifies the seven targets.

## State Commitments

- Net Zero Plan Stage 1 (2020 - 2030) - is the foundation for NSW's action on climate change and goal to reach net zero emissions by 2050, helping to achieve the State's objective to deliver a 70% reduction in emissions by 2035 compared to 2005 levels. The plan supports a range of initiatives targeting energy, electric vehicles, hydrogen, primary industries, technology, built environment, carbon financing and organic waste.
- Net Zero Targets - the State Government has introduced the Climate Change (Net Zero Future) Bill 2023 to legislate emission reduction targets. The bill commits the state to cutting greenhouse gas emissions, including those associated with waste, by at least 50% by 2030 and reaching net zero by 2050.
- NSW Waste and Sustainable Materials Strategy (WaSMS) Stage 1 - released in 2021, the WaSMS outlines the State Government's commitment to reducing waste and increasing recycling via the targets outlined in Figure 3.1. The 20-year Strategy focuses on the environmental benefits and economic opportunities to reduce waste, improve waste management, and increase material recycling. The NSW government has also released the NSW Litter Prevention Strategy 2022-30 and the Illegal Dumping Prevention Strategy 2022-27, both of which underpin the WaSMS.



Figure 3-1: NSW WaSMS Targets

- NSW Plastics Action Plan - also released in 2021, supports the WaSMS and will assist in delivering a number of targets within the WaSMS. It outlines a suite of actions to address plastic at all points of the plastics lifecycle, from production and consumption to disposal and recycling.

<sup>2</sup> Sourced from <https://www.un.org/sustainabledevelopment/development-agenda/>

<sup>3</sup> Sourced from <https://www.un.org/sustainabledevelopment/climatechange/>

<sup>4</sup> Source: NSW Waste and Sustainable Materials Strategy 2041: Stage 1 - 2021-2027

## Regional Commitments

- NetWaste's Regional Waste and Sustainable Materials Strategy 2023 – 2027<sup>6</sup> – adopted in 2023 – outlines a regional commitment for collective action to reduce waste and increase resource recovery across 25 member Councils, which spans almost 40% of the State. Council is the largest member of the NetWaste voluntary regional waste group.

## Local Commitments

- Local Government Act 1993 – sets out the legal framework, governance, powers, and responsibilities of Councils in New South Wales. The Act sets out the functions of DRC, including its service function relating to waste removal and disposal;
- Towards 2040 Community Strategic Plan (CSP) – outlines the local community's aspirations and Council's commitment to reducing waste including objectives 2.2.2 "Solid waste management services meet the needs of the community" and 6.2.3 "Waste management processes reduce our environmental footprint and impact on the environment". In addition, Council's annual Operational Plan (2023/2024) requires Council to implement a Local Government Area Solid Waste Strategy (2.2.2.2);
- Net Zero Framework – adopted 26 October 2023, the Framework outlines Council's commitment to reducing greenhouse gas emissions to net zero within its operations by 2050. The Framework includes short, medium and long-term net zero targets and recommended short, medium and long-term emission reduction goals to achieve these Targets. Landfill waste is the leading source of Council's greenhouse gas emissions, contributing 62%.

## What is considered best practice waste management?

The two guiding principles presented below provide the basis for driving improved change and best practice in waste management and resource recovery. The principles include the internationally recognised waste hierarchy and circular economy. Council's Waste Strategy and Implementation Plan has been developed with these guiding principles in mind.

### Waste Management Hierarchy

The waste management hierarchy is an internationally adopted principle and concept which lists waste management options in order of preference according to their sustainability and environmental impacts.

The hierarchy has been adopted within the Strategy as the basis for classifying and assessing the various waste management and resource recovery options which are being considered to assist Council with improving waste management across the local government area.

As shown in Figure 3-2, options which achieve outcomes higher up the hierarchy are preferred over those located further down the hierarchy.



Figure 3-2: Waste Management Hierarchy

<sup>6</sup> Sourced from <https://www.netwaste.com.au/about-us/rethinking-waste-netwaste-strategic-waste-plan>



### Circular Economy

NSW is transitioning to a circular economy over the next 20 years, bending a more traditional linear approach to resource consumption and generation of waste to a circular one where resources are retained more within the productive economy.

A circular economy aims to 'close the loop on waste' by minimising what we throw away, and using and reusing our resources efficiently, making them as productive as possible, as shown in Figure 3-3. It encourages best practice waste management and resource recovery beyond the 'waste hierarchy' principles. The NSW Circular Economy Policy Statement (NSW EPA, 2019)<sup>7</sup> guides the State Government's ambition and approach to a circular economy and establishes seven principles to maximise the use and value of resources including:

- Sustainable management of all resources;
- Valuing resource productivity;
- Design out waste and pollution;
- Maintain the value of products and materials;
- Innovate innovative solutions for resource efficiency;
- Create new circular economy jobs; and
- Foster behaviour change through education and engagement.

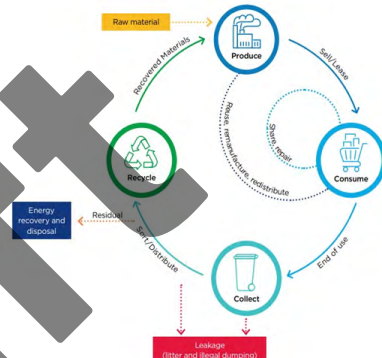


Figure 3-3: Circular Economy

Benefits of implementing a circular economy concept include job creation, reduction in carbon emissions and improved resource efficiency.

Many countries around the world are transitioning from a linear to a circular economy, with the first initial step shifting from the current linear approach, where resources are extracted to make products that eventually end up as waste and are disposed of, to a recycling economy. A recycling economy essentially acts as 'end-of-pipe' solution and while this shift to a recycling economy is undoubtedly a necessary component in moving towards a more circular economy, a truly circular economy will ensure that products and materials are designed, from the outset, to be reused, repaired, and remanufactured, resulting in minimal waste requiring disposal. Figure 3-4 provides an overview of a linear, recycling and circular economy.

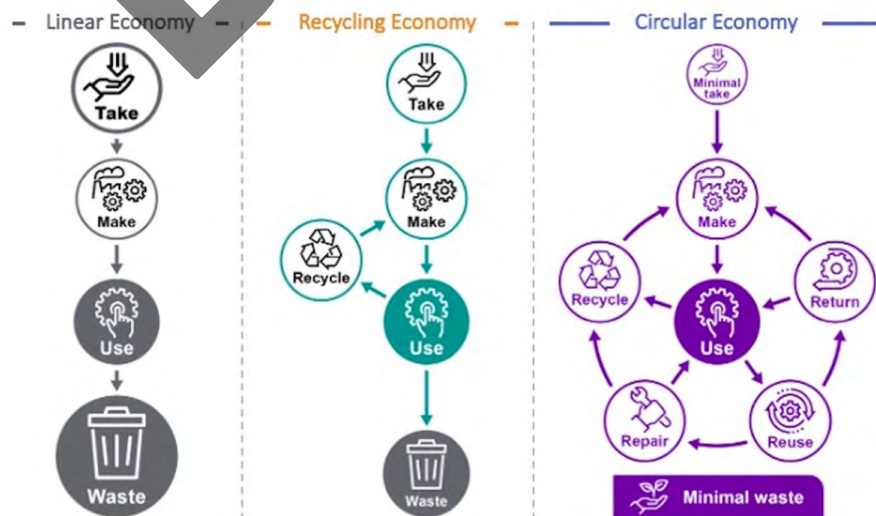


Figure 3-4: Overview of Linear, Recycling and Circular Economies<sup>8</sup>

<sup>7</sup> Sourced from <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/recycling/19p1379-circular-economy-policy-final>

<sup>8</sup> Source: World Economic Forum (<https://www.weforum.org/agenda/2022/01/5-circular-economy-business-models-competitive-advantage/>)



## How much waste does the NetWaste region produce?

NetWaste is a voluntary regional waste group comprised of 25 member Councils, including Dubbo Regional Council. The group covers almost 40% of the state, stretching from Lithgow in the East, West to Broken Hill, and north up to the Queensland border. Councils within the NetWaste region vary greatly in terms of area, population served and remoteness.

## Current Waste Profile

Across the NetWaste region, a total of approximately 535,000 tonnes of waste was managed by member Councils in FY19/20<sup>9</sup>, broken down as follows:

- Household or Municipal Solid Waste (MSW) – 256,328 tonnes;
- Non-household:
  - Commercial and Institutional – 105,707 tonnes; and
  - Construction and Demolition – 172,933 tonnes.

Figure 3-5 shows the breakdown of waste managed by Council based on source.

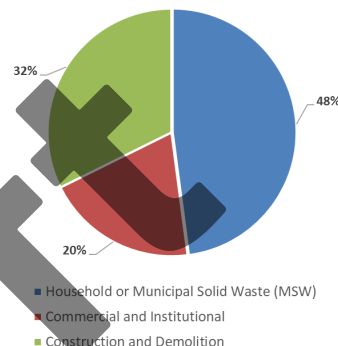


Figure 3-5: Breakdown of Council Managed Waste by Source

Of note, household waste makes up 46% of all waste managed by local government within the NetWaste region. Diversion rates<sup>10</sup> of waste from landfill vary significantly between member Councils, from 0% to 66%, with an overall weighted<sup>11</sup> regional average of 39%.

Key non-domestic problematic wastes within the region include asbestos, textiles, glass, and disaster waste clean-up. Of note, both the region and DRC are aware of increasing waste generation associated with clean energy developments, including waste associated with initial installation and end-of-life solar panels and wind turbines. Other waste streams of note are those resulting from major infrastructure development (such as the Melbourne to Brisbane rail network) and mining expansion, including both mine waste and labour camp waste.

## Future Waste Profile

Collectively, between 2022 and 2042, it is projected that NetWaste member Councils will need to manage an additional 2% residual waste, 12% of recycling and 19% of FOGO. Table 3-1 provides a breakdown of 2022 tonnes and estimates tonnes for 2042 for the NetWaste region by general waste, recycling and FOGO.

Table 3-1: Projected Net Increase in Tonnage for Each Waste Stream between 2022 and 2042

Waste Stream	2022 (Tonnes)	2042 (Tonnes)	Net Increase (Tonnes)
<b>General waste</b>	327,555	335,492	7,937
<b>Recycling</b>	30,732	34,271	3,539
<b>FOGO</b>	28,233	33,520	5,287

<sup>9</sup> Represents the combined total tonnages collected by both Council and contractor operations, and processed/managed both inside and outside the LGA

<sup>10</sup> The diversion rate calculation includes kerbside recycling, clean and separated self-haul items for recycling, resource recovery, processing of kerbside organics and beneficial reuse of specific waste streams on-site at waste facilities

<sup>11</sup> On a mass basis

## How much waste does the Dubbo region produce?

### Dubbo Regional Council Profile

The Dubbo Regional Council LGA is located in central western NSW, approximately 400 kilometres north-west of Sydney and has a population of 56,000<sup>12</sup>. The population has seen sustained growth over the past 10 years, and this is expected to continue, with the combined population of Dubbo and Wellington estimated to be close to 61,000 by 2036<sup>13</sup>.

There are 29,344 properties present within the Dubbo region. Of these, 25,583 (87%) are Single Unit Dwellings (SUDs) and 3,761 (13%) are Multi Unit Dwellings (MUDs). An additional 3,754 non-residential and/or non-rateable structures as well as unoccupied private dwellings are also present within the region<sup>14</sup>.

The main industries within the LGA are health, retail, education, government services, tourism, manufacturing, construction, agriculture, business services and transport<sup>15</sup>. The region is also home to a Renewable Energy Hub that includes Dubbo Solar Hub, Bodangora Wind Farm and the Nyngan Solar Plant.

### Current Waste Profile

A detailed breakdown of waste collected and managed by Council, both directly and under contract, over the previous five (5) years may be found within **Appendix B**. Some key highlights are presented below.

The information presented below is based on the most up to date data available at the time of writing the Waste Strategy.

### Total Waste Generation

On average, a total of 100,926 tonnes of waste per year is collected and managed by Council. Of this, 28% is collected from households i.e. is domestic in origin, whilst 72%, or 72,750 tonnes per year is not from households i.e. is non-domestic in origin.

Notably, approximately 50% of this total generation is contributed by mixed waste for disposal, and a further 25% of virgin natural excavated material (VENM) received for on-site landfill cell construction purposes.

<sup>13</sup> <https://app.remplan.com.au/dubboregionalcouncil/community/summary?state=pj4ZioLePTq01XoljYLxpvckFxF9xY>, sourced August 2023

<sup>14</sup> Based on Dubbo WARR data survey 21/22

<sup>15</sup> <https://app.remplan.com.au/dubboregionalcouncil/economy/summary?state=D729Iz80DILDwjQSDdx0jauVH7Hn9a>, sourced August 2023





### Domestic Kerbside Waste Generation (Household)

On average, residents of the LGA generate 22.42 kilograms of waste per household per week (kg/hh/week), which is placed in their kerbside collection bins.

A breakdown of the amount of waste placed within the red (residual waste), yellow (co-mingled recycling) and green lidded (FOGO) kerbside collection bins from a range of data sources including audit and Council data is provided below. For comparison, a NSW Rest of State (ROS)<sup>16</sup> average is also provided.

From the data there has been a decrease in collection of residual waste, co-mingled recycling and FOGO over the three year period FY 18/19 to FY 21/22 across the diverse sources of data, but not a meaningful change between Council's own data sources between the two fiscal years 2021/22 and 2022/23.

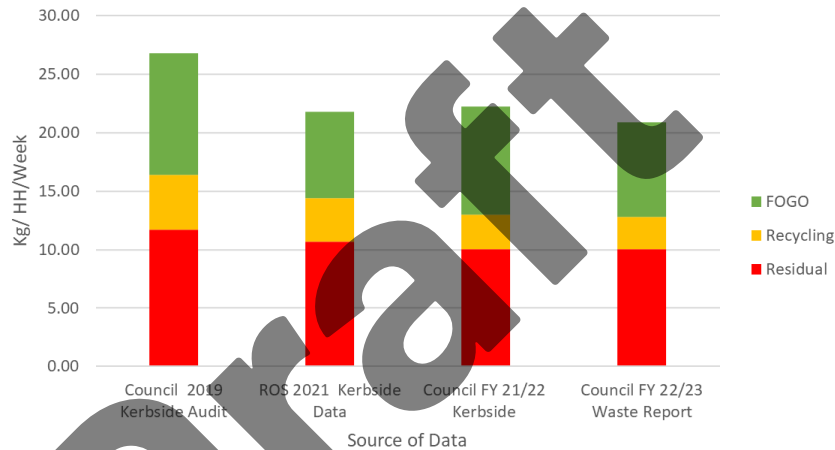


Figure 3-6: Breakdown of Kerbside Waste by Bin Type

<sup>16</sup> The third data set, Rest of State (RoS), is a comparison to average collections from households within the same region of the state. From a NSW EPA s88 Waste Levy perspective – adapted from all-of-state local government WARR Survey Data



## Non-Domestic Waste Generation

On average, approximately 29,550 tonnes of Commercial and Industrial (C&I) waste and 40,420 tonnes of Construction and Demolition (C&D) waste was managed in the Dubbo Regional Council region over the five-year period 2017/18 to 2021/22<sup>17</sup>.

## Problem Wastes

Problem wastes are those where whose recovery within the productive economy is expensive, or where landfilling is still the only sustainable management option. Their status is elevated when significant tonnages are delivered to Council's principal waste management facility at Whylandra each year, and/or when they generate leachate, odour, and greenhouse gasses, or cause post-disposal slumping within the landfill's compacted areas.

Currently, for Council, examples of problem waste types include but are not limited to wooden pallets, fertiliser bulk bags, commercial cardboard and polystyrene, and poly and PVA piping.

Domestic solar panels are currently recycled and are therefore not considered a problem waste at this time. However, they may become problem wastes for Council in the future due to the projected increase in renewable energy infrastructure coming online across the region over the next 5 to 10 years. This pressure stems from both the construction and commissioning of infrastructure and the end of life.

## Future Waste Generation Projections

Waste projections were developed for DRC from FY 2021/22 to 2041/42 and are predominantly based on the data obtained from Whylandra, Environment Protection Authority (EPA) Waste Facility Data, EPA WARR Survey Returns, and Kerbside Collection data from FY 2021/22. These projections assume the status quo for waste programs, in terms of programs offered by DRC and their performance, and are based solely on a projected population growth of 1.3% per annum.

On this basis, total waste managed by Council is projected to increase over the 20-year period to 2043-44 by around 33,000 tonnes per annum (TPA).

## Domestic Kerbside Waste Generation

Figure 3-7 provides an annual breakdown of the projected tonnage of kerbside materials (residual waste, co-mingled recyclables and FOGO) generated between FY2021-22 and 2043-44 on a business-as-usual (BAU) basis. Assuming current waste practices remain unchanged, 3,378 TPA is kerbside residual waste, 1,005 TPA is kerbside recycling and 2,550 TPA is kerbside FOGO.

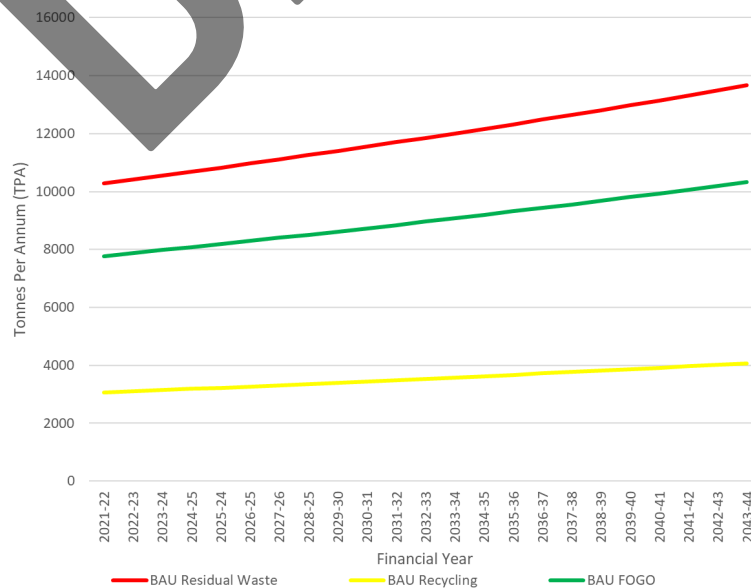


Figure 3-7: Kerbside Waste Projections for Council under BAU (FY 2021-22 to FY 2043-44)

<sup>17</sup> Source, Table 5-2 NetWaste Regional Waste and Material Strategy 2023 - 2027, represents the combined total tonnages collected by both Council and contractor operations, and processed/managed both inside and outside the LGA

If the current recyclable and FOGO content found within the domestic kerbside residual bin was to be diverted by being correctly placed in recycling and FOGO bins, the total projected domestic kerbside residual waste would decrease. As of 2019, 38% of the kerbside domestic residual waste was found to be FOGO and 26% was found to be recyclables.

Figure 3-8 shows kerbside waste projections for Council under improved separation at the domestic kerbside against the BAU projections. With the potential divertible materials, a conservative total of 1% yearly diversion of both waste streams from the kerbside residual has been used. While the BAU domestic kerbside waste stream tonnages experience a uniform increase, the potential improved resource performance of 2% per annum (1% evenly for FOGO and recyclables) ultimately offsets the growth in residual waste.

Most notable is the impact on FOGO processing infrastructure, increasing processing requirements by almost 6,000 TPA, within an already constrained operational footprint.

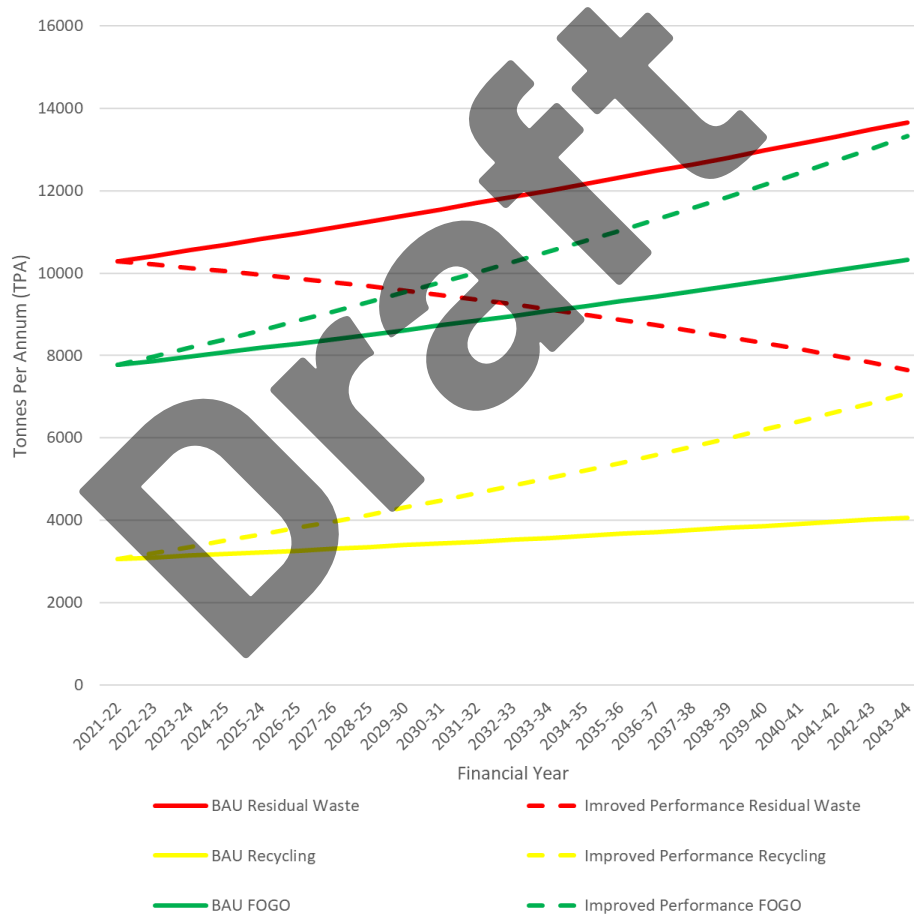


Figure 3-8: Kerbside Waste Projections for Council under improved separation at the kerbside

### Non-Domestic Waste Generation

Of note, non-domestic self-haul mixed waste, currently landfilled, is projected to increase by 7,395 TPA and VENM soil by 7,999 TPA.

## How is Council currently managing waste in the Dubbo region?

Appendix C outlines Council's current waste infrastructure, services, programs and initiatives. Of note, 91% of all waste is managed/processed directly by Council, with the remaining managed/processed by contractors.

### Current Performance

#### Diversion of Waste From Landfill

Council currently diverts 45% of all materials managed from landfill.

#### Resource Recovery Rate

Actual resource recovery rate is significantly lower than the landfill diversion rate, as a significant amount of materials are retained on site within the landfill's environment protection licence (EPL) footprint for beneficial purposes. A significant contributing source of this performance is the receipt and on-site use of large quantities of VENM and ENM soil for landfill cell construction, capping and daily cover purposes.

Figure 3-9 shows Council's resource recovery rate, showing proportion of material landfilled, used for onsite reuse and resource recovery.



Figure 3-9: Resource Recovery Rate

Sorting self-haul mixed waste sent to landfill offers one of the greatest opportunities to improve diversion. On average, Council landfills over 35,000 TPA of this waste stream, or around one third of all waste managed.

Neither the waste diversion from landfill rate nor resource recovery rate consider weight loss associated with moisture and/or carbon loss during processing of organics.

### Strengths, Weaknesses, Opportunities and Threats/Challenges

A summary of Council's strengths, weaknesses, opportunities and threats/challenges (SWOT) in relation to the current delivery of waste management and services across the Dubbo region is provided in Table 3-2.

Table 3-2: SWOT Analysis of Council's Waste Services

Strengths	Weaknesses	Opportunities	Threats/Challenges
<p>Remaining landfill capacity (&gt;50 years)</p> <p>Proximity to inland rail network</p> <p>Strategic approach to waste management</p> <p>Large operational site at Whylandra, with footprint to expand future resource recovery operations and significant buffer distances</p>	<p>Limited long term data collection and analysis</p> <p>Limited Council staff resources</p>	<p>Improved internal waste management performance, including Dubbo Airport, in consideration of the cost of collections from multi-source waste streams</p> <p>Consistency of waste bins provided across all DRC internal operations to improve resource recovery</p> <p>Improved resource recovery during the construction and demolition of infrastructure</p> <p>Development of a Resource Recovery Park concept at Whylandra for commercial and problem wastes from within the LGA, renewable projects and/or non-recyclable mixed waste from outside the LGA</p> <p>Explore mechanisms to improve separation of self-haul mixed waste</p> <p>Increase resiliency e.g. Disaster Waste Management Plan</p> <p>Ensure financial sustainability of Waste Operations</p> <p>Explore opportunities to contribute to the circular economy</p> <p>Improve waste diversion performance</p> <p>Explore funding opportunities for capital works</p>	<p>Changing policy landscape – e.g. climate change, PFAS<sup>18</sup>, rate-based pricing</p> <p>Disaster waste</p> <p>Green energy waste</p> <p>Rising per capita waste generation</p> <p>Increasing frequency and magnitude of natural disasters</p> <p>Remoteness – increased transport costs, reduced economies of scale, diminishing interest by service providers, limited access recycling markets and processors</p> <p>NDIS<sup>19</sup> worker shortage for waste processing</p> <p>Limited number of local/ regional waste processors</p> <p>Emerging monopoly for processing services</p> <p>Commercial development of local resource recovery and/ or landfilling operations</p> <p>Increasing cost of providing resource recovery services</p> <p>Future disposal of renewable energy infrastructure e.g. solar panels, wind turbines</p> <p>Limited funding for strategic waste planning</p> <p>Rising costs of waste processing services</p>

### How could Council improve its waste management and services for tomorrow?

The opportunities identified above in Table 3-2 provide the basis for Council to improve upon its current waste management and services. This information has been used to develop Key Focus Areas and actions within Council's Waste Strategy and Implementation Plan.

<sup>18</sup> Perfluoroalkyl and Polyfluoroalkyl Substances found within waste and leachate collected from lined landfills

<sup>19</sup> National Disability Insurance Scheme to support resource recovery labour force employment

## Part B: Strategic Framework

### Developing the Strategy

#### Corporate Alignment

Dubbo Regional Council's Waste Strategy and Implementation Plan are integrated into Council's Integrated Planning and Reporting (IP&R) Framework, as outlined in Figure 4-1<sup>20</sup>.

Council's Waste Strategy and Implementation Plan inform Council's 4-year Delivery and 1-year Operational Plans (DPOP).

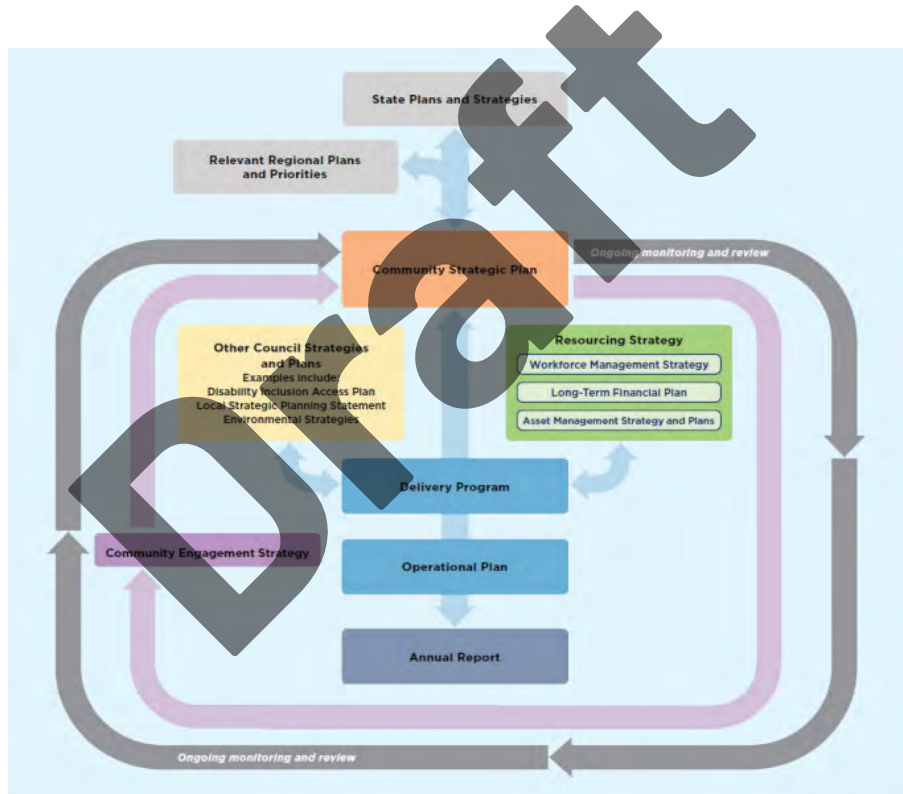


Figure 4-1 SWOT Integration of Waste Strategy and Implementation Plan into Council's IP&R Framework

Council is committed to delivering progressive, sustainable, collaborative and responsible waste management across the Dubbo Region, aligned to Council's core Vision, Purpose and Values<sup>21</sup>, in order to create a community for today and tomorrow. Refer to Figure 4-2, next page.

<sup>20</sup> Source: Towards 2040 Community Strategic Plan

<sup>21</sup> [http://councilpedia.dubbo.nsw.gov.au/Documents/Council\\_Vision\\_A4.pdf](http://councilpedia.dubbo.nsw.gov.au/Documents/Council_Vision_A4.pdf)



Figure 4-2: SWOT Dubbo Regional Council's Core Vision, Purpose and Values

### Strategic Vision

Council's VISION for the Waste Strategy is to:

"Create a community for today and tomorrow through delivering progressive, sustainable, collaborative and responsible waste management across the Dubbo Region."

### Strategy Key Focus Areas

The Waste Strategy and accompanying Implementation Plan provide a coordinated, cross-Council approach to delivering waste management services across the Dubbo Region through six Key Focus Areas (KFAs), as noted below:

- |                                   |   |
|-----------------------------------|---|
| 1. Natural and Built Environment; | 4. Future – Children and Youth;         |
| 2. Home;                          | 5. Council – Staff and Councillors; and |
| 3. Business & Industry;           | 6. Council – Waste Operations.          |

Table 4-1 shows the linkage between these KFAs to the WaSMS Themes and Priority areas.



Table 4-1: DRC Strategy Key Focus Area Linkage to NSW WaSMS

Key Focus Area	WaSMS Theme				WaSMS Priority		
	Avoid or reduce	Recover Resources	Protect the Environment	Strategic Collaboration	Meeting our future infrastructure and service needs	Reducing carbon emissions through better waste and materials management	Building on our work to protect the environment and human health from waste pollution
Natural and Built Environment			✓				✓
Home	✓	✓					✓
Business and Industry	✓	✓	✓	✓		✓	✓
Future – Children and Youth	✓	✓	✓				✓
Council – Staff and Councillors	✓	✓	✓				✓
Council – Waste Operations	✓	✓	✓	✓	✓	✓	✓





## Key Focus Areas and Objectives

### Natural and Built Environment

**Objective:** Council will build positive community 'waste' behaviour towards, and pride in, the local natural and built environment

**Target Audience:** General community and visitors to the Region

**What will success look like?**

- Reduction in illegal dumping incidents
- Reduction in littering fines
- Increased implementation of sustainable event practices
- Increased participation in public place recycling and FOGO

**How will we measure success?**

- Refer to Waste Targets

### Home

**Objective:** Council will empower residents to sustainably manage waste

**Target Audience:** Households

**What will success look like?**

- Reduction in kerbside residual waste collection
- Increase in kerbside recycling collection
- Increase in kerbside FOGO collection
- Decrease in kerbside waste, recycling and FOGO contamination levels
- Increase in MUDS with recycling and FOGO services
- Service levels meet customer needs and expectations

**How will we measure success?**

- Please Refer to Waste Targets

### Business and Industry

**Objective:** Council will empower local businesses and industry to sustainably manage waste

**Target Audience:** Local businesses and industry

**What will success look like?**

- Reduction in non-domestic residual waste collection
- Increase in non-domestic recycling and FOGO collection
- Decrease in non-domestic waste recycling and FOGO contamination levels

**How will we measure success?**

- Refer to Waste Targets

### Future (Children and Youth)

**Objective:** Council will empower childcare centres, pre-schools, schools, after school and vacation care, and youth services to sustainably manage waste in the workplace, and to deliver waste education to children and youth in Dubbo

**Target Audience:** Childcare Centres, Pre Schools, Schools, After School & Vacation Care, Youth Services

**What will success look like?**

- Provision of information to children and youth services on how to sustainably manage waste in the workplace and/or to deliver waste education;
- Provision and promotion of waste services available to assist children and youth services to adopt a sustainable workplace, such as commercial recycling services;
- Promotion and provision of tools, resources, and programs to assist children and youth services to adopt sustainable workplace practices and/or to deliver waste education;
- Promotion, or if feasible coordination, of professional development days for children and youth services focusing on sustainable workplace practices and/or waste education;
- Promotion, or if feasible coordination, of exhibitions, events, and festivals which foster children and youth pride in the local built and natural environment (Note: Any events are to be coordinated with City programs);
- Promotion, or if feasible coordination, of environmental youth leadership programs (e.g. Oz Green) etc.
- Recognition of children and youth services achievement in sustainably managing waste.
- Review and evaluation of Council information and services available to assist children and youth services to adopt a sustainable workplace and/or to deliver waste education

**How will we measure success?**

- Refer to Waste Targets

### Council – Staff and Councillors

**Objective:** Council will empower Council staff and councillors to sustainably manage waste in the workplace

**Target Audience:** Council Staff, Councillors

**What will success look like?**

- Reduction in non-domestic residual waste collection;
- Increase in non-domestic recycling and FOGO collection; and
- Decrease in non-domestic waste, recycling and FOGO contamination levels.

**How will we measure success?**

Refer to Waste Targets

### Council – Waste Operations

**Objective:** Council will have the awareness, knowledge, skills, values, motivation and capacity to deliver its waste operations in a progressive, sustainable, collaborative and responsible manner

**Target Audience:** Resource Recovery and Efficiency Team, Waste Contractors

**What will success look like?**

- Reduction in non-domestic residual waste collection;
- Increase in non-domestic recycling and FOGO collection;
- Decrease in non-domestic waste, recycling and FOGO contamination levels; and
- Providing a quality collection service that meets community expectations.

**How will we measure success?**

Refer to Waste Targets

### Waste Targets

Council's Waste Strategy includes waste targets it will strive to meet for each of the KFAs. The specific short, medium and long-term waste targets are detailed in Table 4-2.

The targets have been developed to align with Council's Net Zero Framework for its operations, the NSW WaSMS, and the NetWaste Regional Waste and Sustainable Materials Strategy Action Plan (2023-2027).

The targets will be integrated into Council's CSP as a 'Key Performance Indicators' for Council's CSP objectives.



Table 4-2: Short, Medium and Long-Term Waste Targets

#	Short - Term Target	Medium - Term Target	Long - Term Target
<b>Natural and Built Environment</b>			
1	Illegal Dumping Incidents - Year on Year Reduction	Illegal Dumping Incidents - Year on Year Reduction	Illegal Dumping Incidents - Year on Year Reduction
2	Littering Fines - Year on Year Reduction	Littering Fines - Year on Year Reduction	Littering Fines - Year on Year Reduction
<b>Home</b>			
3	Reduction in kerbside residual waste collection - Year on Year	Reduction in kerbside residual waste collection - Year on Year	Reduction in kerbside residual waste collection - Year on Year
4	Increase in kerbside recycling and FOGO collection - Year on Year	Increase in kerbside recycling and FOGO collection - Year on Year	Increase in kerbside recycling and FOGO collection - Year on Year
<b>Business and Industry</b>			
5	Reduction in non-domestic residual waste collection - Year on Year	Reduction in non-domestic residual waste collection - Year on Year	Reduction in non-domestic residual waste collection - Year on Year
6	Increase in non-domestic recycling and FOGO collection - Year on Year	Increase in non-domestic recycling and FOGO collection - Year on Year	Increase in non-domestic recycling and FOGO collection - Year on Year
<b>Future - Children and Youth</b>			
7	No. of students and schools participating in Council waste education visits - Year on Year	No. of students and schools participating in Council waste education visits - Year on Year	No. of students and schools participating in Council waste education visits - Year on Year
8	Participation in regional Waste into Art - Year on Year increase in participation rate	Participation in regional Waste into Art - Year on Year increase in participation rate	Participation in regional Waste into Art - Year on Year increase in participation rate
<b>Council - Staff and Councillors</b>			
9	Increase in office-based resource recovery rates - Year on Year improvement	Increase in office-based resource recovery rates - Year on Year improvement	Increase in office-based resource recovery rates - Year on Year improvement
10	Public media support for resource recovery - Year on Year Improvement	Public media support for resource recovery - Year on Year Improvement	Public media support for resource recovery - Year on Year Improvement

Table 4-2: Short, Medium and Long-Term Waste Targets

#	Short - Term Target	Medium - Term Target	Long - Term Target
<b>Council - Waste Operations</b>			
11	5% reduction of total waste generated per person by FY 2027 compared with FY 2022	10% reduction of total waste generated per person by FY 2030 compared with FY 2022 (NSW Target)	Maintain a 10% reduction of total waste generated per person by FY 2050 compared with FY 2022
12	25% reduction in the amount of organics going to landfill by FY 2027 compared with FY 2022	50% reduction in the tonnes of organics going to landfill by FY 2030 compared with FY 2022 (NSW Target)	Maintain a 50% reduction in the tonnes of organics going to landfill by FY 2050 compared with FY 2022
13	Increase materials recovery rates to 50% by FY 2027	Increase materials recovery rates to 80% by FY 2030 (NSW Target)	Increase materials recovery rates towards 90% by FY 2050
14	100% renewable electricity used to power on-site waste management and resource recovery operations	100% renewable electricity used to power on-site waste management and resource recovery operations	100% renewable electricity used to power on-site waste management and resource recovery operations
15	No. of zero emissions waste fleet – Year on Year improvement	No. of zero emissions waste fleet – Year on Year improvement	No. of zero emissions waste fleet – Year on Year improvement
16	Landfill methane flaring or combustion – quantity removed from landfill, Year on Year improvement	Landfill methane flaring or combustion – quantity removed from landfill, Year on Year improvement	Landfill methane flaring or combustion – quantity removed from landfill, Year on Year improvement
17	0% of Council's annual landfill waste emissions are offset through the retirement of ACCUs generated from methane flaring at Council's landfill sites. (The number of ACCUs attributed to Council is currently being sold.)	5% of Council's annual landfill waste emissions are offset through the retirement of ACCUs generated from methane flaring at Council's landfill sites by FY 2030	10% of Council's annual landfill waste emissions are offset through the retirement of ACCUs generated from methane flaring at Council's landfill sites by FY 2050





## Part C: Strategy Implementation

### Implementation Plan

The 10-year Strategy will be implemented via a five (5) year Implementation Plan, which can be found in **Appendix D**.

The Implementation Plan actions will be incorporated into Council's 4-year Delivery and 1-year Operational Plans (DPOP), where required, and budgeted accordingly.

A successive 5-year Implementation Plan will be developed in consideration of the performance of the preceding Plan.



## Monitoring, Reporting and Review

### Monitoring

Council will annually assess progress made against the actions in the Implementation Plan, including the Waste Targets, as applicable.

### Reporting

Reporting on progress of the Implementation Plan actions will be incorporated into Council's annual Delivery and Operational Plans, as per Council's IP&R requirements for Delivery and Operational Plans.

Tracking of waste targets will be done on an annual basis, however the reporting of progress against the targets will occur every four (4) years in the year of a Council election as per local government IP&R requirements for environmental issues.

### Review

An operational review of the 5-year Implementation Plan will be completed by December 2026 to determine progress and to inform the development of the successive 5-year Implementation Plan.

The successive Implementation Plan will be developed by December 2027 and will consider the performance of the preceding Plan. At this time, an operational review of the Waste Strategy will also be completed to ensure it remains relevant.

### Resourcing

Estimated annual cost to deliver an initiative is provided within the planned fiscal year of implementation, although in reality, would continue each year whilst the initiative is being delivered.

Estimated capital cost to deliver an initiative is similarly provided within the planned year of implementation.

For simplicity, the following are used as an estimation of cost quantification:

Table 5-1: Short, Medium and Long-Term Waste Targets

Symbol	Cost Range
\$	\$0 to \$10,000
\$\$	\$10,001 to \$50,000
\$\$\$	\$50,001 to \$100,000
\$\$\$\$	\$100,001+



## Appendix A

### Global to Local Commitments, Legislation and Policy

Drivers for change, or more commonly referred to as drivers for improvement in waste service delivery and operational performance, broadly include the framework of regulations, policies, strategies, and guidelines (policy) at the local, regional, state, and national level, as well as a number of waste industry Guiding Principles. They influence and guide the development of new waste strategies by providing the context in which it needs to be developed and delivered.

These drivers are either related to waste management, or indirectly related, such as reducing greenhouse gas emissions/climate change/net zero emissions and the circular economy.

It is important to recognize that the current Policy environment at both the national and state level is very much in a state of flux, with rapid changes occurring, especially on the climate change front. The full extent of recent changes on the local government sector remains to be seen, but it is generally understood that Councils will shoulder increased responsibilities and costs related to waste management.

Key Policy drivers for change are considered to include:

- National Waste Policy (2018);
- National Waste Policy Action Plan (2019);
- National Food Waste Strategy;
- NSW Circular Economy Policy Statement (2019);
- Climate Change (Net Zero Future) Bill 2023;
- NSW DPIE Waste and Sustainable Materials (WaSM) Strategy (2021 – 2041);
- NSW EPA WaSM Program Funding (2021 onwards);
- NSW DPIE Plastics Action Plan (2021 – 2041);
- NSW DPIE Infrastructure Plan (2021 – 2041);
- NSW EPA Strategic Plan (2021 – 2024);
- NSW EPA Waste Delivery Plan;
- NSW EPA EfW Infrastructure Plan (2021); and
- NSW DPIE Net Zero Plan – Stage 1 (2020 – 2030).

### National Framework

The Commonwealth Government has limited constitutional powers to engage directly in domestic waste management issues. This responsibility largely rests with State, territory, and local governments. The role of the Commonwealth Government has evolved in recent years as it has taken an increasingly strategic involvement in waste policy development.

### National Waste Policy

The National Waste Policy – Less Waste, More Resources was released by the Department of the Environment and Energy in 2018 and provides a framework for collective action by businesses, governments, communities, and individuals until 2030.

The policy identifies five overarching principles underpinning waste management in a circular economy, including:

- Avoid waste;
- Improve resource recovery;
- Increase use of recycled material and build demand and markets for recycled products;
- Better manage material flows to benefit human health, the environment, and the economy; and
- Improve information to support innovation, guide investment and enable informed consumer decisions.

The policy guides continuing collaboration between all Australian governments, businesses, and industry. It does not remove the need for governments, businesses, and industries to implement tailored solutions in response to local and regional circumstances.

### National Plastics Plan

Australia's National Plastics Plan, released on 4th March 2021 aims to drive a closed loop supply chain on plastics and address plastic waste in a multi-pronged way, proposing wide-ranging initiatives such as plastic-free beaches, new labelling guidelines, eliminating expanded polystyrene consumer packaging fill and food and beverage containers, and greater consistency in kerbside bin collections.

Actions to achieve these goals under the plan will:

- Phase out the most problematic plastics between July and December 2022 and introduce National Packaging Targets by 2025;
- Work to make beaches and oceans free of plastic;
- Introduce legislation to ensure Australia takes responsibility for its plastic waste;
- Invest to increase recycling capacity;
- Research to find new recycling technologies and alternatives to unneeded plastic; and
- Support the community to help Australia's recycling efforts.



## Australian Packaging Covenant Organisation (APCO) – 2025 Targets

The Australian Packaging Covenant Organisation (APCO) is the entity in charge of managing and administering the Australian Packaging Covenant (the Covenant), which is a document that sets out how governments and businesses share responsibility for managing the environmental impacts of packaging in Australia.

The Covenant is agreed between the APCO, representing industry participants in the packaging supply chain, and commonwealth, State, and territory governments, and endorsed by environment ministers.

In 2018 Australia established the 2025 National Packaging Targets. These targets have been established to create a new sustainable pathway for the way packaging is managed in Australia.

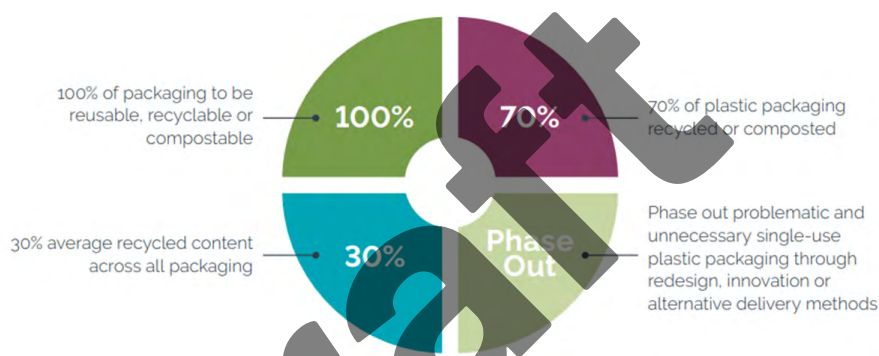


Figure 6-1: 2025 National Packaging Targets  
Australian Packaging Covenant - National Waste Policy (environment.gov.au)

These targets will require a complete and systematic change in the way we create, collect, and recover product packaging. Targets will apply to all packaging that is made, used, and sold in Australia and are in line with broader sustainable packaging shifts that are taking place globally. These shifts are aiming to reduce the volume of material entering landfill, improve recycling rates, and increase the use of recycled material in future packaging.

The Australian packaging consumption and recycling data 2018–19 report (APCO, 2021) shows improvements to packaging sustainability in a range of areas including a reduction in the volume of plastic (-6 percent) and an increase in the volume of recyclable packaging on market. Challenges continue to be the recycling rate of plastics, as whilst the recovery rate increased from 16 percent to 18 percent, considerable progress is still required to meet the 2025 Target of 70 percent.

## Emissions Reduction Fund

The Emissions Reduction Fund aims to reduce emissions by providing incentives for businesses, landowners, State and local governments, community organisations and individuals to adopt new practices and technologies. Legislation to implement the Emissions Reduction Fund came into effect on 13 December 2014.

There are many activities which are eligible to earn Australian Carbon Credit Units (ACCUs) under the scheme. One ACCU is earned for each tonne of carbon dioxide equivalent (tCO<sub>2</sub>-e) stored or avoided by a project. ACCUs can be sold to generate income, either to the Government through a carbon abatement contract, or on the secondary market. The potential waste management activities that may earn ACCUs include the introduction of a new or expanded purpose-built facility for processing solid waste that would have otherwise gone to landfill, to process commercial, industrial, construction, demolition and/or Class I or II municipal solid waste or utilize an enclosed composting facility. Councils and/or private industry that undertake these types of projects in accordance with the approved emissions reduction methods can then sell the resulting ACCUs to the Clean Energy Regulator or an alternate buyer on the secondary market. Council may consider the benefits of this approach within its longer-term strategic direction.



## Waste Export Ban

In March 2020, the Australian, State and territory governments, and the Australian Local Government Association agreed to regulate the export of waste glass, plastic, tyres, and paper while building Australia's capacity to generate high value recycled commodities and associated demand. The Recycling and Waste Reduction Act 2020 and new rules made under the Act set out the export controls for each type of regulated waste material. Exporters need to hold a waste export licence and declare each export in line with the phased implementation dates below:

- Regulated export of waste glass since 1 January 2021;
- Regulated the export of waste plastics since 1 July 2021;
- Regulated the export of waste tyres since 1 December 2021; and
- Will start to regulate the export of some waste paper and cardboard from 1 July 2024.

Waste glass, regulated since January 2021 is either that recovered from an industrial, commercial, or domestic activity or a by-product of an industrial, commercial, or domestic activity. Phase one of the plastic exports rules, operational since July 2021, limit the export of waste plastics to that sorted into single resin or polymer type or processed with other materials into processed engineered fuel. From 1 July 2022 you cannot export plastic that has only been sorted – all plastics will need to be sorted and processed.

## State Framework

The NSW State framework provide the objectives, requirements, and directions for the management of waste. The legislation describes the requirements for transporting, storing, processing, managing, recovering, and disposing of waste and recyclable material.

## NSW Waste and Sustainable Materials Strategy 2041

In June 2021, the NSW government released the NSW Waste and Sustainable Materials Strategy 2041: Stage 1 – 2021-2027 (WaSM) as the first stage in a 20-year plan that focuses on the environmental benefits and economic opportunities to reduce waste, improve its management, and increase material recycling. The NSW WaSM 2041 sets a long-term vision for managing waste, planning for infrastructure, reducing carbon emissions, and refocusing the way NSW produces, consumes, and recycles products and materials. The WaSM updates NSW's priorities for waste and resource recovery to reflect the NSW Circular Economy Policy Statement, the Net Zero Plan Stage 1: 2020-2030 and the National Waste Policy Action Plan.

To compliment the first stage of WaSM, the government also released the NSW Plastics Action Plan which sets out how problematic plastic materials will be phased out and the NSW Waste and Sustainable Materials Strategy: A guide to

future infrastructure needs which sets out the investment pathway required to meet future demand for residual waste management and recycling.

WaSM makes the case for change on the basis that NSW creates around one-third of Australia's total waste, and this is forecasted to grow from 21 million tonnes to nearly 37 million tonnes by 2041. At current rates of generation and recycling, the residual waste landfills servicing Greater Sydney are likely to reach capacity within the next 15 years. The non-residual landfills will reach capacity within the current decade. In some regional areas landfill capacity is also likely to expire this decade.

Demand for recycled materials, particularly from the household and commercial waste streams, has steadily contracted with the closure of export markets. This has led to an oversupply of recycled materials and a corresponding decline in value, particularly for poorly sorted or hard-to-recycle paper and plastic.

In response to this the resource recovery industry has started to transition to more resilient business models, focused on value-adding and the production of high-quality, well-sorted recycled materials. As the prices for recycled material have declined but the cost of sorting and processing has increased, costs for councils, ratepayers and businesses are also under pressure.

In 2014, NSW set a target for landfill diversion of 75 percent of all waste by 2021. However, as of 2019/20, it had only reached 65 percent. Construction and demolition (C&D) recycling had performed the best at a rate close to 80 percent, followed by commercial and industrial recycling at 53 percent. Municipal solid waste diversion (mostly household waste) had plateaued at just over 46 percent (NSW EPA, 2020). WaSM was positioned as an opportunity to refocus efforts and target investment where it is most needed.

The WaSM aims to reduce waste generated and increase recycling through adoption of the Targets outlined in the next page figure Figure 6-2.

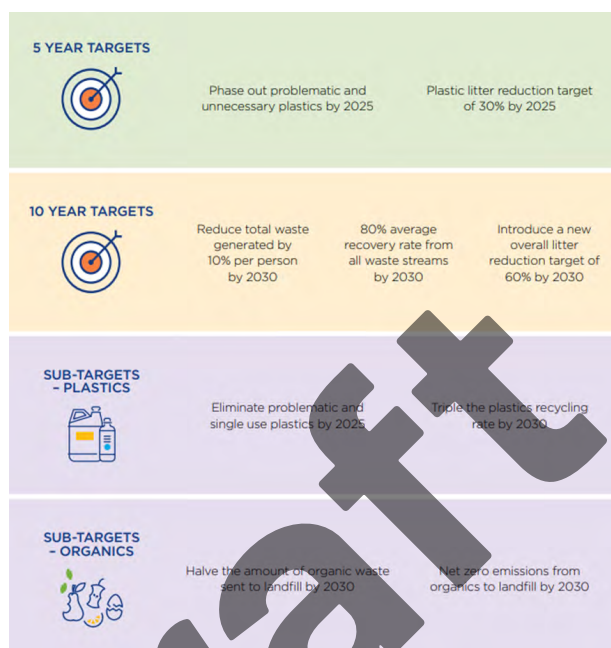


Figure 6-2: NSW WaSM Targets

(Source: NSW Waste and Sustainable Materials Strategy 2041: Stage 1 – 2021-2027)

The State government has also committed to:

- Developing a NSW regional litter prevention strategy before June 2023;
- Reporting annually on the progress towards meeting these targets prior to a review of WaSM in 2027;
- Establishing new indicators to track the progress of infrastructure investment and cost of waste services; and
- Developing a new measure of the emissions performance of waste and materials management which tracks performance across the lifecycle of materials.

### Mandating FOGO separation for all households and some businesses

Both the WaSM and the accompanying infrastructure needs guide focus on better management of organic waste. In 2019 an estimated 2.5 million tonnes of organic waste (such as food organics, garden organics, timber, and textiles) was sent to landfill. Emissions from organic waste decomposing in landfill make up more than 2 percent of total net annual emissions in NSW. Methane emissions from the decomposition of organic material in landfills can last up to 25 years in the atmosphere. WaSM indicates that increased diversion of organics from landfill and processing technologies like composting and anaerobic digestion are an important first step towards reducing emissions from waste.

The amount of organic material going to landfill can be reduced by collecting it separately and processing it at specialised organic waste facilities. WaSM recognises that many councils already provide a separate bin to collect garden organics from households and some (less than a third) also collect food organics.

Other organic material, like textiles and timber, finds its way into household bins. Audits of residential kerbside residual waste bins in the waste levy area in NSW show that:

- The proportion of food and garden organics waste overall was 41 percent in 2019; and
- Councils that provided a separate food and garden organics collection service had a far lower proportion of these materials in the residual waste bin (25 percent) compared to councils with only garden organics (41 percent) or no organics collection (54 percent).

To achieve the WaSM targets of halving food waste to landfill and achieving net zero emissions from organics in landfill by 2030, the government will require the separate collection of:

1. Food and garden organics from all NSW households by 2030; and
2. Food waste from businesses that generate the highest volumes, including large supermarkets and hospitality businesses, by 2025.

The government has committed to consulting with councils, businesses, and service providers on the best way to transition to these new arrangements, including the need for phasing in new or grandfathering existing contracts, managing the diverse needs of high-density housing, and working with service providers to ramp up processing capacity.

To help with the transition, the NSW Government will invest \$65 million over five years from 2023. The funding will support the rollout of new collection services, the development of more processing capacity and a state-wide education campaign that will help households adjust to the changes and improve their recycling habits.

### Infrastructure Needs

The transition to the source-separated collection of food and garden organics from households and source-separated collection of food organics from selected businesses will significantly increase the volume of clean organics entering the recycling system. Accordingly, there needs to be a corresponding capacity to reprocess this material.

Based on an assessment of waste and circular economy infrastructure needs over the next decade and beyond the government has identified three key areas to focus on – residual waste, organics, and plastics.

Recovery and recycling infrastructure will need to keep pace with demand and to support this there will need to be investment in new and upgraded facilities from now to 2030 to prevent any shortfall in capacity.

WaSMS sets out three priority areas:

1. Meeting future infrastructure and service needs as waste volumes grow;
2. Reducing carbon emissions through better waste and materials management; and
3. Building on work to protect the environment and human health from waste pollution.

Getting the right infrastructure in the right place will be critical to recover, reuse and extend the life of most materials. The WaSM Guide to Future Infrastructure Needs 2021 reviews the waste infrastructure requirements in NSW to underpin change.

While investment will largely be driven by industry, the NSW Government will play a role to help investment in the right place at the right time. WaSM indicates that, commencing in 2021 the Government will undertake feasibility assessments and engage with the community, local government and business about the infrastructure investment needed to meet the demands. It will undertake a coordination role to attract the right investment at the right time. The early priority will be to ensure there is a pipeline of residual waste management infrastructure, but it will also target complementary recycling and reprocessing infrastructure to help meet capacity gaps. This will involve coordinating functions across government, such as investment attraction, planning, environmental licensing, and grant funding.



## Plastics Action Plan

The NSW Plastics Action Plan supports the NSW Waste and Sustainable Materials Strategy 2041. The NSW Plastics Action Plan outlines a variety of actions to address plastic across all elements of the plastic lifecycle (production, consumption, disposal, and recycling) including those in Figure 6-3.

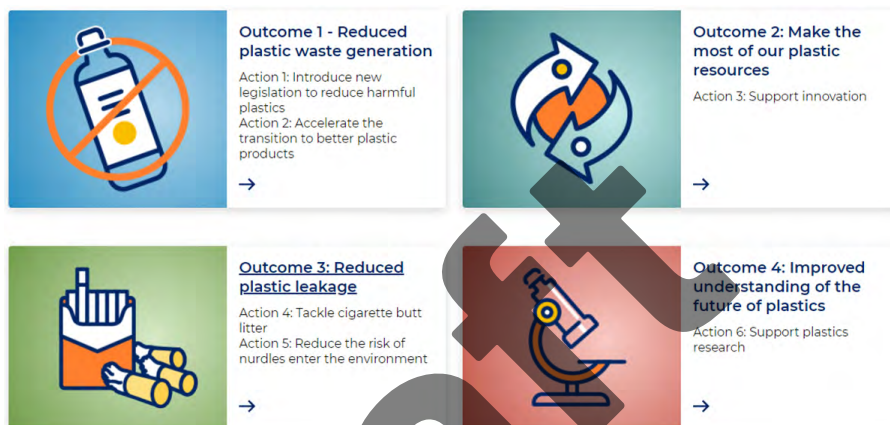


Figure 6-3: NSW Plastics Action Plan Actions

(Source: [www.dpie.nsw.gov.au/our-work/environment-energy-and-science/plastics-action-plan](http://www.dpie.nsw.gov.au/our-work/environment-energy-and-science/plastics-action-plan))

There are four outcomes that will achieve better management of plastics, reduce the impacts on the environment and make the most of these resources, the outcomes are supported by six actions.

## NSW Energy from Waste Infrastructure Plan

The NSW Waste and Sustainable Materials Strategy 2041 commits to the adoption of a strategic approach to the role of thermal energy recovery from waste to ensure it protects human health and the environment and supports the transition to a circular economy. The recently released NSW Energy from Waste Infrastructure Plan 2041 guides strategic planning for future thermal energy from waste facilities and outlines how the NSW Government will facilitate the establishment and operation of energy from waste infrastructure to manage genuine residual waste.

*Waste can be thermally treated to recover the embodied energy in that material. The energy can be recovered as heat or as a solid, liquid, or gaseous fuel. These outputs can be used to generate electricity or used directly in machinery, vehicles, and industrial processes (NSW Government, 2021, pg. 2).*

Energy proposals must represent the most efficient use of the resource, adequately manage the risks of harm to human health or the environment, and maximise the environmental, social, and economic benefits to communities.

'Eligible waste fuels' including biomass and residues are listed in Part 3 of the Policy Statement and defined in the Eligible Waste Fuels Guidelines. These are excluded from this Plan and continue to be permitted across NSW where they

comply with planning and regulatory frameworks.

The plan aligns with the 20-Year Vision for Regional NSW. Thermal energy from waste facilities only be established, or permitted to operate, in key, identified priority infrastructure areas or by the exception listed as follows:

- West Lithgow Precinct;
- Parkes Special Activation Precinct;
- Richmond Valley Regional Jobs Precinct;
- Southern Goulburn Mulwaree Precinct; or
- At facilities that use waste, or waste-derived, feedstock to replace less environmentally sound fuels (including coal or petroleum-based fuels) thermally treated (or approved to be thermally treated) at the site, and the energy produced from the waste is used predominantly to power the industrial and manufacturing processes on-site, rather than exporting that energy to the grid.

The Parkes Special Activation Precinct<sup>22</sup> and West Lithgow Precinct are located within the NetWaste region and may pose opportunities for the member councils.

<sup>22</sup> West Lithgow Precinct was removed from the gazetted map but remains a priority infrastructure area.

## Local Framework

### Local Government Act 1993

The Local Government Act 1993 sets out the legal framework, governance, powers, and responsibilities of councils in New South Wales. Guiding principles for councils include:

- Conducting functions in a way that provides the best possible value for residents and ratepayers;
- Planning strategically for the provision of effective and efficient services to meet the diverse needs of the local community;
- Collaborating co-operatively with other councils and the State government to achieve desired outcomes for the local community; and
- Working with others to secure appropriate services for local community needs.

Councils may provide goods, services, and facilities, and conduct activities, appropriate to the current and future needs within their local community and of the wider public. The Act sets out the functions of councils, including its service functions such as, providing community health, recreation, education and information services, environmental protection, and waste removal and disposal. A council must also levy an annual charge for the provision of domestic waste management services for each parcel of rateable land for which the service is available.

### Summary of Policy

Key components of policy assessed as influential for development of a new waste strategy are summarised below under common subject matter headings.

### Sustainable Procurement

- Adoption of policy to improve recycled content procurement;
- Development of procurement targets for recycled content, including how they will be calculated, achieved, and audited; and
- Reporting on progress in achieving procurement targets with recycled content, particularly those which have significantly increased use of recycled materials within infrastructure projects.

### Strategic Infrastructure, Planning and Investment

- Analysis and reporting of requirements for infrastructure capacity to process paper/cardboard, glass, plastics, and tyres;
- Building industry capacity to collect, recover, recycle, and remanufacture from waste, including emerging wastes such as solar panels and wind turbines;
- Identification of opportunities to increase uptake of recycled content within development of buildings and infrastructure, in particular plastics, rubber and glass;

- Create new job opportunities associated with innovative technologies;
- Invest in innovation and innovative processing technologies which lower the cost of renewable energy and/or emissions released (clean technology program); and
- Consider future, new waste streams associated with a low carbon economy, such as batteries and solar panels.

### Avoid Generation of Waste

- Support of programs for business and communities to avoid generation of waste and divert waste from landfill, particularly food waste, including community-based "repair" of waste;
- Delivery of targeted programs to businesses to identify and avoid waste generation, and increase efficiency in use of materials and their recovery from waste streams; and
- Reduce total waste per person by 10% by 2030.

### Community Waste Awareness and Education Programs

- Use of community education programs to reduce food waste, in particular;
- Improve quality of co-mingled MRF recyclates through a "whole-of-value chain" approach; and
- Foster behaviour change through education and engagement.

### Circular Economy (CE)

- Support and promotion of CE principles – support innovation, sustainable procurement, high quality consistent recycling, value organics, product stewardship, circular design, re-use and repair, and responsible packaging;
- Supporting and promotion of CE principles within businesses;
- Community and industry actively contribute to a CE;
- Leverage government purchasing power to stimulate and support the local CE;
- Design for the multiple uses at the highest value – such as reuse, sharing, remanufacturing and refurbishment in preference to recycling;
- Advocacy to support best-practice CE mechanisms, such as product stewardship and responsible packaging design;
- Development of new markets for recovered, re-processed and re-manufactured commodities;



- Resilient systems and robust markets are available to keep waste materials circulating and to de-carbonise the NSW economy;
- Support reuse of crushed glass, particularly road construction and other civil works;
- Support growth of sustainable markets for high quality, processed organics;
- Support reuse and repair; and
- Explore more effective means to improve data reporting and sharing of information.

### Improved Waste Management and Resource Recovery

- Leveraging existing regional development programs to support better waste management and resource recovery;
- Achieve 80% average recovery rate for all waste streams by 2030;
- Ensure the harmful impacts of waste are reduced and waste minimised;
- Promote landfill consolidation and environmental improvements plans;
- Support increased supply of higher-grade paper available for recycling (to replace non-recyclable packaging);
- Support higher grade tyre crumbing, tyre-derived fuel, and exploring processing tyre-derived polymers (TDP);
- Investigate landfill options past 2040 (when existing capacity exhausted); and
- Focus on landfill diversion options for problem wastes such as plastics and textiles.

### Improved Hazardous Waste Management

- Better management of end-of-life disposal of products containing hazardous substances.

### Divert Organics from Landfill

- Delivery of kerbside FOGO collection for households and businesses;
- Support for organics processing facilities;
- Halve landfilled organic waste by 2030;
- Achieve net zero emissions from organic waste by 2030, including:
  - ◊ Separate collection of food and garden organics from all NSW households by 2030;
  - ◊ Separate collection of food waste from businesses that generate highest volumes – includes large supermarkets and hospitality, by 2025;
- Take action to reduce emissions and mitigate climate change impacts aligned with the principles in the

NSW Net Zero Plan 2050;

- Increase uptake of landfill gas capture; and
- Create a carbon negative waste sector.

### Reduce Litter

- Reduce overall litter by 60% by 2030 and plastic litter by 30% by 2025; and
- Reduce cigarette butt litter in particular.

### Avoid Plastic Waste

- Eliminate single use plastics by 2025;
- Triple plastics recycling rate by 2030; and
- Accelerate transition to better plastic products.

### Reduce Illegal Dumping and Waste Crime

- Reduce and prevent illegal dumping.

### Develop Energy from Waste

- Use non-combustion technology, particularly that derived from waste feedstock, producing energy on site for industrial and/or manufacturing purposes.



## Appendix B

### Waste Generated and Managed by Council

Table 5-2 outlines the total waste in tonnes managed and processed by council on average across 2017/18- 2021/22 Financial Years (FY). The data used within this section has been sourced from the Whylandra and Wellington Facility Reports (Facility Data), the Waste and Resource Recovery (WARR) Surveys submitted by Council during this period and a kerbside collection data sheet supplied by council (Kerbside Collection).

For waste generated, Construction and Demolition (C&D) waste made up a notably larger portion of 43% compared to Commercial and Industrial (C&I) at 29% and Municipal Solid Waste (MSW) at 28%.

In terms of waste processing, 10,000T more of waste is disposed than diverted via dry recycling, clean recycling, resource recovery, composting or onsite re-use. Of the waste generated and processed by Council, approximately 96% of it is managed within the LGA while approximately 4% is managed elsewhere. The waste generated, processed and managed within the region are further outlined within sections.

Table 5-2: Average of Waste Managed by Council <sup>23</sup>

	Waste (Tonnes)	Waste (%)
Generated: MSW	28,176	28
Generated: C & I	29,275	29
Generated: C & D	43,475	43
Processed: Disposed	55,562	55
Processed: Diverted <sup>24</sup>	45,364	45
Managed: Within Council Area	97,031	96
Managed: Outside of Council Area	3,895	4
<b>Total Waste</b>	<b>100,926</b>	

MSW contributes 28% of all waste managed by Council. This presents opportunity for gains through more extensive awareness and education programs. The quantity of C&D waste also presents opportunity for greater diversion through processing to higher market specifications. Across all waste streams, Council diverts 45% of its waste from landfill and as such further recovery is likely possible.

<sup>23</sup> Data sourced from Whylandra and Wellington Facility Reports from 2017/18- 2021/22 and WARR Survey from the same period. Waste data is inclusive of on average 30.4Tonnes sourced from out of Dubbo LGA

<sup>24</sup> The diverted tonnage includes Dry Recycling, Clean Recycling, Resource Recovery, Organics Composting and Onsite Re-Use

## Waste Generated

Table 5-3 further breaks down the MSW, C&D and C&I generated waste tonnages within Table 6-2. For MSW and C&I it can be seen that the mixed waste and clean sorted recycling make up the largest portions of generated waste. Waste types of note within these streams include mixed waste (kerbside and self-haul), kerbside comingled recycling, kerbside FOGO, Self-Haul Go and Self Haul Wood/Trees/Timber. Conversely, C&D waste for sorting/disposal makes up the largest portion of CD waste. Waste types of note within this stream include Asbestos, Bricks and Terracotta and Virgin Excavated Natural Material (VENM).

Table 5-3: Dubbo Waste Generation Breakdown per Stream (Tonnes)

Waste Stream	MSW	C&D	C&I
Mixed Waste	18,092	3,837	27,654
Other Waste Streams for Disposal	15	1,113	403
C&D Waste for Sorting/ Disposal	750	38,525	0
Clean Sorted Recycling	9,027	0	1,136
Other Sorted Recycling	292	0	82

## Waste Processed

Figure 6-4 further breaks down the diversion waste processing tonnages within Table 5-2. The diverted tonnages consisted largely of onsite reuse of materials with organics composting and Dry MRF recycling consisting of the next largest diversion portions.

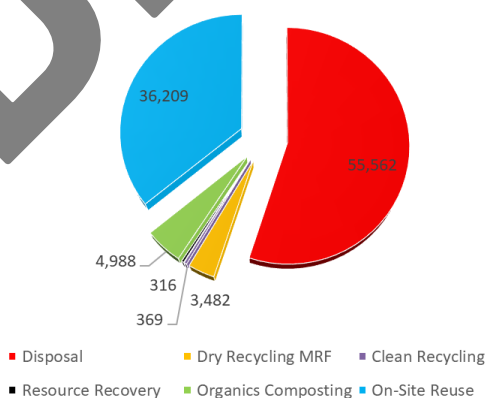


Figure 6-4: Dubbo Waste Generation Breakdown per Stream



## Waste Managed

Table 5-4 further breaks down the management of waste tonnages from within the Council area and outside of the council area within Table 5-2. Of the waste managed within the Council area, the majority is managed by council at either the Whylandra or Wellington facilities with the kerbside FOGO being managed commercially by JR Richards. Of the waste managed outside of the Council area, all waste was managed outside of NetWaste at various commercial facilities.

Table 5-4: Dubbo Waste Management Breakdown per Stream (Tonnes)

	Within Council Region	Within NetWaste Region	Outside of NetWaste
By Council	92,015	0	0
By Commercial Entity	5,016	0	3,895

## Data Assumptions

In order to determine the waste quantities outlined within Section 0, a series of estimates and assumptions had to be made regarding the Facility Data, WARR Surveys and Kerbside collection data and they are outlined below. It must be noted that these assumptions were not required for Financial Year 2019-20 as this data had been verified during previous work:

### Assumptions Applicable to All Examined Years (FY 2017/18- to FY 2021/22)

- Kerbside data (inclusive of mixed waste, recycling and FOGO) are sourced from the kerbside collection data sheet rather than WARR Survey or Facility Data
- Domestic Self Haul mixed waste streams are determined by kerbside mixed waste being deducted from total municipal waste determined within the facility reports
- Nondomestic Self Haul mixed waste is determined from the Commercial and Industrial section of facility reports
- Self-Haul Go has been sourced from Facility reports rather than Q26 of the WARR Survey as the 2019/20, 2020/21 and 2021/22 responses did not have this information. By doing so consistency in approach between 5 years is achieved.
- All 'Other Sorted Recycling' Materials used Facility Report data as the 2019/20, 2020/21 and 2021/22 responses did not have this information.
- Hazardous waste has been sourced from Q26 of WARR Survey as it was not an itemised line in the facility report (nothing to keep data consistent with)
- Nondomestic Problem waste is counted as Commercial and Industrial pharmacy or clinical within the facility report.
- Biosolid include only amount landfilled, not the amount sent directly for beneficial reuse at the wastewater treatment plant
- Waste Stream Processing for mattresses and

batteries are split into 80% resource recovery and 20% landfill

- Waste Stream Destination for mattresses and batteries are split into council managed landfill and commercial outside NetWaste

### Financial Year 2018/19 Assumptions

- 0.1T of Fogo is landfilled as per Q44 of this year's WARR Survey while the remaining is composted

### Financial Year 2021/22 Assumptions

- 1210T of mixed waste was noted as being recovered in Q41 of the 21/22 WARR Return Survey



## 2021/22 Kerbside Waste Management Services

Table 5-5 details the variations in the Council Kerbside collection services available as of the FY 2022/23 as well as the kerbside waste collected across the 2021/22 FY period. The kerbside services provided by Council consist of 2 variations of the residual waste service and set options for recycling and FOGO services. Additionally, for all households with a 2 or 3 bin service, a once-a-year 1m<sup>3</sup> kerbside clean-up service is available. It is noted that the households with each relevant kerbside service in Table 5-5 are lower than the listed households within Section 4.2.1 as the kerbside services are not used by all properties.

Table 5-5: Kerbside Collection Services Variations (FY22/23) and Collected Kerbside (FY21/22)

	Residual Bin		Recycling Bin	FOGO Bin	Bulky/Kerbside Pick Up/Hard waste
Size (L)	140	240	240	240	1m <sup>3</sup>
Frequency	Week	Week	Fort	Weekly	Once a year per year <sup>25</sup>
TPA Collected	10,280		3,061	7,770	839 <sup>26</sup>
Households (HH) with Service <sup>27</sup>	19,735		19,735	16,167	N/A
KG/HH/Week	10.02		2.98	9.24	N/A

<sup>25</sup> Available only to residents with 2 and 3 bin services in Dubbo Council Area

<sup>26</sup> Based on WARR 2020/21 Recyclable, Organic and Residual Clean up collection quantities

<sup>27</sup> Based on HH with active service as per Dubbo WARR data survey 21/22



## Waste Generation Projections

### Business As Usual (BAU)

Waste projections were developed for Dubbo from FY 2021/22 to 2041/42 and are predominantly based on the Facility Data, WARR Survey and Kerbside Collection data from FY 2021/22. For instances where no data was noted for a waste type during the FY 2021/22 data, the average of the same data sets from FY 2017/18 – FY 2021/22 period were used. It is worth noting that the only waste streams that this varied approach yielded any substantial difference for were biosolids (262.7T on average compared to 0T in FY21/22) and Aggregate/Road base (310.1T on average compared to 0 in FY21/22). All other waste types using the average combined for only 9.5 additional tonnes. Additionally, the projections use the region's population growth at a rate of a 1.3% per annum increase to note growth within the waste.

As can be seen below in Table 5-6, the projected total waste by 2041-42 has increased by nearly 30,000T from the FY 2021/22 levels. Assuming current waste practices remain unchanged or 'Business as Usual' (BAU), of the nearly 30,000T projected increase, 3000T is kerbside residual waste, 1,000T is kerbside FOGO and 2,300T is kerbside recycling.

Table 5-6: Yearly Projections for Council Waste Assuming BAU Waste Management Approach

Waste Stream	2022/23	2027/28	2032/33	2037/38	2042/43
Total Waste	99,688	106,339	113,433	121,000	129,072
Kerbside Residual	10,414	11,108	11,849	12,640	13,483
Kerbside Recycling	3,101	3,308	3,528	3,764	4,015
Kerbside FOGO	7,871	8,396	8,956	9,554	10,191





**BAU Approach Versus Increased Diversion**

If the current recyclable and FOGO content found within the kerbside residual bin was to be diverted by being correctly placed in recycling and FOGO bins, the total projected kerbside residual waste would decrease. As of 2019, 38% of the residual waste was found to be FOGO and 26% was found to be recyclables with the following breakdown <sup>28</sup>:

- FOGO;
  - ◊ Meat/chicken/fish/bones 7%;
  - ◊ Fridge/Freezer 2%;
  - ◊ Tea and Coffee 1%;
  - ◊ Pantry Dry Goods 1%;
  - ◊ Garden Waste 4%;
  - ◊ Fruit and vegetable scraps 23%;
- Recyclables;
  - ◊ Paper & Newsprint 11%;
  - ◊ Cardboard 4%;
  - ◊ Glass bottle CDS acceptable 2%;
  - ◊ Mixed acceptable plastic containers 3%; and
  - ◊ Various other recyclable materials 6%.

With the potential divertible materials, a conservative total of 1% yearly diversion of both waste streams from the kerbside residual has been used with the following assumptions:

- As FOGO and recycling are currently active at council, any shift in diversion from residual waste will be a gradual and consistent over the 20 years of projections; and
- FOGO and recycling will not likely achieve 100% diversion from the residual waste bin.
  - ◊ Diverting an additional further 20% of both waste streams, meaning that 18% FOGO and 6% recyclables would remain within the residual stream is feasible;

<sup>28</sup> Just Waste Kerbside Three Bin Audit Report (2019)



As seen in Figure 6-5, while the BAU kerbside waste stream tonnages experience a uniform increase, the potential improved resource performance of 2% per annum (1% evenly for FOGO and recyclables) ultimately offsets the growth in residual waste. The tonnage offsets are further outlined in Table 5-7.



Figure 6-5: BAU Kerbside Tonnages vs Kerbside Tonnages with 1% Annual Diversion

Table 5-7: Kerbside Tonnages with 1% Annual Diversion vs Business As Usual (BAU) Kerbside Tonnages

Waste Stream	2021/22	2026/27	2031/32	2036/37	2041/42
Kerbside Residual 1% Diversion	10280	9869	9358	8734	7986
Kerbside Residual Difference to BAU	0	-1,097	-2,339	-3,743	-5,324
Kerbside Recycling 1% Diversion	3272	4039	4893	5843	6899
Kerbside Recycling Difference to BAU	0	548	1,170	1,872	2,662
Kerbside FOGO 1% Diversion	7807	8876	10053	11348	12770
Kerbside FOGO Difference to BAU	0	548	1,17	1,872	2,662



## Appendix C

### Council's Current Waste Infrastructure, Services and Programs and Initiatives

#### Kerbside Services

Council provides residents with comingled recycling, food and garden organics (FOGO) and general waste kerbside collection services, in addition to bulky goods/hard waste collection. Table 5-8 provides details on the kerbside collection services.

Table 5-8: Kerbside Collection Service Details

Residual Waste Service		Co-mingled Recycling Service		FOGO Service		Bulky/Hard Waste	
Bin	Collection Frequency	Bin	Collection Frequency	Bin	Collection Frequency	Size	Collection Frequency
140L or 240L	Weekly	240L	Fortnightly	240L	Weekly	1m <sup>3</sup>	Once a year per year <sup>29</sup>

Council issues one tipping voucher per residence per fiscal year, allowing residents to visit a Council Waste Facility for free on one occasion (terms and conditions apply).

Council's kerbside contractor JR Richards (JRR) collects public space residual waste.

#### Waste Education

Council waste services are supported by targeted waste education resources, including the ConnectEd website that provides waste-related resources to the community, schools and children. Waste education services are supported by a shared Education Officer.

Council is also supported with waste education provided by NetWaste. NetWaste's regional education plan, Our Backyard. Our Stuff. Our Responsibility. Education Strategy 2022 – 2027, expands on, extends, and refines the actions, approaches, and energies of its previous waste education strategy. It considers the evolving context of waste management and community attitudes, capacities, and expectations, and offers innovative and non-traditional approaches to education and engagement. The plan contains specific, strategic NetWaste education and engagement actions to 2027.

#### Waste Sites and Infrastructure

##### Waste Sites

Several Council waste facilities are located within the LGA and include:

- Whylandra Waste and Recycling Centre (Dubbo);
- Wellington Transfer Station (an active landfill in the process of transitioning to a transfer station);
- Ballimore Transfer Station;
- Eumungerie Transfer Station;
- Geurie Transfer Station;

- Stuart Town Transfer Station; and
- Toongi Transfer Station

The Whylandra Waste and Recycling Centre is Council's principal waste management and recycling facility. The landfill has an estimated 70-100 years of capacity remaining, with the current unlined landfill cell having an estimated ten (10) years of capacity remaining. Council is keen to identify the location of next cell, considering Conservation Areas and Offsets, and has engaged Talis Consultants to prepare a Master Plan for the site. The site also has an active quarry that has an estimated six (6) to eight (8) months left.

The Wellington Transfer Station is currently operating as a landfill and receives self-haul residential waste and kerbside collection waste for disposal. However, the landfill will be closed within the next two (2) years. Upon completion of the closure works, the following waste streams will not be accepted at Wellington:

- **Commercial and Industrial Waste (C&I):** All C&I waste will be delivered directly to Whylandra post landfill closure;
- **Municipal Solid Waste (MSW):** 20% of the total MSW is collected at the kerbside and will be delivered directly to Whylandra post landfill closure. It is understood the 80% balance of self-haul waste will be received and transferred to Whylandra;
- **Veterinary Waste:** Will not be accepted at site post landfill closure; and
- **Soil (not contaminated or VENM):** Will not be accepted at site post landfill closure.



### Council Waste Infrastructure

Table 5-9 provides an overview of Council waste and resource recovery infrastructure.

Table 5-9: Council Waste and Resource Recovery Infrastructure

Site	Landfill	MRF	Organics Processing	Transfer Station	CRC
Whylandra Waste and Recycling Centre	✓	✓	✓		✓
Wellington Transfer Station	✓	✓			
Ballimore Transfer Station				✓	
Eumungerie Transfer Station				✓	
Geurie Transfer Station				✓	
Stuart Town Transfer Station				✓	
Toongi Transfer Station				✓	
Toongi Transfer Station				✓	

Of Note:

- There are no "Tip Shops" at any of the waste facilities, although Council reports these have previously been requested by the community;
- Currently use crushed concrete, brick and tile are used on site only re risk of asbestos contamination, but opportunity exists to produce valuable product crushed to an engineered specification;
- The footprint of the Organics Recycling Facility (ORF) for FOGO processing would benefit from increased maturation pad area – however, under current contracting arrangements that is an issue of the incumbent processor (JRR), although Council acknowledges the upcoming impact of additional FOGO collection from MUDs as mandated by the NSW EPA by 2030 and any further improvement from separation at the kerbside, in addition to predicted increases in regional population;
- FOGO processing is based on to production of quality materials for markets as a matured compost, rather than a stabilised residual;
- The Whylandra FOGO processing facility also accepts FOGO from Mid-Western and Narromine Councils; and
- The Whylandra landfill (LF) has a remaining useful asset life estimated to be 40-50 years (2019), achieving a reported 0.9T/M3 during burial of waste.



### Commercial Waste Infrastructure

Private sector waste infrastructure plays a notable role in delivering Councils waste services. The following privately owned and/or operated infrastructure noted in Table 5-10 are utilised by Council to process their FOGO, recyclables and other waste.

Table 5-10: Private Waste Processing Infrastructure Used by Council

Waste Stream	Infrastructure
Hazardous	Environmental Treatment Solutions (ETS), Sydney
Kerbside Comingled Recyclables	Visy, Sydney
Kerbside FOGO	JR Richards, Dubbo
Scrap Metal	Infrabuild
Mattresses	Molycop JLW Services Pty Ltd, Cootamundra
E-Waste	Matthews Metals, Dubbo
Tyres	JLW Services Pty Ltd (Molycop360), Cootamundra
Community Recycling Centre (Batteries and Oil)	Environmental Treatment Solutions (ETS), Sydney Infrabuild, Newcastle (Large batteries)
Household Chemical Cleanout	Environmental Treatment Solutions (ETS), Sydney <sup>31</sup>

### FOGO Processing

The current tunnel composting system located at Whylandra also manages feedstock from Mid-Western and Narromine Councils. The total annual throughput of the system includes around 5,000 TPA ex Dubbo, and another 5,000 TPA ex Mid-Western and Narromine combined.

The tunnels have a reported annual design capacity of 15,000 TPA and are in a satisfactory ongoing condition suitable to remain functional until at least 2030, and potentially beyond. However, as outlined in Section 3.3 Waste Generation Predictions, a combination of increased population, extended service delivery to MUDs, and improved separation by residents at the kerbside could see annual throughput increase by up to another 6,000 TPA for Dubbo alone, requiring an extension of the system's processing capacity.

In contrast, the maturation pad is already under-sized and expansion is required. Council estimates a further 50-75% increase in area of the pad will be required within the next 1-2 years.

In addition, Council's collection fleet may need to also expand to meet additional demand as it unfolds if Council retains its own fleet for collections as the current service delivery period expires in 2028.

### Co-Mingled Recycling Processing

Co-mingled collections are currently aggregated by collection contractor JRR in Dubbo, which also includes collections from Narromine and Gilgandra (Mid-Western run their own MRF, and until recently, so did Gilgandra), as well as self-haul collections delivered to Council's various waste facilities. It is unknown if the contractor's own transfer station is sufficiently large to meet increased annual collections associated with an expanding population base and improved separation behaviour by residents at the kerbside, or if current processor, Visy, have capacity ongoing following expiry of the current contracted service delivery period expiring 2028.

<sup>31</sup> Household Chemical Cleanout and the receival facility change annually. ETS are the contractor during 2023



## Waste Contracts

Council contracts the collection of residual waste and co-mingled material to JRR, but collects FOGO itself as a means to share management and risk of separation and contamination. Current collection and processing contracts are in place until 2028 (10 year contract period) but by 2025 Council advises it will need to start the procurement process for the following service delivery period.

Details of Council's contracting arrangements and voluntary arrangements it periodically participates in through NetWaste are summarised below within Table 5-11.

Table 5-11: Details of Local and Regional Contracts

Contractor	Description	Contract Commencement	Contract Expiry <sup>32</sup>
<b>Council Managed Contracts</b>			
Visy Recycling	Paper/Cardboard, Glass, Plastics, Ferrous Metals, Non Ferrous Metals Processing	1st July 2018	30th June 2028
JR Richards	Domestic Waste Collection – Residual Waste and Co-Mingled Recycling <sup>33</sup>  Domestic Waste Processing – Co-Mingled Recycling and FOGO (Dubbo Council, Mid-Western Council and Narromine Council within a regional, joint contract) <sup>34</sup>	1st July 2018	30th June 2028
Infrabuild	Collection of Steel	Conducted for 2023	RFQ conducted annually
Matthews Metals	Collection of E-Waste	30th June 2023	30th June 2025
<b>NetWaste Regionally Managed Contracts</b>			
Premise Pty Ltd	Regional Environmental Monitoring of Licensed Landfills	1st July 2022	1st July 2025 (with option for two 12-month extensions)
Cleanaway Waste Management Ltd	Collection of Used Motor Oil	19th September 2020	19th September 2024
JLW Services Pty Ltd (Now Molycop360)	Collection and Recycling of Tyres	1st May 2020	June 2025
	Collection and Recycling of Mattresses	-	June 2025
Enviro Treatment Solutions (ETS)	Household Chemical Cleanout	Conducted for 2023	RFQ conducted annually- Cleanaway and ETS are the only bidders
	CRC Servicing	1st July 2023	1st July 2028

<sup>32</sup> As of 31st of August 2023

<sup>33</sup> Co-mingled kerbside recycling is aggregated in Dubbo at private facility (JR Richards) and transported to Visy in Sydney

<sup>34</sup> Collection by JR is not inclusive of all regional areas as Euchareena, Bodangora, Mumble and Stuart Town are serviced by Council Drivers

## Strategic Waste Initiatives Afoot

- Whylandra Waste and Recycling Centre Master Plan** – Talis Consultants are preparing a site Master Plan for Whylandra. This concept plan will lay out improved waste receipt, sorting, and storage areas to increase the current landfill diversion rate, as well as providing concept plans for the next 50-years of landfilling.
- Closure of Wellington landfill** – The current landfill will be closed and capped and the site transitioned to a transfer station. The management of leachate post-closure and the threat of downstream contamination via infiltration into stormwater leaving site via a current easement through the LF is being investigated;
- Polystyrene Recycling Trial** – A polystyrene (EPS) recycling program was trialled at the Whylandra Waste and Recycling Centre. The trial allowed customers to drop off their polystyrene where it is transformed into blocks which are then transported to manufacturers to turn the material into a variety of new products, such as skirting boards, flooring, picture frames and railway sleepers. The trial ended in August 2023 and results are being assessed to determine potential for continuation and expansion<sup>36</sup>;
- Litter and illegal dumping initiatives** – Council organises clean-ups throughout the year to collect litter from prominent areas. It has developed small-scale litter campaigns, which typically involve signage and social media;
- Fees and Charges** – Council has realigned waste receipt fees so avoid non-domestic waste being taken to Whylandra from out of region (recent increase in site-based fees and charges over last 5 years have generally been limited to 4-10%/year);
- Circular Economy Initiatives** – Council has commenced enquiries to process growing problem wastes (solar panels and tyres) on-site at Whylandra, linking benefits gained to its own shredding linked to its own Net Zero framework;
- Energy from Waste (EfW)** – Council will remain keeping abreast of initiatives and developments afoot;
- Waste Processing Infrastructure Delivery** – Council will remain a supporter of commercial services developing within the LGA, providing waste processing and CE services to Council under contract (such as FOGO and a MRF);
- Multi-Unit Dwelling FOGO Collection** – Council has commenced pre-planning for a FOGO collection for MUDs and possibly large commercial premises by 2030 and 2025, respectively;
- Solar Power Development** – some of Council's biggest electricity users will benefit from the upgrade, with panels installed on the Wellington and Dubbo Aquatic Leisure Centres, Dubbo Regional Theatre and Convention Centre, Dubbo Showground, Macquarie Regional Library and the Dubbo and Wellington Civic Administration Buildings, with possible expansion to areas such as Whylandra. Installation of the panels has been made possible through \$270,000 of funding from the Australian Government's Local Roads and Community Infrastructure Program (LRCI); and
- NetWaste Program Delivery (WaSMS)** – Council will continue to support waste initiatives aimed at avoiding or reducing waste, recovering resources, protecting the environment and strategic collaboration at a regional level.

<sup>36</sup> Per DRD website September 27, 2023 – <https://www.dubbo.nsw.gov.au/News-and-Media/News-and-Resources/Council-News/2023/polystyrene-recycling-trial-now-open>



## Appendix D

### Implementation Plan

#### Key Focus Area 1: Natural and Built Environment

**Objective:** Council will build positive community 'waste' behaviour towards, and pride in, the local natural and built environment

**Legend for Resourcing Cost:**

\$ - \$0 to \$10,000	\$ - \$10,001 to \$50,000	\$ - \$50,001 to \$100,000	\$ - \$100,001+
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Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.1 Ongoing review and evaluation of Council information, services and support required and available to assist the community and visitors to build positive behaviour towards and pride in our local built and natural environment (e.g. visitor survey, review of Council website information).	Resource Recovery & Efficiency; and Communications Team	\$-\$	✓				
1.2 Develop, implement and maintain littering education and enforcement programs in collaboration with Community, Businesses and the NSW Government.	Resource Recovery & Efficiency; and Compliance Team	\$-\$-\$		✓			
1.3 Develop, implement and maintain an Illegal Dumping Strategy and Action Plan.	Resource Recovery & Efficiency; and Compliance Team	\$-\$-\$		✓			
1.4 Promotion and/or participation in national, state, regional and local community education and enforcement programs aimed at encouraging positive community behaviour towards the local natural and built environment (e.g. RID Online).	Resource Recovery & Efficiency	\$-\$			✓		
1.5 Undertake surveys and annual reporting on littering and illegal dumping behaviour and incidents.	Resource Recovery & Efficiency; and Compliance Team	\$-\$			✓		
1.6 Develop, implement and maintain a Sustainable Events Policy and Guidelines.	Resource Recovery & Efficiency; and Events Team	\$-\$	✓	✓	✓	✓	✓
1.7 Develop, implement and maintain public place recycling and FO programs (increase resource recovery rate from public place bins)	Resource Recovery & Efficiency	\$-\$-\$			✓		

## Key Focus Area 2: Home

**Objective:** Council will empower residents to sustainably

**Legend for Resourcing Cost:**

\$ - \$0 to \$10,000	\$ - \$10,001 to \$50,000	\$ - \$50,001 to \$100,000	\$ - \$100,001+
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Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.1 Review and evaluate Council information and services required and available to assist households to adopt a sustainable lifestyle e.g. biannual waste service customer satisfaction survey, kerbside bin audits, review of Council website information.	Resource Recovery & Efficiency; and Communications Team	\$-\$	✓				
1.2 Provision and promotion of Council Services available to assist households to adopt a more sustainable lifestyle, such as waste avoidance and reduction, domestic recycling and FOGO services.	Resource Recovery & Efficiency	\$-\$		✓			
1.3 Promotion and/or participation in national, state, regional and local community education programs aimed at encouraging households to sustainably manage waste at home.	Resource Recovery & Efficiency	\$-\$		✓			
1.4 Develop, implement and maintain educational programs aimed at encouraging households to reduce and sustainably manage waste at home.	Resource Recovery & Efficiency	\$-\$-\$		✓			
1.5 Review and evaluate level of awareness, knowledge, skills and motivation of households to reduce waste and increase waste diversion.	Resource Recovery & Efficiency	\$-\$		✓			
1.6 Develop, implement and maintain a policy to reduce kerbside domestic collection bin contamination and increase correct bin usage.	Resource Recovery & Efficiency	\$-\$	✓				
1.7 Develop and deliver community waste avoidance and reduction education programs (e.g. Kerbside separation of FOGO and Co-Mingled recyclables).	Resource Recovery & Efficiency	\$-\$-\$			✓		

Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.8 Annual reporting of household waste data, through CSP Reporting, including kg/hh/wk., contamination levels, amount landfilled and resource recovery rate.	Resource Recovery & Efficiency	\$-\$\$			✓		
1.9 Support Reduction of Single-Use Plastics (e.g. Advocacy; Public Domain information).	Resource Recovery & Efficiency	\$-\$\$				✓	
1.10 Deliver and support waste avoidance initiatives (e.g. Tip Shops at main waste facilities, Repair Café, Garage Sale Trail, Waste Apps.).	Resource Recovery & Efficiency	\$\$\$\$		✓			

### Key Focus Area 3: Business and Industry

**Objective:** Council will empower local businesses and industry to manage waste sustainably

**Legend for Resourcing Cost:**

\$ - \$0 to \$10,000	\$ - \$10,001 to \$50,000	\$\$\$ - \$50,001 to \$100,000	\$\$\$\$ - \$100,001+
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Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.1 Review and evaluate Council information and services required and available to assist local businesses and industry to adopt a sustainable workplace (e.g. biannual waste service customer satisfaction survey, review of Council website information).	Resource Recovery & Efficiency; and Communications Team	\$-\$\$	✓				
1.2 Provision and promotion of Council Services available to assist local businesses and industry to adopt a sustainable workplace.	Resource Recovery & Efficiency	\$\$-\$\$\$		✓			
1.3 Promotion and/or participation in national, state, regional and local community education programs aimed at encouraging local businesses and industry to sustainably manage waste.	Resource Recovery & Efficiency	\$-\$\$				✓	
1.4 Provision of information to local businesses and industry on how to reduce and sustainably manage waste.	Resource Recovery & Efficiency	\$-\$\$		✓			

Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.5 Develop, implement and maintain Council educational programs aimed at encouraging local businesses and industry to sustainably manage waste.	Resource Recovery & Efficiency	\$\$-\$\$\$				✓	
1.6 Collaboration with local business and industry to identify, investigate and implement, where feasible, circular economy mechanisms and solutions for current and future problem wastes (e.g. organics, glass, plastics, construction materials, renewables).	Resource Recovery & Efficiency	\$\$-\$\$\$			✓		
1.7 Collaboration with local business and industry to identify, investigate, plan and implement where feasible circular economy precincts within the LGA.	Resource Recovery & Efficiency	\$\$\$-\$\$\$\$		✓			
1.8 Develop a Sustainable Infrastructure Policy and Standards.	Resource Recovery & Efficiency; Development and Planning Team	\$-\$\$					✓
1.9 Develop waste segregation guidance for C&D projects.	Resource Recovery & Efficiency	\$-\$\$			✓		
1.10 Develop, implement and maintain Waste Management Guidelines for Councils Develop Control Plan	Resource Recovery & Efficiency	\$-\$\$	✓				

### Key Focus Area 4: Future – Children and Youth

**Objective:** Council will empower childcare centres, pre-schools, schools, after school and vacation care, and youth services to manage waste sustainably in the workplace, and to deliver waste education to children and youth in Dubbo

**Legend for Resourcing Cost:**

\$ - \$0 to \$10,000	\$ - \$10,001 to \$50,000	\$ - \$50,001 to \$100,000	\$ - \$100,001+
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Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.1 Review and evaluation of Council information and services available to assist children and youth services to adopt a sustainable workplace and/or to deliver waste education.	Resource Recovery & Efficiency; and Communications Team	\$-\$	✓				
1.2 Provision of information to children and youth on how to sustainably manage waste at home, at school and in the workplace and and/or to deliver waste education.	Resource Recovery & Efficiency	\$-\$-\$			✓		
1.3 Provision and promotion of Council Services available to assist children and youth services to adopt a sustainable schools, sporting groups, member groups and workplaces.	Resource Recovery & Efficiency	\$-\$			✓		
1.4 Promotion and provision of tools, resources, and programs to assist children and youth to adopt sustainable workplace practices and/or to deliver waste education.	Resource Recovery & Efficiency	\$-\$-\$			✓		
1.5 Promotion, or if feasible coordination, of professional development days for children and youth services focusing on sustainable workplace practices and/or waste education.	Resource Recovery & Efficiency	\$-\$-\$			✓		
1.6 Promotion, or if feasible coordination, of exhibitions, events, and festivals, which foster children and youth pride in the local built and natural environment (Note: Any events are to be coordinated with City programs).	Resource Recovery & Efficiency; and Events Team	\$-\$-\$			✓		
1.7 Promotion, or if feasible coordination, of environmental youth leadership programs (e.g. Oz Green) etc.	Resource Recovery & Efficiency	\$-\$			✓		
1.8 Recognition of children and youth services achievement in sustainably managing waste.	Resource Recovery & Efficiency	\$-\$			✓		

### Key Focus Area 5: Council – Staff and Councillors

**Objective:** Council will empower Council staff and councillors to sustainably manage waste in the workplace

**Legend for Resourcing Cost:**

\$ - \$0 to \$10,000	\$ - \$10,001 to \$50,000	\$ - \$50,001 to \$100,000	\$ - \$100,001+
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Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.1 Audit current office and depot waste management practices and identify education and delivery mechanisms to improve waste avoidance and resource recovery.	Resource Recovery & Efficiency	\$-\$-\$	✓				
1.2 Develop, implement and maintain policy, tools and resources to assist Council to implement sustainable waste management practices in the workplace.	Resource Recovery & Efficiency	\$-\$		✓			
1.3 Provide information and promote Council Services available to assist Council staff and Councillors to sustainably manage waste in the workplace, such as commercial recycling services.	Resource Recovery & Efficiency	\$-\$			✓		
1.4 Coordinate and/or implement Council staff and Councillor training/workshops in sustainable waste management practices in the workplace.	Resource Recovery & Efficiency	\$-\$		✓			
1.5 Promote and/or participate in national, state, regional and local programs and/or networks aimed at encouraging and supporting Councils to sustainably manage waste at work.	Resource Recovery & Efficiency	\$-\$			✓		
1.6 Ongoing review and evaluation of Council information, services and support required and available to assist Council staff and councillors to adopt a sustainable workplace e.g. biannual internal survey, review of Council website information.	Resource Recovery & Efficiency; and Communications Team	\$-\$	✓				
1.7 Ongoing review of the extent to which sustainable waste management practices and procedures are in place across Council.	Resource Recovery & Efficiency	\$-\$-\$					✓
1.8 Annual recognition of Council staff and councillor achievements in waste management and sustainability.	Resource Recovery & Efficiency	\$-\$			✓		



Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.9 Annual reporting of Council waste data, excluding Waste Operations, via CSP reporting.	Resource Recovery & Efficiency	\$\$-\$\$\$		✓			
1.10 Maximise uptake of Council Operational Projects using recycled products.	Resource Recovery & Efficiency; Infrastructure; Open Spaces; and Green Operation Teams	\$\$-\$\$\$		✓			
1.11 Establish a standard method for measuring the success of education communication and engagements with Council and Community.	Resource Recovery & Efficiency; and Communications Team	\$-\$\$				✓	

### Key Focus Area 6: Council – Waste Operations

**Objective:** Council will have the awareness, knowledge, skills, values, motivation and capacity to deliver its waste operations in a progressive, sustainable, collaborative and responsible manner

**Legend for Resourcing Cost:**

\$ - \$0 to \$10,000	\$\$ - \$10,001 to \$50,000	\$\$\$ - \$50,001 to \$100,000	\$\$\$\$ - \$100,001+
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Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.1 Prepare Detailed Design and deliver Whylandra and Wellington Waste and Recycling Centre Master Plans Infrastructure Development Initiatives (including, but not limited to Community Waste and Recycling Facilities; Improved on-site traffic Installation of new infrastructure such as weighbridges; Improved administration; education centre and buy-back shops; and a Plant maintenance shed).	Resource Recovery & Efficiency	\$\$\$\$	✓				
1.2 Evaluate and deliver pricing policy to meet community needs and expectations based on agreed levels of waste service delivery.	Resource Recovery & Efficiency	\$\$	✓				
1.3 Deliver long-term sustainable waste services (e.g. A LTFP at least linked to a Protected Waste Reserve, WoL LF, Fees and Charges, Minimum Reserve balance, Annual Operational Plans, and L/T Capital Plan).	Resource Recovery & Efficiency	\$\$\$	✓				

Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.4 Identify and apply for funding opportunities to provide financial benefits to Council and community for Waste Operations.	Resource Recovery & Efficiency	\$	✓				
1.5 Develop and implement initiatives to reduce greenhouse gas emissions from fuel and purchased electricity used for Council Waste Operations e.g. energy efficiency upgrades, 100% renewable electricity, zero emissions waste fleet.	Resource Recovery & Efficiency; and Fleet Team	\$\$\$\$		✓			
1.6 Capture and manage landfill gas emissions from Whylandra and Wellington in line with Council's Net Zero Framework.	Resource Recovery & Efficiency	\$\$\$\$		✓			
1.7 Undertake and maintain climate change risk assessment and adaptation planning, including disaster recovery planning, continuity management planning.	Resource Recovery & Efficiency; and Risk Team	\$\$-\$\$\$	✓				
1.8 Develop, implement and maintain a policy to support greater resource recovery for domestic and commercial materials (including but not limited to repurposing concrete, wooden pallets, mattresses, hard plastic products).	Resource Recovery & Efficiency	\$-\$\$		✓			
1.9 Review mechanisms to recover resources from mixed waste delivered to sites, including greater presence of staff to promote increased separation of waste by customers, and limited separation of recoverable resources by Council staff following disposal by customers.	Resource Recovery & Efficiency	\$-\$\$		✓			
1.10 Leverage sustainable procurement to divert waste from landfill and support a circular economy (e.g. L/T Collection and Processing Contracts with NetWaste Councils; Internal Purchasing Policies; External Policy to underpin two-tier waste receipt pricing at sites).	Resource Recovery & Efficiency	\$-\$\$	✓				

Action	Key Responsible Area	Resourcing	Year Commencing				
			FY24/25	FY25/26	FY26/27	FY27/28	FY28/29
1.11 Investigate and support innovative circular solutions (e.g. Mattress deconstruction; Partner/ collaborate with universities, research groups, and regional Sustainability Officers to identify innovative approaches to contribute to a regional circular economy; Collaborate with government and industry to facilitate research/pilot projects for reuse of recovered and recycled problem wastes).	Resource Recovery & Efficiency; and Economic Development Team	\$\$-\$\$\$		✓			
1.12 Problem Wastes - Develop deconstruction options for tyres, solar panels, carpets and glass within a Circular Economy Hub concept.	Resource Recovery & Efficiency	\$\$\$\$		✓			
1.13 Review and assess development of a Resource Recovery Park concept at Whylandra to incentivise establishment of advanced resource recovery measures, including a community-run Circular Economy Hub.	Resource Recovery & Efficiency	\$\$\$-\$\$\$\$		✓			
1.14 Plan expanded FOGO service delivery to meet requirements of EPA 2030 mandate. Extending current collection boundaries and including Multi-Unit Dwellings.	Resource Recovery & Efficiency	\$-\$\$		✓			
1.15 Review and assess options for increasing capacity of FOGO processing operations by 50% by 2030 (including ongoing ability to accept FOGO from other LGAs).	Resource Recovery & Efficiency	\$\$-\$\$\$		✓			
1.16 Procure post-2028 kerbside residual waste and co-mingled recycling collection, and recycling processing services.	Resource Recovery & Efficiency	\$\$\$-\$\$\$\$		✓			

Draft

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## REPORT: Adoption of 2024/2026 Water Supply and Sewerage Customer Service Plan

**DIVISION:** Infrastructure  
**REPORT DATE:** 29 July 2024  
**TRIM REFERENCE:** ID24/1154

### EXECUTIVE SUMMARY

<b>Purpose</b>	• Seek endorsement	
<b>Issue</b>	• Public exhibition results for the Water Supply and Sewerage Customer Satisfaction Survey 2024 and the Draft 2024/2026 Water Supply and Sewerage Customer Service Plan (one submission received).	
<b>Reasoning</b>	• Adoption of the 2024/2026 Water Supply and Sewerage Customer Service Plan following public exhibition.	
<b>Financial Implications</b>	Budget Area	There are no financial implications arising from this report.
	Funding Source	Operational Budget
	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:	2.2 Infrastructure meets the current and future needs of our community
Delivery Program Strategy:	2.2.1 Water and sewer infrastructure and services meet the needs of the community
Theme:	2 Infrastructure
CSP Objective:	2.2 Infrastructure meets the current and future needs of our community
Delivery Program Strategy:	2.2.5 Council maintains infrastructure and delivers services at the adopted service levels as agreed with the community

**RECOMMENDATION**

**That the 2024/2026 Water Supply and Sewerage Service Plan attached to this report (Appendix 1) be adopted.**

*Luke Ryan*  
Director Infrastructure

*DM*  
Water and Sewer Client  
Services Coordinator

## BACKGROUND

As outlined in the report titled '2024 Water Supply and Sewerage Customer Service Survey Results; and Draft 2024/2026 Water Supply and Sewerage Customer Service Plan', of the 27 June 2024 Ordinary Council meeting, Dubbo Regional Council surveys its water and sewerage customer satisfaction levels every two years. The survey results assist to develop Council's water supply and sewerage customer service standards.

### Previous Resolutions of Council

27 June 2024 CCL24/155	<ol style="list-style-type: none"><li>1. <i>That the 2024 Water Supply and Sewerage Services Customer Satisfaction Survey Results (Appendix 1) be noted.</i></li><li>2. <i>That the Draft 2024/2026 Water Supply and Sewerage Services Customer Service Plan (Appendix 2) be endorsed for public exhibition for not less than 28 days and report back to Council following exhibition.</i></li></ol>
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## REPORT

As a result of the Council resolution, the draft 2024/2026 Water Supply and Sewerage Customer Service Plan was publicly exhibited from 1 July 2024 to 29 July 2024.

One submission was received in response to the public exhibition.

Within the submission:

- Points one to three related to 'the Community Insights Survey' and not the Water Supply and Sewerage Customer Service Survey.
- Point four (a) references a "NSW Water Best Practice Document" stating that a survey is to be undertaken every four years, however it is not clear which document the person who made the submission is referring to. There is the NSW Guidelines for Drinking Water Management Systems which refers to management system reviews to be undertaken every four years but this is not including community surveys. The NSW Guidelines for Drinking Water Management Systems is silent on community surveys and this is a practice of Dubbo Regional Council to ensure we are providing an appropriate level of service to the community.
- Point four (b) refers to hardness and statistics. Council staff collect data, and this is analysed by staff for efficiencies. Hardness, as calcium carbonate (CaCO<sub>3</sub>), is also measured and the average for the past two years for Dubbo is 84.56 mg/L, Geurie 138.32 mg/L and Wellington 115.53 mg/L. The Australian Drinking Water Guidelines has a target of 200 mg/L for aesthetic qualities and the figures in Table IS3.1.1, that were referenced in the submission (**Appendix 2**), are dummy figures to show an example of a water quality data set only and not a suggested range. The Australian Drinking Water Guidelines suggest that a range of hardness (as CaCO<sub>3</sub>) between 60 and 200mg/L is of good quality.
- Point five relates to the fluoridation of the water supply and this is an obligation that Council has at the Dubbo and Wellington water treatment plants under the *Fluoridation of Public Water Supplies Act 1957*.

The development of a customer service plan is a requirement of best practice in NSW, the customer service plan was developed using a guideline template published by the Water Directorate.

The Water Supply and Sewerage Customer Satisfaction Survey has been conducted every two years since the 1990s, the purpose is to gauge customer satisfaction in relation to water and sewerage services and does not involve operational plans and budgets.

Therefore, no changes will be required to the draft 2024/2026 Water Supply and Sewerage Customer Service Plan as a result of this submission.

This report recommends adoption of the 2024/2026 Water Supply and Sewerage Customer Service Plan.

The Water Supply and Sewerage Customer Service Plan will continue to be reviewed in conjunction with the water supply and sewerage customer satisfaction survey every two financial years.

#### **Consultation**

- Public exhibition from 1 July to 29 July 2024 inclusive.
- One submission was received in response to the public exhibition.

#### **Resourcing Implications**

- There are no resourcing implications arising from adoption of the Water Supply and Sewerage Customer Service Plan.

#### **Next Steps**

- Once adopted, upload the new 2024/2026 Water Supply and Sewerage Customer Service Plan to Council's website.

#### **APPENDICES:**

- 1 [2024/2026 Water Supply and Sewerage Customer Service Plan](#)
- 2 [Water Survey Correspondence](#)
- 3 [2024/2026 Water Supply and Sewerage Customer Service Plan - Engagement Snapshot](#)





**2024/2026**  
WATER SUPPLY  
AND SEWERAGE  
CUSTOMER  
SERVICE PLAN





## Acknowledgement of Country

We acknowledge the Wiradjuri people who are the traditional custodians of the land on which we live, work and play. We pay our respects to Elders past, present and emerging of the Wiradjuri Nation and thank them for their care of the land, water and sky and extend that respect to other Indigenous Australians.

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## Glossary

Term	Definition	Term	Definition
<b>ADWG</b>	Australian Drinking Water Guidelines (2011) published by the National Health and Medical Research Council (NHMRC).	<b>Potable Water</b>	Drinkable water. Usually treated freshwater that meets Australian Drinking Water Guidelines.
<b>Backflow</b>	A reverse flow condition created by a difference in water pressures that causes water to flow back into the distribution pipes of a potable water supply from any source other than the intended one.	<b>Rainwater Tank</b>	On-site storages to collect roof water for beneficial use.
<b>Consumption</b>	Water that is consumed by humans or livestock via water meters.	<b>Sewage</b>	A liquid containing human wastes drained from houses, factories, schools etc.
<b>Demand Management</b>	Strategies to reduce water consumption by residential, commercial and industrial sectors. These strategies can include using existing resources more efficiently as a cost-effective alternative to building additional infrastructure.	<b>Sewerage</b>	A network of pipes, channels and pump stations to convey the sewage to the treatment plant. By extension, the entire system to collect, transfer and treat sewage is also called a sewerage scheme
<b>Fire Service</b>	A fire service is a water service dedicated only to service fire hydrants, fire hose reels, fire service fitting, including water storages, installed and used solely for firefighting in and around a building or property and testing. Under certain conditions part of a fire sprinkler system may be included. A fire service that can be used for other purposes is deemed to be a water service	<b>Sewage Treatment Plant (STP)</b>	A facility for the treatment of sewerage to remove pollutants (solid matter and pathogens) producing treated recycled water and bio-solids safe to the environment.
<b>Kilolitre</b>	One thousand litres	<b>Trade Waste</b>	All liquid waste, other than sewage of a domestic nature from industrial, business, commercial and community premises discharged to Council's sewerage system.
<b>Leakage</b>	Water that is lost in transit from a pipe.	<b>Water Conservation</b>	Preventing and reducing wasteful, uneconomical, impractical or unreasonable use of water resources.
<b>NHMRC</b>	National Health and Medical Research Council	<b>Water Demand</b>	Total water use requirements of an area for drinking, agriculture, industry, recreation and gardening. This demand is seasonal and highly influenced by the weather.
<b>NPR</b>	National Performance Report	<b>Water Quality</b>	Physical, chemical and biological measures of water.
<b>Yard Gully</b>	A drain-like fitting located outside the home, designed to release any sewerage overflow outside of the home in the event of a blockage in the sewerage main.	<b>Water Treatment Plant (WTP)</b>	A facility that treats freshwater piped from reservoirs into potable water for supply to the community.



## Introduction and Background

The purpose of this document is to describe Dubbo Regional Council's (Council) customer services and responsibilities in accordance with the legislative framework for Local Government Water Utilities in NSW.

This document provides:

- An explanation of the services offered for drinking water, septic waste, effluent, sewerage collection and treatment. General information is also provided on the provision of trade waste services; however, trade waste customers are required to have individual approvals with Council that will contain information specific to their requirements.
- Information on a range of customer service processes including connections, metering, billing, managing maintenance work and complaints.
- A list of targets to express the levels of customer service or 'Customer Service Standards' that Council aims to deliver to its customers and the environment. This includes critical items such as standards for drinking water, water pressure, water supply interruptions, sewerage overflows and odours, response and repair completion times, as may be applicable.

Overall, this document informs our customers of the service that they can expect from Council. The customer service standards as set out in this document are not a contract and are not intended to create any contractual obligation or rights.

The times and service levels are not intended to be prescriptive of exact times or service standards to be provided, rather a guide as to the core business responses that customers can expect to receive from the services of Council.

Council is committed to providing a high level of customer service and standards across the organisation.



# Our Vision, Purpose and Values

## Our Vision

Creating Community for Today and Tomorrow

## Our Purpose

Lead, Connect, Deliver

## Our Values



### Progressive

Be Curious, Courageous and Committed

- Challenging the status quo
- Finding better ways
- Seeking change and innovation



### Sustainable

Balanced Approach to Growth and Opportunity

- Financially sound
- Social equity
- Conscientious leadership and governance
- Environmentally responsible



### One Team

Working Together

- We take care of each other and ourselves
- Partnering to deliver better outcomes
- Fostering positive experience
- Investing in people



### Integrity

Accountable for Our Actions

- Valuing and acknowledging our cultures
- Leading by example
- Open and ethical practices
- Upholding our commitments

## Services – Water Supply

### Drinking Water Supply

Council distributes a reliable supply of drinking water to meet the Australian Drinking Water Guidelines 2011 (Australian Drinking Water Guidelines | NHMRC) via our network of reservoirs, pump stations and mains connected to four water supply schemes.

A full outline of the water supply system including water extraction entitlements and licences is contained within our Drought Contingency and Water Emergency Response Plan (DCWERP).

If the treatment of water becomes compromised and Council cannot be certain the water is safe to drink, Council will issue the following notices in conjunction with NSW Health or other regulatory bodies:

#### **Boil Water Notice**

When this Notice is issued water must be boiled before consumption by humans. Water may be used for all other purposes without the need for boiling (refer to NSW Health website for detailed information).

#### **Do Not Drink Notice**

When this Notice is issued water must not be consumed under any circumstances. Boiling will not make the water safe. Water may be used for all other purposes (refer to NSW Health website for further information).

To issue or lift either of the above notices, Council will publicise on its website, through media or other appropriate communication methods.

### Water Supply Service Areas

Council provides drinking water to customers within specified urban and some rural areas of the Local Government Area (LGA). Council adopts different standards for water supply service areas within the LGA.

Further details about a connection entitlement to the schemes and the service areas can be obtained in Council's Water Supply Services Policy.





## Water Meters

Council will arrange the installation of any water meter that supplies drinking water to your property. Water meters will be installed on both water services and fire services.

Council has adopted smart automated water meter reading technology across the LGA. A smart meter is a device that automatically records water use, has the ability to electronically report water usage information at regular intervals and provides instant access to data that can highlight any issues or trends to better manage the water network.

Benefits of smart water meters include:

- Facilitation of early detection of leaks
- Enables customers to monitor their water usage
- Allows customers to develop strategies to reduce water usage.
- Enables Council to respond more effectively to usage enquiries

Customers will be provided access to the customer portal MyDRC Water, to access and monitor their own water usage: visit [mydrcwater.dubbo.nsw.gov.au](https://mydrcwater.dubbo.nsw.gov.au), or download 'Water Portal' on your Apple or Android device.



The Honeywell V200HT Integrated Smart Meter is installed if the customers existing meter requires full replacement due to age or default



Clip on device - These attach to existing meters which are working fine and are not due for replacement in the coming years



Also used for different sized meters for larger properties, businesses or council buildings



## Water Supply Backflow Prevention

All connections to Council's water supply must be protected with a backflow prevention containment device in accordance with the Plumbing Code of Australia and Council's Water Supply Services Policy. This includes fire service connections.

Backflow is the unintended reversal of potentially contaminated water from a property, back into Council's drinking water supply system. If contaminated water enters the water reticulation network, it could be used by other customers and may cause serious health issues and even death. This may occur when there is a sudden reduction in pressure in the water reticulation network. Backflow prevention devices reduce the risk of contamination of the water supply from backflow, back siphonage and cross connections.

Council has a responsibility to provide safe drinking water and therefore the aim in the Backflow Prevention Program is to ensure:

- All residential properties have an approved potable cold water meter installed with non-return valve;
- Ongoing water meter replacement program;
- Available backflow prevention information and policy;
- Comprehensive assessment of backflow needs as part of any development application process; and
- Registration and annual testing program of testable devices.

The testing of devices, if required, is the responsibility of property owners. Council will notify customers when these devices are due for testing. Testing can be undertaken by backflow accredited plumbers. Council maintains a list of backflow accredited plumbers on its website: [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)

It is important devices are maintained in accordance with the Australian Standards and in order to maintain the integrity of the water supply system, Council will undertake the required tests if they are not carried out.

## Fire Services

Water connections to properties are to be either a water service or a fire service. The customer is to be made aware that combined water connections, for fire services and water services, are not permissible and that applicants must specifically require a water service or a fire service. Fire services can only be used for firefighting and for Council to recognise them as fire services the property owner must submit a Fire Service Certificate from a licensed plumber, or other approved persons, indicating the fire service is in fact a fire service in strict compliance with the national Plumbing Code of Australia (PCA).

For Council to recognise a dedicated fire service, and exempt from water access charges, the property owner must submit to Council a Fire Service Certificate during the months of March, April or May commencing from the 2024/2025 financial year and every five years thereafter.

If the Fire Service Certificate is not lodged or does not comply with the PCA, the service will be deemed to be a water service and charged water access and non-residential sewerage charges according to Council's Revenue Policy.

## Metered Standpipes

The use of privately owned or hired standpipes to draw water from Council's drinking water reticulation is prohibited.

The drawing of water by using metered standpipes fitted with approved backflow operation devices inserted in fire hydrants is only permissible by:

- Suitably trained Council employees.
- Contractors working directly for Council.
- Emergency services personnel.

## Water Filling Stations

A number of water filling stations are installed across the LGA as a convenient way for contractors, registered water carters and rural customers to access bulk drinking water. Details including the station locations, access and costs are available on Council's website: [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)



# Services – Sewerage Collection, Treatment and Disposal

## Sewerage Systems

Council operates five sewerage systems and treatment plants across the LGA. Council is subject to stringent environmental and health protection standards and is licensed to operate the sewerage treatment plant/s by the NSW Environment Protection Authority (EPA).

## Sewerage Connections

New connections to sewerage areas are subject to entitlement, approval and payment of charges as applicable. Connections might occur as a consequence of:

- New dwellings in developed areas
- At the request of a customer to replace on-site systems (newly connected villages or where private works to connect to the system is approved)
- Connections made under the direction of Council to replace an on-site system.

Further details can be obtained from Council regarding connection or changes to connections. New commercial properties or changes to a commercial undertaking which requires a sewerage service from the sewerage schemes may require a larger connection and approval.

## Repairs and Maintenance

Council will give you reasonable notification of work that will affect sewerage services provided to your property, especially if this involves entry to your property.

Should Council officers enter your property, and you are not home, a written card or similar notice will be left advising of the visit and the reason for the visit.

Council will take all reasonable efforts to ensure that there are no interruptions to sewerage services to your property. Should an interruption occur, Council will provide reasonable notification.

## Liquid Trade Waste Management

Liquid trade waste is defined as all liquid waste other than sewage of a domestic nature.

Trade waste may also contain a variety of toxic or harmful substances, such as heavy metals, organic compounds, solvents, oils and grease. Sewerage treatment plants are not designed to treat higher level substances and they could pose a serious work health and safety risk to staff working at these facilities.

Commercial or industrial premises can only discharge waste to the sewerage system that complies with the Liquid Trade Waste Policy and NSW Department of Planning and Environment Liquid Trade Waste Management Guidelines 2021. All such premises that generate trade waste and discharge to the sewerage system must apply and obtain Trade Waste Approval from Council. In some circumstances (eg ability of receiving sewage treatment plant to take the liquid trade waste discharges or other disposal options available to discharger) with the concurrence of the Department and Council may implement approval conditions different to those contained within the Policy.

## Septage Receival Station

Under Council's Liquid Trade Waste Policy, the discharge of septage and septic effluent from septic tanks, chemical toilet waste and pan contents into Council's sewerage system is considered a discharge of liquid trade waste.

Licensed waste transporters are required to apply for approval to access the septage receival stations for the disposal of septage and septic effluent, under the Liquid Trade Waste Classification 2S.

Approved trade waste transporters are required to discharge this waste at the Dubbo or Wellington septage receival station and pay applicable charges as outlined in Council's Revenue Policy.

## Other Services

Council provides a range of other services that customers are able to access. These include:

- Water demand management advice (managing water use, high volume water customers and commercial activities).
- Drinking water quality information.
- Locating water and sewer infrastructure including Dial-Before-You-Dig (DBYD).
- Information for plumbers.
- Education and information programs (promotion and advice on water conservation).
- Educational tours of water and sewer treatment plants.
- Water meter testing.
- Assistance to connect to services.
- River flow, rainfall, water storage and consumption information.
- Providing plans of water and sewer mains.
- Special water meter readings.
- Checking of water meter readings.
- Investigate and respond to applications for water and sewer main extensions, adjustments or deviations, viability of providing reticulated services to new developments.
- Fire flow investigations.
- Processing subdivision and development applications.
- Providing water pressure certificates and sewer drainage diagrams.
- Water and sewer design checks, plans, works-as-executed and preparation of final plans with estimates.



# Fees and Charges

## Introduction

All current fees and charges are contained within the Council's Revenue Policy which is issued following public consultation and formal adoption by Council in June each year. The fees and charges applicable for Council's customers are summarised within the document for ease of access and clarity.

All water supply and sewerage related fees and charges stem from the need to ensure the financial viability of the business as calculated within the 20 Year Financial Plan. A critical element of the Financial Plan is the capital works programs of both the water and sewer funds. Proposed charges, structure of charges together with the Revenue Policy of Council are broadly contained within the Council's 2040 Community Strategic Plan.

Pricing for water supply and sewerage services complies with the NSW Government Department of Planning and Environment (Department) Water Supply, Sewerage and Trade Waste Pricing Guidelines. These guidelines are based on and comply with the Council of Australian Governments' (COAG) Strategic Framework for Water Reform, National Competition Policy and the NSW Independent Pricing and Regulatory Tribunal's (IPART) Pricing Principles for Local Water Authorities. The key charges for water supply and sewerage services are outlined below:

## Residential Charges

Residential water and sewerage charges comprise three components:

- Water service fixed availability charge
- Sewerage service fixed availability charge
- Water consumption volumetric usage charge.

The water service access charge is a fixed annual fee for the connection, or ability to connect, to the drinking water supply system. It is charged in advance and properties with multiple water meter service connections are levied multiple charges.

The charge is determined by the size of the meter connected to the property, or if no meter is connected, the default rate for one 20 mm meter is charged. Note: Most residential meters are 20 mm.

The sewerage service availability charge is also a fixed annual fee for the connection, or ability to connect to the sewerage distribution system. This reflects the load that a discharger may place on the sewerage system and accords with the Department guidelines. All residential properties are levied a sewerage fixed availability charge based on a 20 mm connection regardless of the actual size.

Vacant land where the water or sewerage service is available in accordance with Section 552 of the Local Government Act will be levied an availability charge regardless of whether the property is connected or not.

The water and sewerage service availability charges help cover the fixed costs of:

- The operation and maintenance of the extensive water and sewerage distribution systems
- Operation of sewerage treatment plants
- Improvements to sewerage treatment processes
- Helping to protect the environment.

The water consumption volumetric usage charge is levied for each kilolitre (1,000 litres) of water used and is based on the reading from a property's water meter. Unlike the service availability charge, this fee is charged after the water is used. The water consumption charge is a single amount per kilolitre, in accordance with Council's Revenue Policy.

## Non-Residential Charges (Commercial)

Non-residential charges are similar to residential charges but are comprised of five components:

- Water service fixed availability charge
- Sewerage service fixed availability charge
- Water consumption volumetric user charge
- Sewerage volumetric usage charge
- Trade waste volumetric usage charge.

Non-residential properties are charged an annual water service access and sewerage service access availability charge based on the proportional size of the water meter connection. A minimum non-residential sewerage charge is applicable.

The sewerage volumetric usage charge for non-residential customers is based on the volume of sewerage that is assumed to be discharged from the property into the system. This is calculated by multiplying the customer's water consumption by an industry based sewerage discharge factor. Some high-volume dischargers are charged based on flow monitoring device installations.

The trade waste charges may be comprised of three parts, one for access, one based on the volume and one based on strength/quantity of waste accepted by Council for treatment. The trade waste charges are additional sewerage quality charges to customers that operate commercial undertakings, industry, trade or manufacturing businesses that discharge liquid trade waste other than domestic sewerage.

# Rights and Responsibilities

## Introduction

In general terms, Council:

- Has the right to enter a customer's property for the purpose of reading, replacing or maintaining the meter
- Has the right to enter a customer's property at other times if the situation is deemed an emergency or a breach of legislation is suspected
- Requires authorised contractors and Council staff to carry identification and produce such if requested

This section provides a general overview of core activities undertaken as standard business practice.

## Customer Services Standards

Council sets high standards for all its water supply and sewerage services which are consistent with Council's corporate vision and commitment to customers. This includes Council's responsibilities to the environment.

Across the industry there are a number of terminologies used to specify and measure service performance.

Council has adopted a range of water supply and sewerage customer service standards which more closely reflect and more easily describe those key elements of activities which are core to our industry and which, primarily ensure that Council's customers are adequately informed about the services they receive and the timeframe they can expect for those services. As an overall business philosophy for Council's core essential service activities, Council will make every reasonable effort to:

- Provide water and sewerage services on a continuous basis unless an interruption is required for emergency repairs or planned maintenance of the network, infrastructure or operations thereof.
- Supply high quality drinking water free from harmful organisms, colour, taste or odour in accordance with the National Health and Medical Research (NHMRC) Australian Drinking Water Guidelines 2011. This also includes the NSW Government Fluoridation of Public Water Supplies Act 1957:
- Minimise overflows from the sewerage collection system and ensure affected areas are cleaned and disinfected as soon as possible if such occurs.

Service delivery is not just about response times, it is also about making sure that Council provides a high quality level of service.

Council will supply drinking water to your property upon demand. However, at times of water shortages, such as droughts, Council may require you to reduce demand by restricting how you use water.

Council will ensure the system of water restrictions is available on their website, and that the proclamation of water restrictions is widely advertised.

Council will supply drinking water to your property that exceeds the following nominal minimum water pressure at the water meter at least 95% of the time, in the following water supply areas:

- Urban Water Supply Area 170 kilopascals (kPa)
- Rural Water Supply Area 150 kPa
- Buninyong Water Supply Area 80 kPa

Council will ensure maps showing these water supply service areas are available on Council's website..

Council will supply drinking water to your property that exceeds the following absolute minimum water pressures at the meter, except when there are abnormal demands such as fire flows, or main breaks:

- Urban Water Supply Area 120 kPa
- Rural Water Supply Area 80 kPa
- Buninyong Water Supply Area 0 kPa

Council will supply drinking water to your property at a pressure that does not exceed 600 kPa, measured at the water meter, at least 95% of the time.

Council will ensure that the pressure of drinking water at your meter never exceeds 1,400 kPa.

Council will ensure that the spacing of hydrants along water mains do not exceed the following maximum hydrant spacing:

- In the Dubbo Urban Water Supply Area 60 metres
- In the Rural Water Supply Area 120 metres

There is no maximum spacing of fire hydrants in the Buninyong Water Supply Area.

Council will ensure the noise at the boundary of a water facility does not exceed 35 decibels on the "A" reference scale from the Environment Protection Authority (EPA), at all times.

Table 1 – Water Supply Failures Response Time

	Priority 1	Priority 2	Priority 3
<b>Definition</b>	<ul style="list-style-type: none"> <li>A failure to maintain continuity of quality or supply to customer</li> <li>Traffic or safety hazard.</li> <li>Major property damage</li> <li>Water Treatment Plant output diminished</li> <li>Personal risk to public health</li> <li>Significant depletion of service reservoir</li> <li>Major environmental impact</li> <li>Reduced water supply to Critical Customers</li> </ul>	<ul style="list-style-type: none"> <li>Reduced water supply</li> <li>Minor or no property damage</li> <li>Minor environmental impact</li> </ul>	<ul style="list-style-type: none"> <li>Known fault, non-urgent minor problem or complaint which can be dealt with at a time convenient to the customer Council</li> <li>No property impact or financial disadvantage to the customer</li> </ul>
<b>Typical cause</b>	<ul style="list-style-type: none"> <li>Water Treatment Plant malfunction</li> <li>Valve failure</li> <li>Water Main or service break</li> <li>No water</li> <li>Water quality – odour/taste/ dirty</li> <li>Stop valve faulty (works to be carried out)</li> <li>Medical condition requiring continuing supply</li> </ul>	<ul style="list-style-type: none"> <li>Minor main break</li> <li>Leaking main break</li> <li>Partial valve failure</li> <li>Poor pressure</li> <li>Leak causing a safety/traffic issue,</li> </ul>	<ul style="list-style-type: none"> <li>Faulty water meter/minor leak</li> <li>Damaged meter (unable to read)</li> <li>Missing/faulty Stop valve (no work being carried out)</li> <li>Faulty valve or hydrant</li> </ul>
<b>Response time **</b>	Within two (2) hours (normal business hours)	Within two (2) business days	Within ten business days
<b>** Response time defined as time staff are to respond or commence with arranging rectification of problem after notification by public or own staff. Response time does not indicate onsite or completed repair time.</b>			

A typical set of Levels of Service is provided below:

**Table 2: Typical Industry Levels of Service - Water Supply**

Description	Unit	Level of Service
<b>Service Provision</b>		
Service area		All residential areas and industrial areas where economically viable.
Connection time for a new service in serviced areas (90% of the time)	Business days	40
<b>Availability of Supply</b>		
Fire Fighting:		
Maximum spacing of hydrants along water mains;		
• Dubbo Urban Water Supply Area	Metres	60
• Rural Water Supply Area	Metres	120
Pressure:		
Nominal minimum water pressure at least 95% of the time;		
• Dubbo Urban Water Supply Area	Kilopascals (kPa)	170
• Rural Water Supply Area	Kilopascals (kPa)	150
• Buninyong Water Supply Area	Kilopascals (kPa)	80
Absolute minimum water pressure at least 95% of the time;		
• Dubbo Urban Water Supply Area	Kilopascals (kPa)	120
• Rural Water Supply Area	Kilopascals (kPa)	80
• Buninyong Water Supply Area	Kilopascals (kPa)	0
Maximum pressure at least 95% of the time	Kilopascals (kPa)	600
<b>Supply Interruptions to Consumers (planned)</b>		
Temporary supply arrangements during interruptions		Where possible
Planned: (95% of time)		
-Notice given to domestic customers	Hours	24
-Notice given to commercial customers	Business Days	7
-Notice given to major industrial customers	Business Days	7

Description	Unit	Level of Service
<b>Response Times</b>		
Defined as time staff to respond or commence with arranging rectification of problem after notification by public or own staff. Response time does not indicate onsite or completed repair time.		
<b>Supply Failure:</b>		
Priority one (1)	Hours	2
Priority two (2)	Business Days	2
Priority Three (3)	Business Days	10
<b>Customer Complaints/Enquiries:</b>		
Personal / Oral	Working Days	10
Written	Working Days	10
Note: Times apply for 95% of occasions		

**Note:**

Special Customers: Certain customers may have special needs by virtue of specific health, commercial or industrial circumstances. Specific levels of service will be negotiated with these customers.

**Table 3: Sewerage Services Failures Response Time**

	Priority 1	Priority 2
<b>Definition</b>	<ul style="list-style-type: none"> <li>A failure to contain sewage within the system or any major sewerage problem affecting customers</li> <li>Traffic or safety hazard</li> <li>Personal injury or risk to public health</li> <li>Major property damage eg subsidence</li> <li>Environmental impact</li> </ul>	<ul style="list-style-type: none"> <li>Non urgent minor problem, request or complaint which can be dealt with at a time convenient to the customer and Council.</li> <li>Minor inconvenience or disruption</li> </ul>
<b>Typical cause</b>	<ul style="list-style-type: none"> <li>Access chamber overflowing.</li> <li>Broken gravity/rising main.</li> <li>Missing access chamber lids.</li> <li>Surcharge - internal property.</li> <li>Break, collapse, choke overloading the system and extended wet weather.</li> <li>Subsidence causing immediate danger</li> </ul>	<ul style="list-style-type: none"> <li>Pump station/manhole noisy (not causing major concern to customer's peace and quiet)</li> <li>Planned work</li> <li>System investigation</li> <li>Adjustment to access chambers</li> </ul>
<b>Response time **</b>	Within two (2) hours	Within ten business days
<b>** Response time defined as time staff respond or commence with arranging rectification of problem after notification by public or own staff. Response time does not indicate onsite or completed repair time.</b>		

Council will ensure the noise at the boundary of a sewerage facility does not exceed 35 decibels in the "A" reference scale from the Environment Protection Authority (EPA) at all times.

Council will take all reasonable steps to ensure that there are no objectionable odours from sewerage facilities detectable at the boundary of the sewerage facility.



## **Meter Reading**

Water meter readings are used to calculate consumption charges that appear on the water accounts. Council reads water meters on a quarterly basis. Meters are read and the water meter information including consumption is shown on the Rates and Charges Instalment Notice each quarter. The consumption figure is for the water consumed in the previous quarter.

## **Water meter tampering**

Should the water meter be removed or tampered with, Council will replace the meter, repair any damage and charge the client the costs for undertaking such works.

If the removal or tampering of the meter result in water usage not being recorded, Council will make a reasonable estimate of water usage and charge the client accordingly.

Council may also take legal action under the Local Government Act 1993 or other legislation

## **Undetected Water Leaks**

Dubbo Regional Council may make available, assistance to customers by providing some relief for significantly higher Water Accounts emanating from undetected water leaks. Whilst water that has passed through a meter connection is the responsibility of a property owner, subject to the provisions of the Undetected Leak Policy and as an act of good faith, some assistance may be provided.

## **Customer Service Surveys – Water Supply and Sewerage**

Council conducts a biennial survey of water and sewerage customers via an online and/or telephone survey

The survey is designed to gain valuable feedback to improve future services for all properties that access potable town water and are connected to town sewerage services.

Feedback, compliments and complaints on Council's water supply and sewerage services can be submitted anytime by contacting Council.

## **Repairs and Maintenance**

Please contact Council if the water meter or pipework on Council's side of the water meter is damaged. Council will repair the damage and charge the client the actual cost of the work, unless another person indicates, in writing, that they caused the damage and are prepared to pay the cost of repairs.

Council will give you reasonable notification of works that will affect water services provided to your property, especially if this involves entry to your property.

If Council staff enters your property and you are not home, staff will leave a written card or similar advice that they were there and the reason for the visit.

From time to time, Council will need to undertake planned maintenance work and emergency repairs to the water supply and sewerage system. Council is always mindful of the disruption that can be caused to customers and for planned works will always aim in general terms to:

- Provide notice to occupiers of affected properties 24 hours prior to commencing the planned work.
- Dialysis patients and other Critical Water Supply Customers will be advised in advance of planned interruptions and where unplanned interruptions occur, notified and action taken to prioritise re-supply. Council maintains a list of dialysis patients and critical customers.
- Provide notice to industrial customers seven days prior or by agreement to commencing the planned work.

In some urgent cases, Council cannot give you advance notice of interruption to supply. When this occurs, Council will publicise the interruption to supply.

- Undertake planned work that involves shutting down the water supply or sewerage system at a time that minimises disruption to customers. Every reasonable effort will be made to perform this work between 7 am and 4pm in residential areas.
- If interruption will be less than four hours, notice will only be given to those customers who are put at extreme inconvenience.

For emergency repairs and service faults, Council will, where possible:

- Respond to service faults within quoted timeframes
- Maintain a listing of Critical Water Supply Customers and immediately notify outage/provide regular updates on progress of repairs
- Attempt to contact all affected properties for isolated supply disruptions and/or use social media, radio or other means to reasonably inform customers
- Try to limit water interruptions to a minimum
- Provide alternative water supplies through temporary connections and/or emergency bottled drinking water where possible, as applicable.
- Water will be available from reticulated hydrants in urban areas for fire-fighting.



### Access to Private Property

If in the event it is necessary to enter your property to access water supply (water meter reading notwithstanding) or sewerage infrastructure (eg. pressure sewer units, manholes, mains or inspection openings), Dubbo Regional Council will:

- Make every effort to contact the occupier/owner of the property prior to entering upon the land to undertake urgent repairs
- Ensure that all Council staff and/or authorised contractors as applicable, produce their identifications upon arrival
- Advise the occupier/owner of the property as to the nature of the work being undertaken, the staff and equipment necessary involved and the timeframe to complete the work
- Undertake the work as carefully as possible with all effort made to minimise the impact upon the property and disruption to the occupier
- Leave a 'calling card' after completion of the work if the occupier/owner of the property is not present
- Discuss any reinstatement works with the occupier/owner prior to commencement
- Make every effort to reinstate the property to its prior state as quickly as possible after completion of the work.

In all circumstances Council will:

- Undertake works in a safe manner in line with best practice
- Present ourselves in a neat and tidy manner
- Conduct ourselves professionally and courteously at all times

### Reinstatement of Surfaces

In the majority of cases, water and sewerage mains are located beneath the street, footpath or inside the rear/side boundary of a property. It is therefore necessary from time to time that landscaping and/or concrete driveway works will need to be undertaken in order to repair or replace water mains and other infrastructure. Council will take reasonable care in undertaking these works and where such works involve driveways, find an alternative to cutting wherever possible. Should an alternative solution not be viable, cutting may be unavoidable.

Council will restore the driveway and this includes concrete, exposed aggregate, decorative, pavers or stamped concrete. For works undertaken upon grassed verges or nature strips the replacement of turf may be by way of grass seed and topsoil to promote growth.



## Drought Management

Council's Drought Contingency and Water Emergency Response Plan (DCWERP) provides the framework for decision-making and strategic mechanism for managing water supply in the Dubbo LGA during periods of drought or emergency incidents.

This Plan is an adaptive management approach to its operation that includes monitoring the effectiveness of the Plan, investigating new technologies to assist in demand management, analysing new information holistically and monitoring surface and ground water availability.

The DCWERP is based on the NSW Best Practice Guidelines for Drought Management Plan development. It expands on the guidelines to:

- Incorporate emergency management
- Consider risk identification.
- Incorporate NSW State Government audit feedback from the Drought Management Plan 2015.
- Incorporate issues from the Integrated Water Cycle Management Issues Paper 2019.

Water restrictions will always be widely advertised to ensure total awareness by all customers. Details concerning the 'triggers' for water restrictions and the restriction categories are contained within DCWERP.

## Provision of Water Saving Strategies

Council takes our responsibility to the community and the environment seriously. Water conservation means looking after our resources and protecting the environment. Consequently, Council provides a number of education resources and actively facilitates water saving initiatives which promote water, sewerage and associated efficiencies. Council maintains and promotes as standard demand management initiatives:

- Water saving information on Council's website.
- Water saving flyers and promotional materials.
- Educational tours of water treatment plants.
- School and community education programs (eg National Water Week).

## Restriction of Water Supply (unpaid charges or misuse of water)

Under the Local Government Act and General Regulations, Council may restrict or cut off the supply of water in a number of circumstances including:

- If any rates or charges in respect of the water supplied to the premises are unpaid
- If the owner or occupier or person requiring a supply of water fails to comply with an lawful order or requirement to repair or alter water connections, pipes, fittings or fixtures connected to the water supply system.
- Water meter tampering or theft

The restriction of water supply will not be undertaken for unpaid charges without a reminder and notice of restriction being first provided. In cases where the property address and owner postal address differ, an advice will be sent to the occupier of the pending action.

Resumption of full supply will occur when the reason for the restriction of services no longer applies and the payment of the applicable charge has been made.



# Customers' Rights and Responsibilities

## Introduction

In general terms, customers are:

- Responsible for internal plumbing on the property. Internal plumbing should be maintained, including preventing tree root intrusion on sewerage pipes, and regularly checking for leaks on water pipes.
- Responsible for ensuring their water meter is readily accessible by staff or contractors
- Responsible for the cost of a sewer blockage on their if caused by a covered inspection hole, defective fitting on their property or placement of inappropriate items into the sewerage system.
- Required to notify Council of any dangers on their property e.g. dangerous dogs or obstacles which may prevent, hinder or stop the water meter from being accessed.
- Required to advise Council if they require uninterrupted/ high volumes of water for use by life support equipment to ensure Council are aware of the situation.
- Required to ensure that stormwater drainage is not connected to or not permitted to enter the sewerage system through the overflow relief gully (ORG).

In addition, customers must allow an authorised person from Council access to their property to:

- Install, read, test, maintain or alter meters
- Replace meters and other equipment
- Connect or restrict or restore supply
- Inspect, make safe, operate, change, maintain, remove, repair or replace any infrastructure or equipment
- Disconnect unauthorised connections to the system.

## Information and Privacy

Council collects and holds personal information for the purpose of facilitating its business. It is important that the use of this information is confined to the purpose for which it is acquired.

Council is committed to protecting the privacy of its customers, business contacts, councillors, employees, contractors and volunteers. Council complies with the Privacy and Personal Information Protection Act 1998 and the Health Records and Information Privacy Act 2002. Dubbo Regional Council is committed to the privacy principles contained within these Acts and provides a Privacy

Management Plan for staff members on proper information handling practices. Council's Privacy Management Plan also explains how your personal information will be treated and is available on the A-Z Policies section on our website. Information on Council's Privacy Management is also available on our website.

## Internet Access

Electronic information is the basis on which Council conducts much of its business. As the custodian of a large volume of information that is sensitive for business, governance, personal or political reasons, Council has a fundamental responsibility to protect that information from unauthorised or accidental modification, loss, release or impact on the safety and well-being of individuals.

## Notification of Special Health Needs

It is necessary for customers to advise Council if there is a requirement for water to maintain special medical needs. For example, Council maintains a register of residential properties that operate dialysis machines. This information is available to Council staff to ensure as much as possible that a continuous supply of drinking water is maintained at those locations in the event of a burst water main or a planned shut-down.

Council will maintain regular contact with customers registered with us including emergency numbers. Council also maintains contact and provides our details to renal dialysis units so that information can be provided to patients.

# Property Connections

## Development of Properties

Enquiries from customers on the development of properties including change in use, reconfiguring of a parcel of land (lot), and operational works involving water supply or sewerage should be directed to Council. Customers should be aware that it is their responsibility to contact Council regarding any development or redevelopment of their property.

## Redevelopment of Properties

Sometimes when a property is redeveloped, it is necessary to relocate or upgrade the existing water supply and/or sewerage connections. Property owners are required to contact Council if a redevelopment is to occur and advice will be provided regarding any conditions or works necessary appropriate to the changes.



### Connection of Water Supply

Council will advise you if it is possible for your property to be connected to the water supply.

The size of the water services and fires services are to be determined entirely by the customer. Customers may wish to engage a private hydraulic consultant for advice. In accordance with Council's Water Supply Services Policy, water connections to properties are to be either a water service or a fire service. Combined water connections for fire services and water services are not permissible. In the absence of specific advice from the customer new water connections will be deemed to be a water service.

Applications for new water connections, upgrades of existing connections, downsizing or disconnection of water connections can be made by lodging an application to connect to Council's water supply system, which can be downloaded from Council's website: [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)

Council will provide a written quote to the applicant within 10 working days of receipt of the quote request. The quote will only be valid for three months from the date of issue. Council will complete the construction work within 40 working days of receiving payment for the work.

Council will arrange a connection for a water service, or fire service to your property if it can be serviced, once appropriate fees are paid. Council will arrange a connection of the size requested, provided the requested size is commercially available.

After Council constructs the water or fire service, you can arrange its connection to the internal or private water pipes on your property. When Council says 'internal', it is meant the water pipework from the outlet of the water meter connection, not just those pipes that are inside the building on your property.

As a condition of some water connections, Council may require you arrange the installation of an appropriate backflow prevention device at/or downstream of the water meter. Requirements and further information is outlined in Council's Water Supply Services Policy.

Council requires, as a condition of connection, that your internal or private plumbing downstream of the meter complies with the Plumbing Code of Australia.

Should your internal or private pipes no longer comply with the Plumbing Code of Australia, Council may disconnect your property from its water supply system.

As a Council water customer you cannot sell water to another person. As a Council water customer you cannot supply water free of charge to another person.

### Resizing or Relocation of water meter

For downsizing, upsizing or relocation of water meters, a request for connection to a property must be submitted to Council and Council will provide a written quote. Council will complete works within 40 working days of receiving payment for the work.

### Disconnection of Water Supply

If a property owner no longer requires water supply, Council can disconnect the water meter and/or the service line to the main. Disconnection of a water service is free of charge, however if you wish to connect a water service, a request for connection to a property must be submitted and appropriate charges will apply. Customers should note that the applicable fixed availability charges will apply for single services in accordance with legislation, if those services remain available even though such may not necessarily be used.

Please note that disconnection of water does not preclude payment of the fixed availability charges for water supply services.



## Connection to sewerage

Requests for connection to Council's sewerage system can be made by lodging an application to connect to Council's sewerage system, which can be downloaded from Council's website: [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)

Council will provide a written quote to the applicant within 10 working days of receipt of the quote request. The quote is only valid for three months after issue. Council will complete the construction work within 40 working days of receiving payment for the work.

Council will arrange for a junction to be constructed to which internal or private drainage pipework may be connected. Council will maintain its sewer pipe and the junction. You are responsible for maintenance of all other internal pipework. When Council say 'internal' we mean the private pipework upstream of the junction, not just those pipes that are inside the building on your property.

Council requires, as a condition of connection, that internal or private drainage pipes upstream of Council's junction comply with the Plumbing Code of Australia.

Council may disconnect your property from its sewerage system should your internal or private pipes no longer comply with the Plumbing Code of Australia.

Council will accept sewage from your property whether it enters Council's sewerage system by gravity, or by pumping. If you have an onsite sewage treatment unit on your property Council will accept sewage effluent from your property whether it enters Council's sewerage system by gravity, or by pumping.

## Disconnection of Sewer

Customers no longer requiring an existing sewer connection or seeking relocation, must submit a Sewer Disconnection application to Council. In accordance with Council's Policy, only Council and contractors appointed by Council are permitted to complete any work on a sewer main.

Please note that disconnection of sewer does not preclude payment of the fixed availability charges for sewerage services.

## Fire Flow and Pressure Tests

Requests for fire flow investigations can be made by completing an application form through DRC&Me or via Council's website and paying the applicable fee. Council will provide the applicant written notification of results.

If an occupant experiences low or high water pressure at their property, please contact Council. Council will conduct a pressure test at the property's water meter and advise the occupant if test results are within acceptance levels of customer service standards.

## No Building over Sewers

Customers have a responsibility to ensure that construction is not undertaken without approval adjacent to or over Council's sewer assets. Council's first position is that structures not be constructed over or close to sewers. However, each case will be considered on its merits having regard to Council's policy, a copy of which is available from Council.

## No Discharge of Stormwater into the Sewerage System

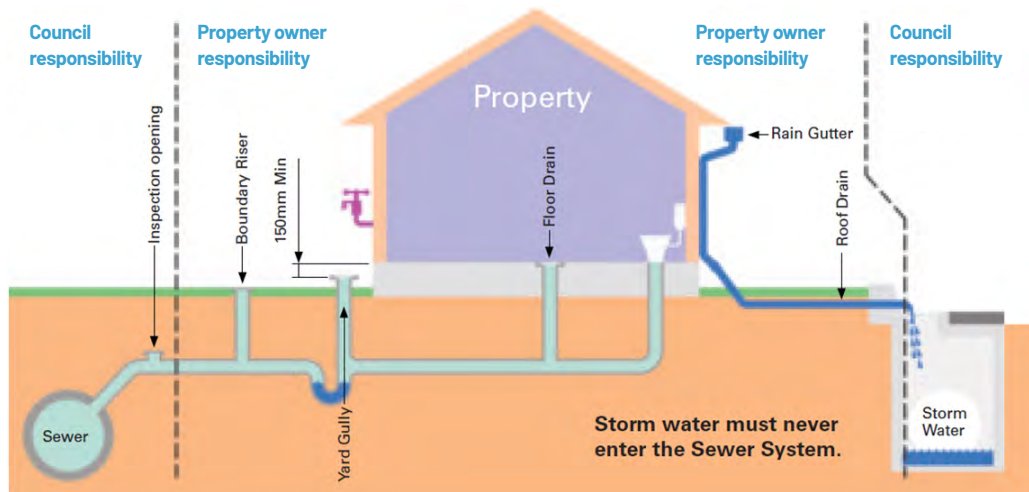
It is the property owner's responsibility to ensure that stormwater is not discharged into the sewer. This can cause sewerage overflows into properties downstream, public health impacts and environmental damage.

Illegal sources of stormwater can include:

- Connection of roof downpipes into the sewerage system (including carports, patio covers and extensions added after a property was originally constructed)
- Connection of garden drains and 'agi' pipes from behind retaining walls
- Concrete, paving or turfing up to the level of the yard gully (see diagram below)
- Inadequate property drainage that leads to flooding of the yard gully during heavy rainfalls.

Council regularly inspects and investigates areas that incur wet weather inflows into the sewerage system or overflows to the environment.

The following diagram provides customers with a graphic of responsibility for sewerage infrastructure within properties.



The yard gully is a fitting outside the home designed to release sewerage overflows safely. The shape and size of the yard gully can vary but in general they are round grated drains between 100mm and 150mm in diameter. The grating may be metal or plastic and black, white or silver in colour.

In the event of a sewerage blockage or high stormwater inflows into the sewerage system, the yard gully should 'pop off' to release the pressure and direct any sewerage away from the home. This prevents sewerage entering into the home from toilets, drains, shower drains or other disposal points.

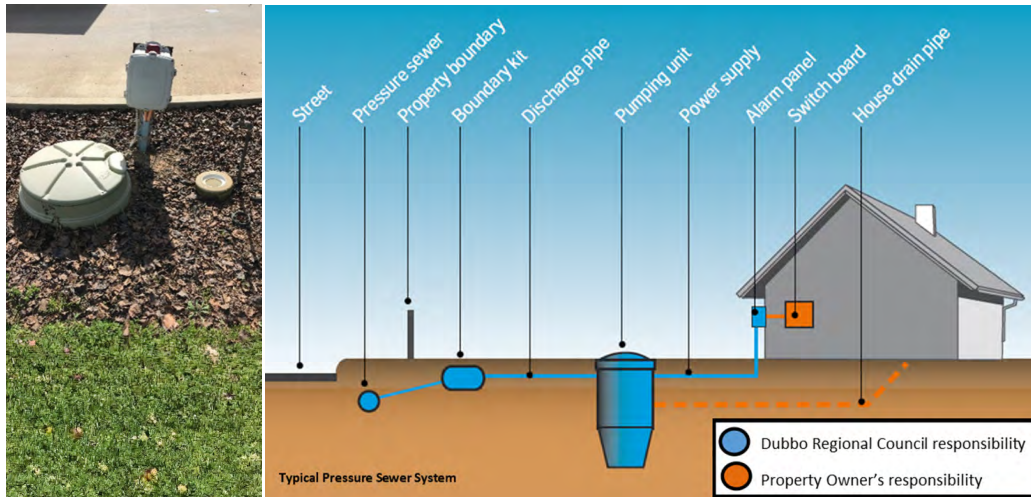
Plumbing regulations require that the yard gully must be installed at a level that is at least 150 mm lower than the lowest drain inside the home (particularly the shower, toilet and any laundry or bathroom floor drains). It must also be installed at least 75 mm above the surrounding ground level to ensure that stormwater does not flow into the sewerage system via the yard gully.

It is the responsibility of the property owner to ensure that their home has a properly installed and operational yard gully. It must also not be:

- Covered by an object such as a pot plant
- Covered by landscaping or garden beds
- Unable to 'pop off' because it is locked in place, corroded, filled with silt or concreted in.



## Pressure Sewer Systems



Council has pressure sewer systems operating at a number of locations. These systems involve a 'grinder pumping unit' installed upon the owner's property. Whilst Council is responsible to maintain these units they are driven by electricity from the property's switchboard which is the owner's responsibility together with the house drainage.

In order for these systems to operate effectively and to avoid blockages and damage to the units, it is important for the occupant to not place into the system the following items:

- Glass, metal, gravel or sand
- Seafood shells and kitty litter
- Nappies, plastic, materials such as cotton, linen etc
- Explosives and other flammable materials
- Lubricating oils, grease, strong chemicals or stormwater.

These items should never be disposed into any form of sewerage system.

Information together with the responsibility for the systems, helpful hints, maintenance and contact numbers in the event of problems can be found at Council's website. A pressure Sewer Manual is available to property owners and occupants.

## On-Site Effluent, Septic or Aerated Systems

All onsite human waste disposal systems for properties not connected to the reticulated sewerage system are the responsibility of the property owner.

Customers of onsite systems have a responsibility to maintain the system in an environmentally sustainable fashion. The onsite systems might include pump stations and many types of sewerage treatment and land application such as septic tanks, aerated sewerage treatment systems, bio filter systems, composting toilets and activated sludge systems. Onsite sewerage facilities within the LGA are regulated by Council's Environmental Compliance Team.



## Metering

### Special Meter Readings

Property owners or their representatives (conveyancer, solicitors etc) can request a special water meter reading as part of the final settlement if the property is being sold. Application for a Special Reading of Meter can be applied for online and a fee is charged in accordance with Council's Revenue Policy (Note: Standard meter reads are completed in two working days).

### Meter Accuracy Testing

Customers have the right, if they are concerned that the water meter is not responding correctly, to have the meter tested. This can be done by completing an application and payment of the applicable fee.

The water meter is sent away for accuracy testing by a NATA accredited facility. The compliance conditions of the National Framework for Urban Water Metering requires that cold potable meters have an acceptable level of confidence within a maximum permissible limit of error + or - 4%.

If the test returns an error rate outside of the maximum permissible limit of error to + or - 4%, the cost of the test will be refunded. An adjustment will also be made for the estimated amount that has been over- charged.

### Rainwater Tanks

Rainwater tanks help conserve the drinking water supply and can provide a valuable source of water for gardens, cleaning and other household purposes. Health NSW does not recommend the use of water from rainwater tanks for drinking or food preparation if town water supply is available.

## Water Accounts

### Payment

Council levies annual Rates and Charges on all rateable properties in Council's LGA in July of each year in accordance with the Local Government Act, 1993.

Rates notices are issued by 1 August each year in accordance with Section 562 of the Local Government Act 1993. Section 562(3) of the Act defines that rates and annual charges may be paid by a single instalment by 31 August or by quarterly instalments. The water consumption is shown on the Rates and Charges Instalment Notice each quarter. The consumption figure is for the water consumed in the previous quarter. Rates and Charges not paid by the due date are considered outstanding.

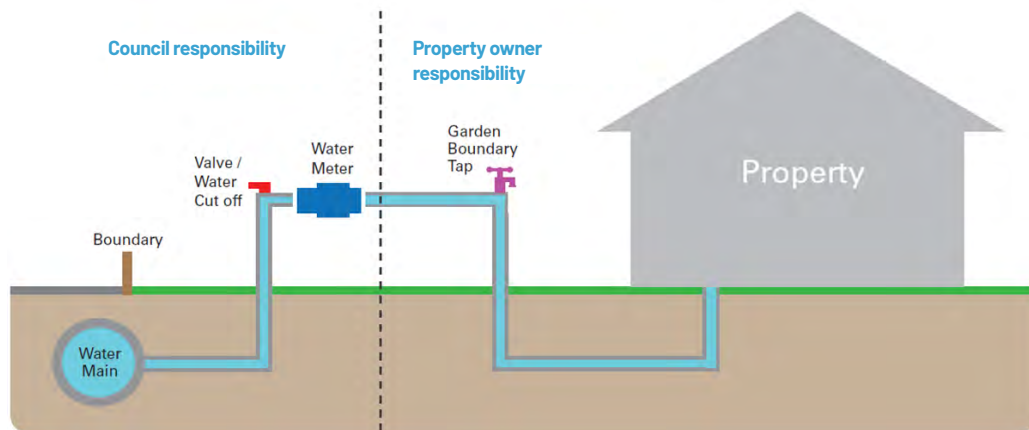
The property owner is responsible to acquit any charges overdue or payable. A range of payment options are available and further details can be obtained by contacting Council.

### Monitoring of Water Use and Water Leaks

Council has installed smart meter technology which allows customers to monitor and track their water usage including the ability to set high usage and leak alerts through the online customer portal, MyDRC Water.

The property owner is responsible for maintaining and repairing all internal pipes and water leaks downstream of the water meter within their property.





## Bursts, Blockages and Spills

### Sewer Blockages

The property owner is responsible for clearing blockages and repairing cracks to the internal sewer plumbing of their property. This includes the lines down to the connection point of the sewerage main.

In a case where the connection of the private plumbing to the sewerage main is outside the property boundary, the property owner is only responsible for the private plumbing up to the line of the property boundary. In the event of a blockage, the property owner must contact a licensed plumber in the first instance to identify the cause. If the blockage is located within the property owner's area of responsibility then the property owner must pay for the cost of clearing the blockage and any associated repairs to the private plumbing.

If the plumber believes that the blockage is located within Council's area of responsibility, the plumber or owner must contact Council as soon as possible to arrange for our attendance and rectification of the problem.

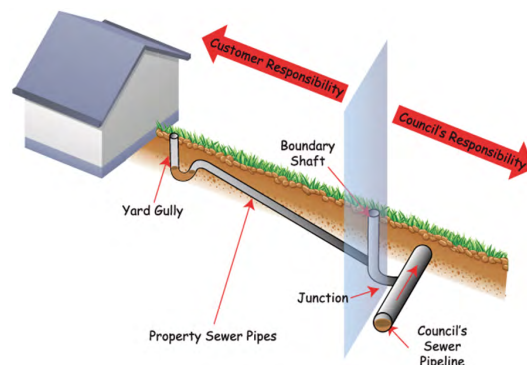
Council will liaise with the plumber, or owner, as required in relation to the blockage, location and Council's intentions regarding the problem. If the blockage is actually located in Council's area of responsibility, Council will reimburse reasonable charges from the plumber in attending the site.

### Water Damage and Sewer Overflows

From time to time, water mains burst as they are under pressure to ensure adequate supply to properties; and sewer pipes can get blocked from tree roots or other debris, causing an overflow. Council recognises that such an event is distressing and will, without liability, assist owners and occupiers with support and advice in the first instance and where Council is liable, take necessary action to rectify the situation.

Regardless, if water damage and sewer overflows occur:

- Property owners should contact their insurers
- Tenants should contact their insurers in relation to any personal effects and advise the property owner/ manager or agent of any damage to the property.



# WORKING TOGETHER

## General

Council is committed to a positive customer and community relationship engendered by continual involvement in the day-to-day activities of the business. In general, good customer relations are maintained by providing a quality service, keeping Council's customers informed and responding to the community needs. This Customer Service Plan has been created to cover these key aspects and include a single point of reference to:

- Set and meet agreed Water Supply and Sewerage Customer Service Standards
- Benchmark Council's performance and where improvement is identified, act upon such to meet our customer expectations
- Discourage the wastage of water and provide a range of community programs to educate on water conservation.
- Provide strong communication strategies to reach all community members about water supply and sewerage matters.

## Customer Satisfaction

The delivery of a personal service approach to Council's customers, as the essential service provider of water supply and sewerage across the LGA, is seen by all members of staff as an important part of attaining strong customer satisfaction results. This is facilitated by maintaining good communication and good performance in all aspects of the business. Council has a dedicated customer experience team able to answer any enquiries relating to the services that Council supply. Council effectively maintains 'a one-stop shop' as related to water supply and sewerage services during normal business hours from 9 am to 5 pm. An after-hours service is also maintained for emergency water supply and sewerage matters.

## General Enquiries

Council can be contacted during normal business hours on phone (02) 6801 4000 or by attending Dubbo or Wellington's civic administration buildings between 9.00 am and 5.00 pm (excluding public holidays).

General enquires can also be lodged through:

Website: [www.dubbo.nsw.gov.au](http://www.dubbo.nsw.gov.au)  
then select DRC&ME

Email: [council@dubbo.nsw.gov.au](mailto:council@dubbo.nsw.gov.au)

Post: PO Box 81, Dubbo NSW 2830

## Feedback

Council encourages and values your feedback, which is used as an opportunity to learn and improve Council's customer experience and service delivery. You can provide your feedback by attending in person at a Customer Experience Centre, phone, write, email or submit an online enquiry. Please tell Council when we have done things well, as it confirms that the service Council is providing is a service that you value, and helps us to recognise the efforts of our people.

## Complaints

Council recognises that a complaint is an expression of dissatisfaction made to an organisation related to its products, or the complaints handling process itself, where a response or resolution is explicitly or implicitly expected. This accords with the Australian Standard (AS ISO 10002-2006) and is consistent with the National Performance Reporting requirements relating to complaints, which are independently audited for compliance. The number and type of complaints about the services provided by Council or staff are captured for reporting and rectification where necessary.

A complaint could include a customer:

- Providing negative feedback about dealings with Council.
- Dissatisfied with a decision made under Council policy.
- Dissatisfied with an action or failure to act by Council.
- Customer levels of responsiveness as measured by the National Performance Reporting mechanisms for benchmarking which include:
  - Water quality complaints
  - Water service complaints
  - Sewerage service complaints
  - Billing and account complaints - water and sewerage
  - Total water and sewerage complaints.

Examples of matters that are not classified as complaints include:

- A request for service or assistance with clarification on a matter
- An inquiry into the progress of a water meter connection
- A request to take action on a leaking water pipe or any other service fault
- An inquiry to seek clarification or further information about a water account.
- Government pricing policy, property connections, restrictions, tariff structures or a correctly calculated water account is too high.

## Handling Customer Complaints

When a customer contacts us with a complaint by telephone, email, letter or in person, customers can expect to:

- Have their complaint and personal details kept confidential
- Be treated with courtesy and respect
- Receive the appropriate support where special needs are identified (eg interpreter service or hearing disabled)
- Receive an acknowledgement of a complaint if sought, by being provided with a reference number for any future enquiry or follow-up
- Have the matter investigated thoroughly and objectively
- Be kept informed of the process and outcome
- Receive a decision on the complaint if applicable.

Customers can be assured that Council will prioritise complaints based on the seriousness and complexity of a complaint. Council have a formal Complaints Handling Policy which outlines standards and processes for actioning matters raised by customers quickly and effectively.

## Work Health and Safety

Council is committed to the Work, Health and Safety Act and associated legislation to comply with all relevant aspects of workplace accident prevention, hazard control and removal, injury and protection and health preservation to ensure the health, welfare and safety of Council employees, contractors, volunteers and the public.

Issues of importance specific to water and sewerage operations include ensuring that:

- Water supply and sewerage operators are trained, to appropriate certification levels
- Operators are familiar with all current practices including WH&S requirements
- An up-to-date training program is in place for all staff
- A Quality Management System based on ISO 22001 is implemented.



#### Document Control

Responsible Officer:	
Division:	
Prepared by:	
Version:	
Revision:	
Document Date:	18 June 2024
Effective:	TBC (FLT approval)

Cnr Church and Darling Streets, Dubbo  
Cnr Nanima Crescent and Warne Street, Wellington

Ph: (02) 6801 4000  
dubbo.nsw.gov.au



**Dubbo Ratepayers and DRC are Guaranteed to Save \$3Million  
This Year and \$1.5Million Each Year Thereafter: How-To.**

**ALL CONCLUSIONS MADE BELOW ARE FULLY SUPPORTED BY ACTUAL FACTS, SO  
THAT ANYBODY CAN VERIFY THEM IN THE REFERENCES GIVEN.**

1. We are asked by DRC to view and comment on "The 2024 Community Insights Survey results from our Opt-in online survey and the statistically valid phone survey". In comparing the two data one-for-one, **Micromex is making big error by quantitatively comparing statistically-valid data with non-statistically-valid data.** Do we really pay them, year after year for this, and other errors below?
  2. DRC employs statistics consultants because of its entrenched belief that they do "*statistically valid representative survey*". **Micromex did not do this!** As [REDACTED] said in his 13 June 2024 presentation, in response to question by Councillor Wright, "*We adjusted the data afterwards so it is in line with the demographics of the area*".
    - 2a. To Councillor Ivey's question of 'can people do it more than once', [REDACTED] replied "*it was most unlikely as it took 25 minutes each time*". I am not surprised. **With 113 questions it is impossible to get "statistically valid representative survey"!!!**
  3. They show sampling error – **another name for variability** - of 4.4%. **This value is not true.** Look at the data and see for yourself. Chicago Bulls are tall and all about the same height. Our basketball team is a mix of tall and short. You don't need statistics to see that the variability in height of our team is greater than of their team.
  4. DRC says it is "*committed to reducing costs*". The mayor also says it has to follow government rules and regulations.
    - 4a. So, let's start with NSW Water Best Practice Document, that DRC states it has to follow and do the survey **every 4 years, as required**, AND **not every 2 years, as DRC does**. That will save about \$80,000. If DRC also does the same for surveys of Community Satisfaction and Needs of Residents, **which in any case is not required by government rules(!)** will save another \$80,000.
    - 4b. **If DRC really follows government regulations and guidelines it will include Item IS 3.1.1 on page 261 of the Australian Drinking Water Guidelines** on statistical process control and save at least \$200,000 - and another \$300,000 in the Sewage Treatment Plant. And reducing hardness to 15-43 mg/L given in the example on p 261, to prevent "*high hardness deposits in hot water pipes and fittings. Removal of these deposits can be costly.*" (see p713), will save about \$1,000,000/year – each year – **directly by the residents**, including not needing home water filtration units, and reduce the incidents of aged residents' vascular calcification, too.
  5. Add \$300,000 to above for the extra cost of Sodium Fluorosilicate powder that will be used the higher is the hardness, and the extra cost of controlling of water fluoride concentration to the required  $\pm 0.01\text{mg/L}$  (NSW Code of Practice for Fluoridation of Public Water Supplies 2018 p7 Sect 5.1.1), plus filtering out and disposing of the precipitated and insoluble toxic calcium fluoride.
- So, the total saving for DRC and its ratepayers is of the order of \$3,000,000 in the first year and then about \$1,500,000 per year thereafter.**

[REDACTED] Dubbo resident and ratepayer.

[REDACTED] 26 July 2024

## 2024-2026 Water Supply and Sewerage Customer Service Plan

August 2024

### Community engagement overview

To support the development of the 2024-2026 Water Supply and Sewerage Customer Service Plan, a biennial survey was conducted by an external research company Micromex Research to assess customer satisfaction with Council's services.

A YourSay page was created to inform and build awareness across two key stages.

- Delivery of the statistical valid phone survey to 500 residents.
- Public Exhibition of 28 days of the draft 2024-2026 Water Supply and Sewerage Customer Service Plan.

A plan for communication informed the community of the phone survey and public exhibition window seeking feedback from the community. An outline of all engagement activities can be found below.

### How we reached you and raised awareness



#### 21 days of phone survey

- 29 April - 20 May 2024
- 500 resident interviews were completed



#### 28 days of public exhibition

- 1 July - 29 July 2024
- 1 formal submission



#### YourSay project page

- 199 visits
- 53 documents downloads



#### Email Campaigns

- 296 recipients from YourSay



#### Traditional media

- 2 Media releases distributed



#### Digital engagement

- 4,093 social media reach (the number of times a post has been viewed)
- 50 social media engagements (the number of times a post was interacted with - which can be likes, shares, comments etc)

### Outcomes and next steps

The research report has been made available to the public on YourSay.

A report of the public exhibition result will be provided to Council at the Ordinary Council Meeting, Thursday 15 August 2024. The report is seeking Council to adopt the 2024-2026 Water Supply and Sewerage Customer Service Plan.

Formal submissions made during the public exhibition will be notified of the Council meeting. For members of the community who are following this project, an email will be sent to advise of the outcome to close the loop on this engagement activity.

**We thank you for your participation in the survey and contributing towards the draft plan.**





## REPORT: Renaming of the Legacy Shared Pathway - Located on Lot 7023 DP1020031

**DIVISION:** Development and Environment  
**REPORT DATE:** 1 August 2024  
**TRIM REFERENCE:** ID24/1475

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>• Seek endorsement</li><li>• Fulfil legislated requirement/compliance</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>• Naming the Legacy Shared Pathway and private road located on Lot 7023 DP1020031, Bligh Street, Dubbo</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>• Sections 2.4.3 and 6.7.3 of the Geographical Names Board Policy.</li><li>• Section 162 of the Roads Act 1993.</li><li>• Section 7 of the Roads Regulation 2018.</li></ul>	
<b>Financial Implications</b>	Budget Area	Infrastructure
	Proposed Cost	The cost of the provision of the blade signs and installation would be met by Dubbo Regional Council.
<b>Policy Implications</b>	Policy Title	Naming of Thoroughfares and Other Geographical Features within the City of Dubbo; and the Geographical Names Board NSW Addressing Policy.
	Impact on Policy	The proposed names have been considered in accordance with the above policies.

### STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principal 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:	2.1.5 Council works collaboratively with the government and stakeholders on transport-related issues

#### RECOMMENDATION

1. That the Legacy Shared Pathway be named Tracker Riley.
2. That the existing formed and maintained private road be named Tracker Riley Promenade.
3. That the proposed road name be notified on Council's website and Government Authorities in accordance with Section 162 of the Roads Act 1993 and Section 7 of the Roads Regulation 2018.
4. That those who made a submission be advised of Council's determination on this matter.
5. That the approved name be gazetted.

*Stephen Wallace*  
Director Development and Environment

*KE*  
LIS and E-Services  
Coordinator



## BACKGROUND

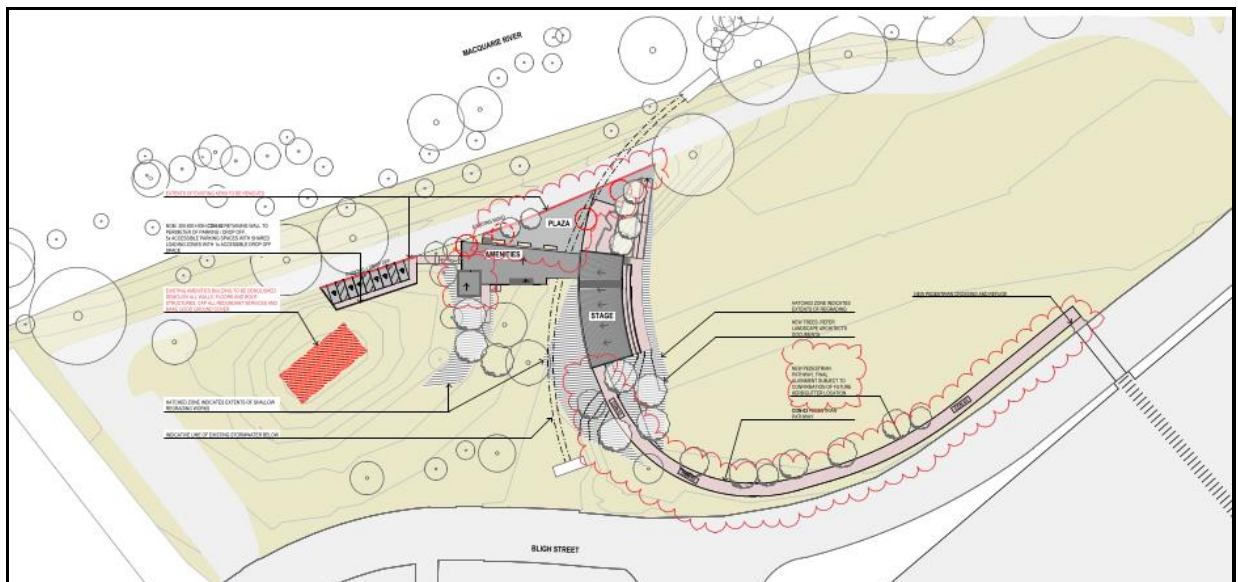
At the Ordinary Council Meeting held on 24 April 2024, a Notice of Motion (CCL24/84) was scheduled from Councillor M Wright regarding the naming of the Legacy Shared Pathway.

Council resolved as follows:

24 April 2024	<ol style="list-style-type: none"> <li>1. <i>That a community engagement process be undertaken to develop options for the formal naming of the infrastructure that was delivered as the 'Legacy Shared Pathway' noting that the project name reflected the grant funding program of the NSW Government.</i></li> <li>2. <i>That the Chief Executive Officer provide a report to the August 2024 Ordinary meeting of Council for the determination of a new official name of the new shared pathway infrastructure along the Macquarie River in Dubbo's CBD.</i></li> </ol>
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## REPORT

The Macquarie River Events Precinct, located at Ollie Robbins Oval, was approved under Development and Construction Certificate applications D2021-602 and C2021-602 showing the future use of the land as a community recreational, cultural and entertaining area (**Figure 1**).



**Figure 1:** Overall site plan of the approved Macquarie River Precinct

The Legacy Shared Pathway Project (**Figure 2**), located within the Events Precinct, was officially opened following completion in April 2024.

The shared pathway is part of the formed maintained private road, which is required to be named as per the Geographical Names Board Policy under Sections 2.4.3 and 6.7.3. The naming of the adjacent existing private road will benefit emergency services wayfinding.



**Figure 2:** Formed maintained private road highlighted in blue

### Consultation

On 14 June 2024, Council commenced a comprehensive community engagement incorporating both social and traditional media, to name the new section of pathway known as the 'Legacy Shared Pathway Project'. The total engagement period was for 45 days concluding on 29 July 2024.

A total of 20 names were submitted for consideration by 29 members of the community, of which seven were shortlisted that met Council and Geographical Names Board Policy requirements. Community were then asked to vote for their preference.

### **Voting results**

Significant support was demonstrated for the name “Tracker Riley” with 64.6% of total votes placed. Full results of engagement activities and consultation as attached in **Appendix 1**.

### **Road naming**

Noting the results of the public consultation, Tracker Riley was the preferred name. Potential road types and descriptions that are suitable for this area are listed below in alphabetical order for consideration:

- Tracker Riley Boulevard (description – wide roadway, well paved, usually ornamented with trees and grass plots).
- Tracker Riley Esplanade (description – level roadway, often along the seaside, lake or a river).
- Tracker Riley Parade (description – public promenade or roadway that has good pedestrian facilities along the side).
- Tracker Riley Parkway (description – roadway through parklands or an open grassland area).
- Tracker Riley Promenade (description – roadway like an avenue with plenty of facilities for the public to take a leisurely walk, a public place for walking).
- Tracker Riley View (description – roadway commanding a wide panoramic view across surrounding areas).
- Tracker Riley Vista (description – roadway with a view or outlook).

### **Preferred Options**

The private road/shared pathway needs to be described in accordance with the Geographical Names Board Policy requirements. The preferred options are Tracker Riley Esplanade, Tracker Riley Parkway or Tracker Riley Promenade.

It is recommended that Tracker Riley Promenade best fits the purpose due to the Macquarie River Precinct approvals.

### **Planned Communications**

- Public notification and advising authorities as per Section 7 of the Roads Regulation 2018.
- Council’s website and NSW Place and Road Naming Proposal System.
- YourSay followers and all nominations be informed.

### Resourcing Implications

- \$1,328 for the installation and supply of two blade signs for the existing private road.
- If the pathway is not named Tracker Riley, two signs in the area will require modification with an estimated cost of \$5,000. Other wayfinding signs that reference the shared path could be updated progressively.

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	1,328	0	0	0	0	0
c. Operating budget impact (a – b)	1,328	0	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	1,328	0	0	0	0	0
Does the proposal require ongoing funding?			No			
What is the source of this funding?			Road Signage Budget - Infrastructure			

**Table 1.** Ongoing Financial Implications

### Timeframe

Key Date	Explanation
19 August 2024 – 7 September 2024	Public notification
9 September 2024	Seek gazettal of proposed road name

### Next Steps

- If no objections are received from the general public and authorities the proposed road name will be gazetted.

### APPENDICES:

- [1](#) Legacy Shared Pathway - Community Engagement Snapshot



## Macquarie River | Name Your Path

August 2024

### Community Engagement Snapshot

On Thursday 24 April 2024, Council endorsed to undertake community engagement to name the new section of pathway known as the 'Legacy Shared Pathway Project'

Our engagement intent was to INVOLVE the community in consultation activities across two stages. A YourSay project page was created to facilitate community participation across stage 1. Nominate a Name and stage 2. Vote for your preference. The page was designed to build understanding around Council's obligations to the Geographical Naming Board and gain community support for the nominated names. A comprehensive plan for communication incorporating both social media and traditional media was developed to support the project across both stages of community participation.

A summary of engagement activities and the resulting community participation is highlighted below.

### How we reached you and raised awareness



**45 days of engagement**  
• 14 June - 29 July 2024



**2,602 visits to YourSay page**  
• 28 Followers of the page



#### Name nomination process

14 June - 8 July 2024

- 29 submissions
- 7 names shortlisted

All nominations have been informed of the outcomes and next steps via YourSay.



#### Name voting process

15 July - 29 July 2024

- 678 valid voting contributions out of a total of 1,415 contributions

\*Voting patterns are monitored to ensure fairness and accuracy. Submissions from IP addresses showing patterns consistent with multiple submissions may be excluded to maintain the integrity of the voting process.



#### Digital engagement

- 134,263 social media impressions (the number of times a post appears)
- 38,647 social media engagements (the number of times a post was interacted with - which can be likes, shares, comments etc.)
- 2 paid social advertisements



#### Traditional media

- 2 media releases distributed
- 1 Newspaper mention - 668 reach
- 1 TV mention - 4.89K reach
- 12 Radio mentions



#### Stakeholder engagement

- Direct e-mail to all Council Community Committee Members

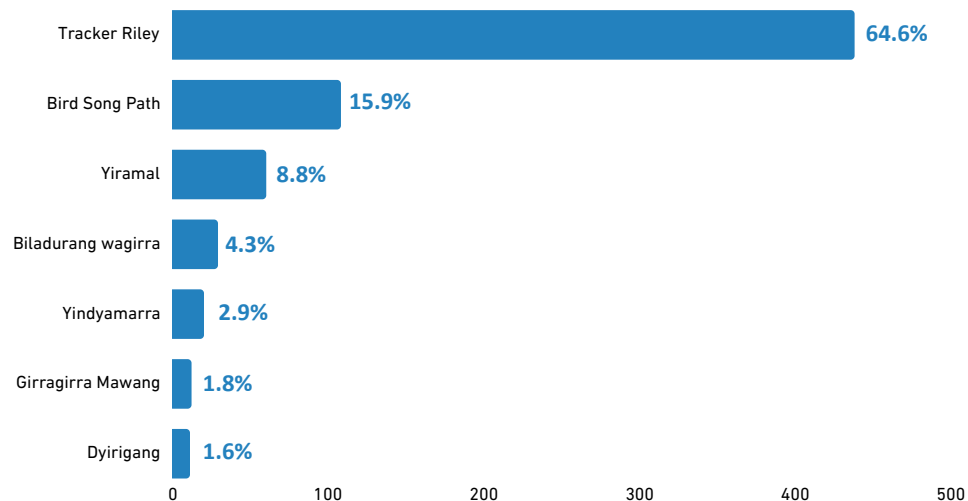
#### Advertising

- 1 radio advertisement on DCFM
- 4 mentions in the Daily Liberal and Dubbo Photo News

## Voting results

Of the **1,415** contributions received via YourSay, **678** valid voting contributions were identified.

\*Voting patterns are monitored to ensure fairness and accuracy. Submissions from IP addresses showing patterns consistent with multiple submissions may be excluded to maintain the integrity of the voting process.



## Outcomes and next steps

- A report with the preferred name and relevant policy guidelines will be presented to Council at the Ordinary Council Meeting, Thursday 15 August 2024 to inform decision-making.
- The endorsed name will be submitted to the Geographical Naming Board for final approval.
- All followers to this page and emails provided within our activities will receive an email to view this engagement snapshot.
- All followers to this page and emails provided within our activities will be informed of the outcome.



We would like to thank everyone who participated in this activity. Your involvement has played a valuable role in the naming process.



## REPORT: Victoria Park Amenities - Results of Public Exhibition

**DIVISION:** Community, Culture and Places  
**REPORT DATE:** 25 July 2024  
**TRIM REFERENCE:** ID24/1537

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>Seek direction or decision.</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>Determine the location and the style of the new public amenities for Victoria Park.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Council was successful in securing \$403,000 from the NSW Government for the renewal of the public amenities in Victoria Park.</li><li>Council sought community input into the location and style of the new facilities and the results are not conclusive.</li></ul>	
<b>Financial Implications</b>	Budget Area	Community Culture and Places / Recreation and Open Spaces
	Funding Source	NSW Government – Stronger Country Communities Fund R5
	Proposed Cost	\$403,486
	Ongoing Costs	\$14,300 p.a. (cleaning based on \$55 / clean x 5 x 52 weeks). \$3,000 p.a maintenance / vandalism
<b>Policy Implications</b>	Policy Title	No Policy exists
	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 principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 5 Liveability

CSP Objective: 5.5 Our community has access to a diverse range of recreational opportunities

Delivery Program Strategy: 5.5.1 Passive and active open space is located to maximise access and use by the community



**RECOMMENDATION**

1. That Council prepare a tender for a new Victoria Park Amenity Block based on a modular style that has, as a minimum, the following attributes:
  - a. Fits generally within the allocated space of 14m x 4.3m.
  - b. That at least the same number of toilets are provided as the existing amenities.
  - c. The inclusion of a unisex parenting room, requesting both an adult and junior toilet,
  - d. Disabled accessible toilet,
  - e. Privacy screen,
  - f. Internal and an external wash basin facilities.
2. That a new compliant accessible pathway be constructed linking the Dubbo Aquatic Leisure Centre carpark, the new amenity block and the playground, as funds allow.
3. That additional lighting in the area be installed, as funds allow.
4. That the new amenity block be constructed in an energy efficient manner to reduce operational costs.
5. That all participants who provided feedback and members of YourSay following this project will be notified of the outcome and thanked for their contributions.

*Craig Arms*  
Director Community, Culture and Places

*IM*  
Manager Recreation and  
Open Spaces



## BACKGROUND

Council was successful in obtaining \$403,486 from the Stronger Country Communities Fund Round 5 (SCCFr5) for council to complete a renewal of the outdated and non-compliant (Mobility and Access AS1428.1) Victoria Park amenities building. Works will include demolition, relocating (if required) and construction of a modern, quality, safe and inviting amenities building that has disability facilities and other facilities as identified through community consultation. Under the funding agreement, relocation of services and access paths are included, if required, in the overall cost of the new amenities.

Following a report to the 21 November 2023 Executive Leadership Team a YourSay page was established to undertake community consultation on the new amenities' location within Victoria Park and the style of the building.

Three potential sites were identified:

1. To the north of the playground adjacent to the Dubbo Aquatic Leisure, facing west.
2. To the East of the playground, along the southern fence of the Dubbo Aquatic Leisure Centre
3. Existing location towards the eastern side of Victoria Park

The community were asked to complete a short survey. The survey included questions around preferences to facilities within the new amenity block, whether cubicles exiting to the exterior is preferable over exiting into an internal space and how the facility would look within the Victoria Park space.

The survey opened 1 July 2024 and closed 29 July 2024.

## REPORT

The Victoria Park Amenities Block community engagement through Council's YourSay page proved to be highly successful. The page was developed to allow the community to influence the location, style and look of the new amenity block through a survey and open-ended comments.

Over the 31 days it was promoted through social media platforms, a pop-up stall at Cars and Coffee, a media release, two advertisements in the Daily Liberal and Photo News, park signage and on local radio.

This resulted in 97 contributions from our community.

Location:

Three potential sites were identified, as shown in figure 1:

- 1. To the north of the playground adjacent to the Dubbo Aquatic Leisure, facing west.
- 2. To the East of the playground, along the southern fence of the Dubbo Aquatic Leisure Centre
- 3. Existing location towards the eastern side of Victoria Park



Figure 1. Proposed locations for the new amenity block.

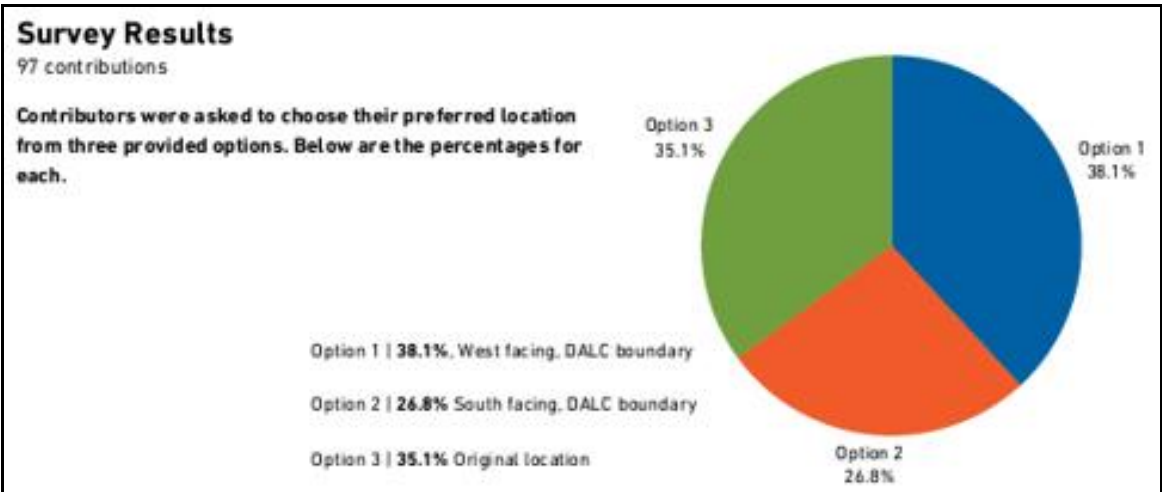


Figure 1 Results for the location of the amenity block.

Option 1 proved to be the most popular location with those community members that responded. This is located on the west facing side of the Dubbo Aquatic Leisure Centre, in the set back area as shown in figure 2.



Figure 2. Preferred location of new amenity block.

The preferred location is approximately 14 metres in length and approximately 4.3 metres deep. This provides the opportunity to increase the number of amenities and facilities to meet most of the requirements identified the community. Belgravia Leisure has been approached and are supportive of this location.

As shown in figure 3, there is also a sewer line adjacent to the preferred site. Alternatively, access to the sewer could be gained through the Dubbo Aquatic Leisure Centre's toilets.



Figure 3. Preferred location showing dimensions and sewer line proximity.



The preferred location also provides the best outcome in terms of accessibility to the public for major events, travellers, the playground and has the highest level of visibility through a safety by design lens. Lighting in the area can easily be enhanced due to existing park lighting in the immediate vicinity.

Style:

An indicative image of an outward facing amenity block was provided in the survey with the community being asked if this style suited their needs. The image from the survey has been reproduced below.

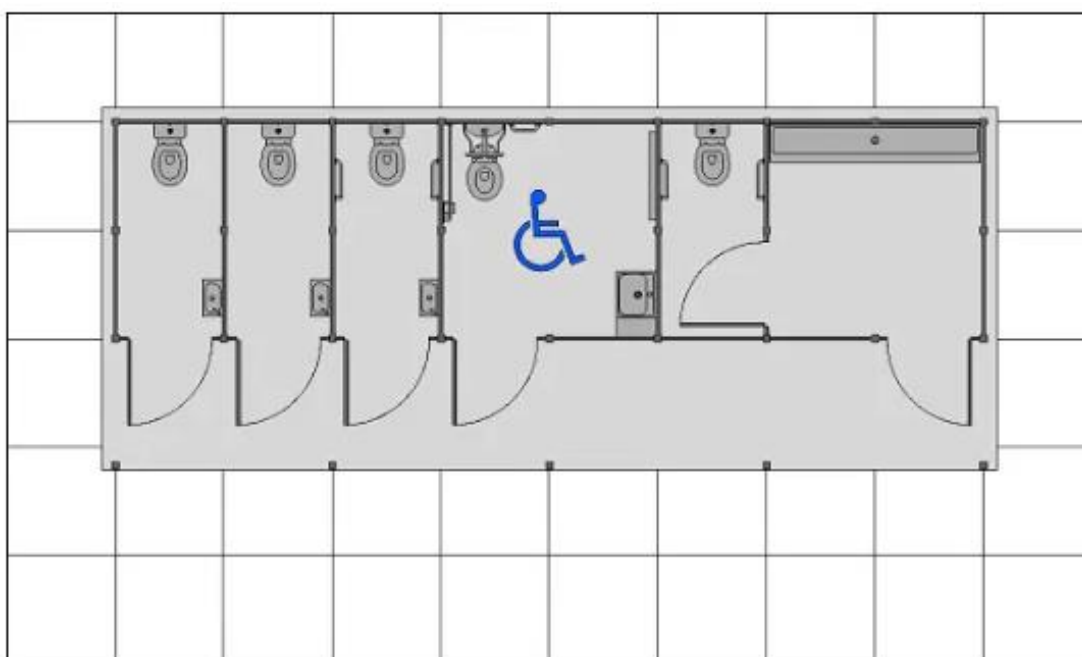


Figure 4. Indicative design showing outward facing cubicles, a disabled amenity space and urinal (Modus).

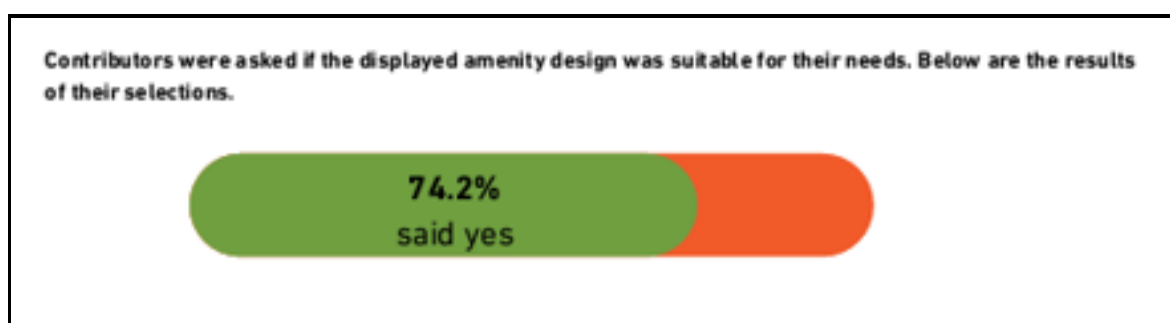


Figure 5. Strong positive response to external exiting cubicles, disability toilet and urinal space.

The community's response was strongly positive to the outward facing cubicle layout, as opposed to cubicles opening into an internal space. However, it should be noted that nine respondents preferred the internal space (Figure 6). The highest response however, identified that there were no inclusions for parents (Parent's Room).

Of the 25 contributors who answered no, the following reasons best relate to their responses.

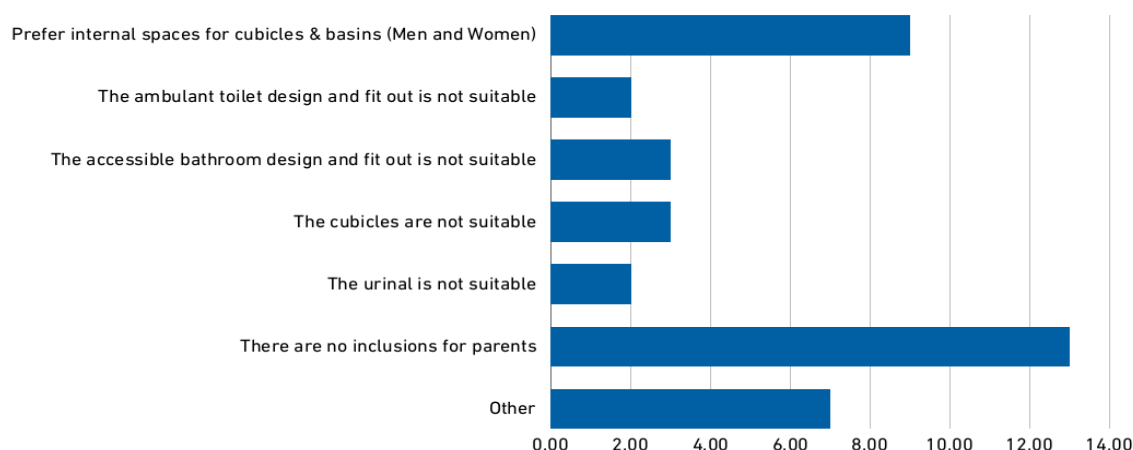


Figure 6. Responses from recipients who preferred an alternate layout.

Comments identified under “other” are shown below verbatim:

- *There are no separate spaces for male & female. Absolutely not acceptable to have unisex toilets. It's also risky to have the doors open directly into the park. At least a privacy screen should be considered.*
- *Please make all individual cubicles for safety*
- *They need a cubicle for parents, with easy access for prams with a change table and a child's toilet and adults toilet in the same area. Orana mall has a great example*
- *No need for accessible, more toilets would be better with time locks on all of them.*
- *Separate men's and women's*
- *Numerous Westfield and similar shopping centres have parents cubicles which have full sized toilet and child's toilet in the same cubicle - given it is close to children's playground this should be strongly considered. This further should be externally accessible/unisex so fathers/males taking their children to playground have access/not just mothers in a female section. Please also consider flooding the cubicles with natural light so they arent always dark and damp areas.*
- *There is a need for child size amenities as this is a very popular park for families with young children and there is a need for a space where adults of either sex can safely take their child to the toilet.*

To understand what inclusions could be considered, contributors were asked to suggest inclusions, a total of 73 contributions identified the following key inclusions from the open-ended response.



Figure 7. Suggested inclusions for the Victoria Park amenities resulting from Community Engagement

It is recommended that Council prepares a tender for a new Victoria Park Amenity Block based on a modular style that has, as a minimum, the following attributes:

- Fits generally within the allocated space of 14m x 4.3m.
- That at least the same number of toilets are provided as the existing amenities.
- The inclusion of a unisex parenting room, requesting both an adult and junior toilet,
- Disabled accessible toilet,
- Privacy screen,
- Internal and an external wash basin facilities.

As part of the project a new compliant accessible pathway will need to be constructed and additional lighting in the area will be installed.

Vibrant artwork was identified as the preferred finish for the amenity and Council will investigate this further following the award of the tender. Different finishes to the amenity block may influence what is achievable.

As part of the tender assessment the full lifecycle cost of the amenity block will be considered to ensure long term cost effectiveness of the new structure.

### Consultation

- The community was engaged through Dubbo Regional Council's YourSay page for 28 days from the 1 July to 29 July 2024.
- The State Manager of Belgravia Leisure confirmed that there were no objections to the community's preferred option of the amenities being located on the western side of the Dubbo Aquatic Leisure Centre.
- The issues and concerns raised by the community have been assessed and, where possible, included in the recommendation inclusions for the tender of the new amenities.

### Resourcing Implications

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	\$403,486	0	0	0	0	0
b. Operating expenses	0	-17,300	-18,020	-18,772	-19,554	-20,368
c. Operating budget impact (a – b)	0	0	0	0	0	0
d. Capital Expenditure	-\$403,486	0	0	0	0	0
e. Total net impact (c – d)	\$0	-17,300	-18,020	-18,772	-19,554	-20,368
Does the proposal require ongoing funding?		Yes				
What is the source of this funding?		Rates				

**Table 1.** Ongoing Financial Implications

#### Notes:

- Operating expenses is based on the current cleaning schedule of 5 days/week and the most current rate of cleaning for a facility \$14,300 p.a.
- An allowance of \$3,000 p.a maintenance / vandalism has been allowed for.
- Current annual cost of cleaning of the facility (5 days/week) is \$7,410 p.a., however this is based on a rate of \$28.50/clean that is tied to an existing contract. This charge is expected to increase to at least the \$55/clean based on a variation resulting from the Church Street amenity block.

### Timeframe

Key Date	Explanation
15 August 2024	Ordinary Meeting of Council to consider report.
Post 15 August 2024	Members of the community who contributed contacted and thanked.
23 September 2024	Tender prepared and advertised on Vendor Panel.
October 2024	Report to Council identifying preferred tenderer to construct amenity block.

### APPENDICES:

1 [Engagement Snapshot | Victoria Park Amenity](#)



## Victoria Park | Amenities Block Construction

August 2024

### Community engagement overview

In alignment with the Delivery Program and Operational Plan, the public amenities within Victoria Park were identified for renewal. Our engagement intent was to CONSULT the community on the preferred design and location for the new amenities through participation in a survey. A YourSay project page was created to encourage residents to vote on their preferred location and configuration of the new amenities.

To increase community awareness, a detailed communications plan was created, utilising both social media and traditional media to support the project and to raise awareness and encourage community participation. A dedicated pop-up consultation session was hosted by staff within the park during a popular community event to gauge community insights.

A summary of engagement activities and the resulting community participation is highlighted below with outcomes and next steps.

### How we reached you and raised awareness



**31 days of engagement**  
• 28 June - 29 July 2024



#### YourSay project page

- 367 visits
- 97 survey contributions
- 7 Followers of the page
- 3 question contribution



#### Digital engagement

- 18,153 social media impressions (the number of times a post appears)
- 2,416 social media engagements (the number of times a post was interacted with - which can be likes, shares, comments etc.)



#### Traditional media

- 1 media release distributed
- 6 Radio mentions



#### Community activities

- 1 Pop-Up information stand at Cars and Coffee
- 4 participants contributions made via the signage placed in the playground.

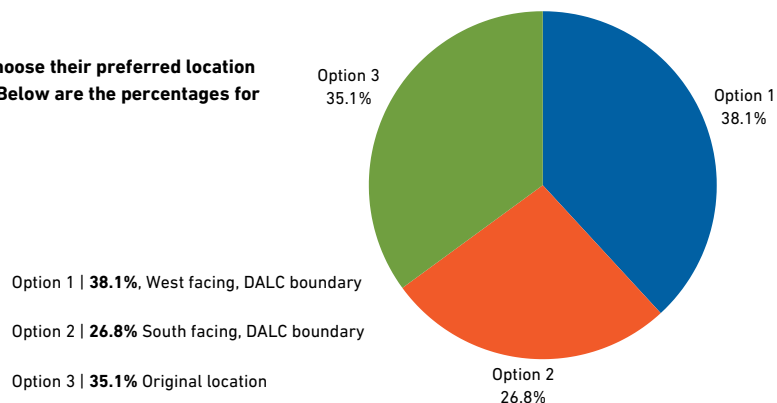
#### Advertising

- 2 newspaper advertisements in the Daily Liberal and Dubbo Photo News

### Survey Results

97 contributions

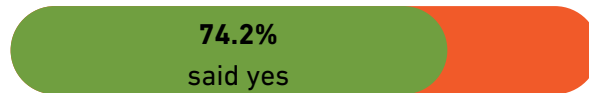
Contributors were asked to choose their preferred location from three provided options. Below are the percentages for each.



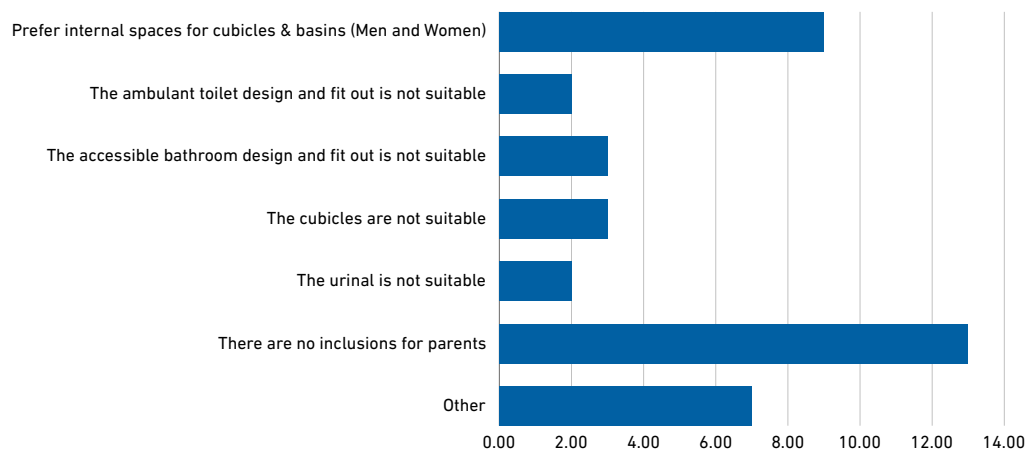




Contributors were asked if the displayed amenity design was suitable for their needs. Below are the results of their selections.



Of the 25 contributors who answered no, the following reasons best relate to their responses.



To understand what inclusions could be considered, contributors were asked to suggest inclusions, a total of 73 contributions identified the following key inclusions from the open-ended response.





When asked to "help us select your preferred options" regarding the aesthetics of the amenity, the following rankings were obtained.



Note: This is a depiction of a graphic wrap on a building.

#### Ranking #1

##### Graphic wrap

1. Bright & vibrant theme or artwork
2. Environment, education theme or artwork



#### Ranking #2

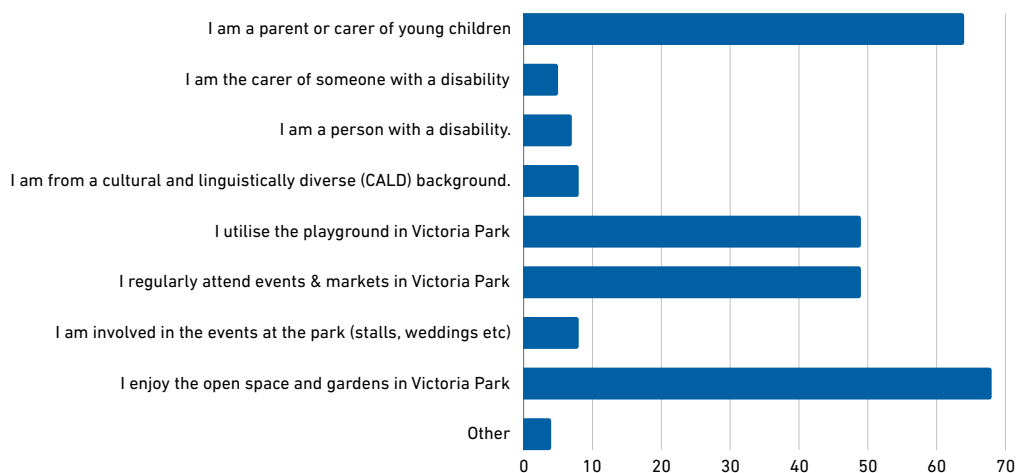
##### Colour palette

1. Heritage colour palette
2. Neutral colour palette

#### Rankings continued

5. Graphic wrap - heritage image and theme
6. Bright colour palette
7. Mirror, reflective wrap to reflect garden

To understand areas that may influence contributor feedback, we asked them to identify which statements best apply to them. Below are the results of their selections.



## Outcomes and next steps

- A report outlining the outcomes of the community consultation will be presented to Council at the Ordinary Council Meeting, Thursday 15 August 2024 to inform their decision-making.
- All followers to this page, including contributors who provided an email during the survey, will be informed of the outcome.



We would like to thank everyone who participated in this activity. Your involvement has played a valuable role in the amenities construction.



# REPORT: Tree Preservation Order - Proposed Framework for Tree Preservation Order and Resourcing Impacts

**DIVISION:** Community, Culture and Places  
**REPORT DATE:** 16 July 2024  
**TRIM REFERENCE:** ID24/1487

## EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"> <li>Addressing Council resolution</li> <li>Seek direction or decision</li> </ul>	
<b>Issue</b>	<ul style="list-style-type: none"> <li>Provision of information relating to the introduction of Tree Preservation Order.</li> <li>Council is to determine whether the Tree Preservation Order threshold is to come into effect at one of the following intervention level of threshold established at ≥10 metres or trunk diameter ≥350mm measured at 1.4 metres above ground level, or threshold established at ≥8 metres or trunk diameter ≥300mm, measured at 1.4 metres above ground level.</li> <li>Following Council's consideration and determination of an intervention level and whether to proceed with implementing a Tree Preservation Order, a draft Development Control Plan will be required to be prepared to include guidance and information requirements.</li> </ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"> <li>Introduction of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 would satisfy the original intent of the Council Resolution and provide protection to private urban trees, level to be determined, and vegetation generally across the local government area.</li> </ul>	
<b>Financial Implications</b>	Budget Area	Community Culture and Places
	Funding Source	General rates
	Proposed Cost	Range between \$21,600 and \$98,619 (indicative 2024). Compliance not included in these estimates.
	Ongoing Costs	Range between \$0 and \$120,219 (indicative 2024). Compliance not included in these estimates.
<b>Policy Implications</b>	Policy Title	Development Control Plan (DCP). Tree Preservation Order (Public Trees) and Significant Tree Register. Tree Removal – Amenity Valuation of Public

		Trees.
	Impact on Policy	The Dubbo Development Control Plan (DCP) would need to be amended to include information and guidance on tree clearing and vegetation the Tree Preservation Order (Private Trees). No impact on the Tree Preservation Order (Public Trees) and Significant Tree Register or Tree Removal – Amenity Valuation of Public Trees.

## STRATEGIC DIRECTION

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

Theme: 6 Environmental Sustainability  
CSP Objective: 6.1 We achieve net zero emissions  
Delivery Program Strategy: 6.1.4 Existing and new development is sustainable, has sufficient greenspace and efficiently uses resources

Theme: 6 Environmental Sustainability  
CSP Objective: 6.2 We recognise, plan for and respond to the impacts of climate change  
Delivery Program Strategy: 6.2.1 The impacts of climate change are identified and addressed through collaboration with our community and government

## RECOMMENDATION

**That Council determines one of the three options regarding the implementation or otherwise of a Tree Preservation Order for non-rural lands in the Dubbo Regional Local Government Area:**

### Option 1

**Intervention threshold of  $\geq 10$  metres or trunk diameter  $\geq 350$ mm measured at 1.4 metres above ground level.**

- 1. Any Tree Preservation Order (Private Trees) includes the following:**
  - All species, native and exotic, except those trees that form part of an orchard or horticultural undertaking, identified as a “Priority Weed” under *the Biosecurity Act 2015*, except for individual tree/s identified on the Dubbo Regional Council’s Significant Tree Register, or not listed as or declared an endangered species, population, or endangered Ecological Community, as defined by the *Biodiversity***

*Conservation Act 2016.*

2. Private trees except those located in the following planning zones:
  - RU1 Primary Production
  - RU2 Rural Landscape
  - Zone RU3 Forestry
  - RU4 Primary Production and Small Lots
  - C1 National Parks and Nature Reserves.
3. Vegetation that forms or contributes to an Endangered Ecological Community or habitat of threatened species that occur within the nominated planning zones where the level of removal is below the Biodiversity Offset Scheme threshold.
4. That Council prepare a Development Control Plan in accordance with the provisions of the Environmental Planning and Assessment Act 1979 to include the information contained in this report.

Option 2

Intervention threshold of  $\geq 8$  metres or trunk diameter  $\geq 300$ mm, measured at 1.4 metres above ground level.

1. Any Tree Preservation Order (Private Trees) includes the following:
  - All species, native and exotic, except those trees that form part of an orchard or horticultural undertaking, identified as a “Priority Weed” under *the Biosecurity Act 2015*, except for individual tree/s identified on the Dubbo Regional Council’s Significant Tree Register, or not listed as or declared an endangered species, population, or endangered Ecological Community, as defined by the *Biodiversity Conservation Act 2016*.
2. Private trees except those located in the following planning zones:
  - RU1 Primary Production
  - RU2 Rural Landscape
  - Zone RU3 Forestry
  - RU4 Primary Production and Small Lots
  - C1 National Parks and Nature Reserves.
3. Vegetation that forms or contributes to an Endangered Ecological Community or habitat of threatened species that occur within the nominated planning zones where the level of removal is below the Biodiversity Offset Scheme threshold.
4. That Council prepare a Development Control Plan in accordance with the provisions of the Environmental Planning and Assessment Act 1979 to include the information contained in this report.

Option 3

That further consideration of a Tree Preservation Order be undertaken by the incoming Council post the September 2024 Election.

Steven Jennings  
Manager Growth Planning

IM  
Manager Recreation and  
Open Spaces

BACKGROUND

Previous Resolutions of Council

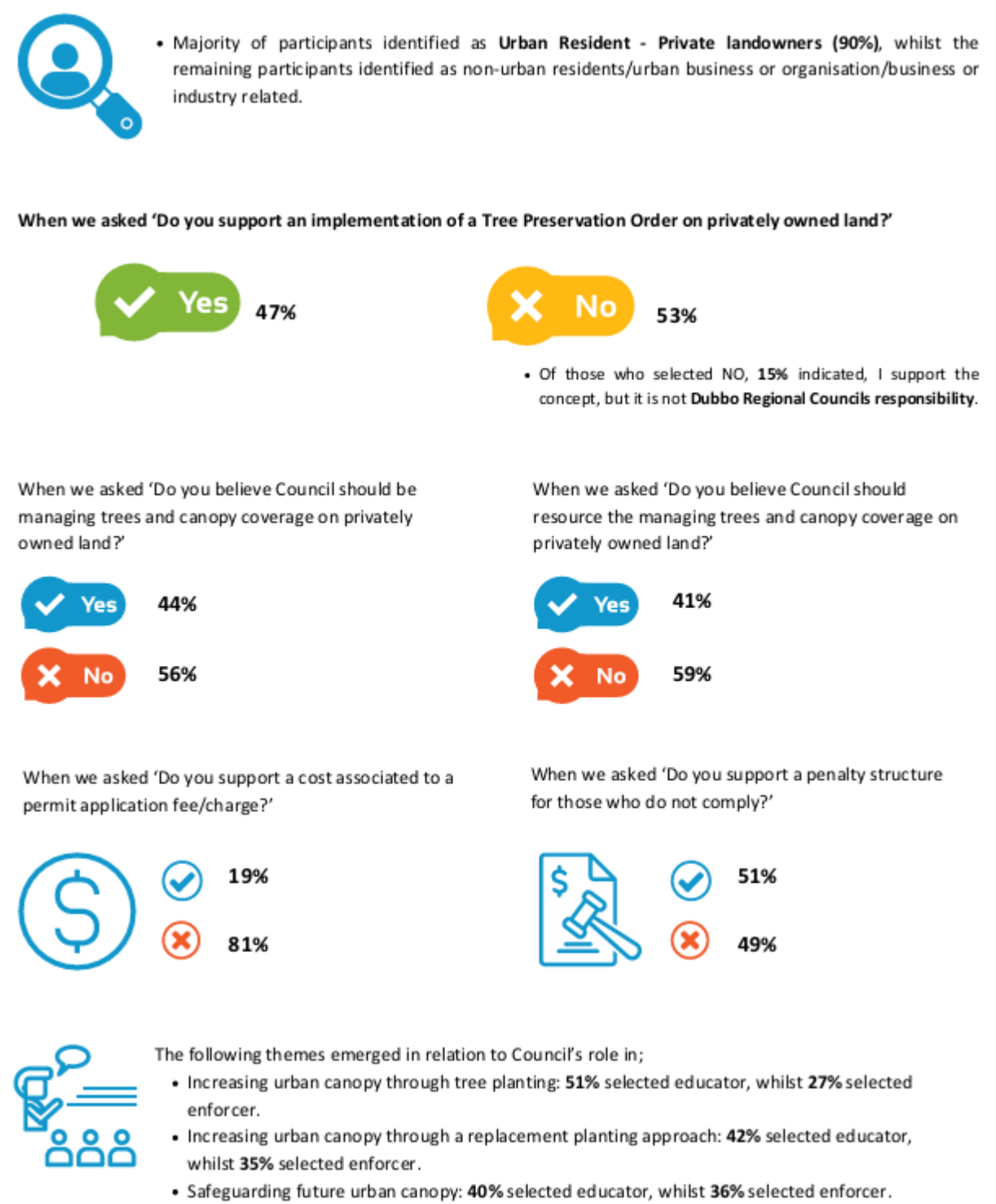
Date of Meeting and Clause Number	Resolution
27 September 2021 CCL21/209	<i>That the CEO provide a report to October 2021 Ordinary Council meeting on the options and indicative costs of the implementation of a Tree Preservation Order.</i>
25 October 2021 CCL21/253	<ol style="list-style-type: none"> <li><i>That the report of the Manager Recreation and Open Space, dated 6 October 2021, be noted.</i></li> <li><i>That further investigation in regards to the level of resourcing and associated costs in developing, implementing and resourcing the State Environmental Planning Policy (Vegetation) be carried out with a further report to Council by May 2022.</i></li> </ol>
12 May 2022 CCC22/20	<p><i>In part:</i></p> <ol style="list-style-type: none"> <li><i>That Council considers the adoption of Chapter 2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to protect prescribed vegetation across defined areas of the local government area.</i></li> <li><i>That</i> <ol style="list-style-type: none"> <li><i>Council undertakes community consultation on the options including the status quo; and</i></li> <li><i>This consultation takes place in July 2022 with a subsequent report to the relevant Standing Committee of Council in August 2022.</i></li> </ol> </li> </ol>
27 July 2023 CCL/199	<ol style="list-style-type: none"> <li><i>That the report dated 23 May 2023 be noted.</i></li> <li><i>That Council undertake community consultation regarding the options contained within the report for urban tree management regulation on private and public property including:</i> <ol style="list-style-type: none"> <li><i>Urban tree height and size options to which the regulations would apply</i></li> <li><i>Administration fee structure options including a no fee option.</i></li> </ol> </li> <li><i>That a report be provided to Council's Ordinary Meeting in October 2023 that provides details on:</i> <ol style="list-style-type: none"> <li><i>outcome of community consultation</i></li> <li><i>options for what a potential Tree Preservation Order structure could look like given that community consultation</i></li> <li><i>impact on resource allocation within Council to service a new policy setting, and</i></li> <li><i>financial adjustments required for the 2023-24 budget.</i></li> </ol> </li> </ol>
26 October 2023 CCL23/287	<ol style="list-style-type: none"> <li><i>That Council prepare a report to come back to Council outlining a proposed framework for tree management guidelines for Trees on private land to an intervention level of</i></li> </ol>

	<p><i>8 metres or higher and also 10 metres or higher (with DBH measurements) threshold, including:</i></p> <ul style="list-style-type: none"> <li>○ <i>Administration design;</i></li> <li>○ <i>Compliance; and</i></li> <li>○ <i>Resourcing implications</i></li> </ul> <p>2. <i>That Council develops an education program highlighting the importance of retaining trees, increasing canopy coverage and the benefits that they provide to our urban communities.</i></p> <p>3. <i>That Council undertake a statistically valid survey to understand community attitude towards a Tree Preservation Order and that it be funded from the Tree Management Budget.</i></p>
<p>14 December 2023</p> <p>CCL/336</p>	<p>1. <i>That Council prepare a report to come back to Council outlining a proposed framework for tree management guidelines for trees on private land to an intervention level of 8 metres or higher and also 10 metres or higher (with DBH measurements) threshold, including:</i></p> <ul style="list-style-type: none"> <li>○ <i>Administration design;</i></li> <li>○ <i>Compliance; and</i></li> <li>○ <i>Resourcing implications.</i></li> </ul> <p>2. <i>That Council develops an education program highlighting the importance of retaining trees, increasing canopy coverage and the benefits that they provide to our urban communities.</i></p>

At the July Ordinary Meeting of Council held on 27 July 2023, a report was tabled proposing the implementation of a Tree Preservation Order, through the State Environmental Planning Policy (Biodiversity and Conservation) 2021, that would offer protection of trees located on private property.

In accordance with the Council Resolution (2), an extensive community engagement program was developed and implemented to seek community views of whether Council should consider the implementation of a Tree Preservation Order on Private Trees and, if so, at what intervention standard (i.e. height of tree) should it come into force. Included in the survey were questions around the establishment of an administrative fee structure and whether a penalty structure for illegal removal of trees should be considered.

Information on the Tree Preservation Order for Private Land was placed on public exhibition from 11 August 2023 through to 4 October 2023, with 104 survey responses being received. **Figure 1** shows the survey results.



**Figure 1.** Survey results for the proposal of the introduction of a Tree Preservation Order to cover private trees.

Council also provided a voting mechanism to determine at what level the community believed that the intervention threshold for a Tree Preservation Order on Private Trees should be applied. Council received 83 votes.



While the results indicate that, while there is a level of community support for the implementation of a Tree Preservation Order to protect trees on privately owned land, most of the respondents did not support the proposition.

Based on the community consultation and the subsequent report, further information was requested by Council on the proposed frameworks for tree management at an intervention threshold of 8 metres and 10 metres, how it would be applied and the resourcing implications of surrounding each of the two thresholds. Council also requested the development of an education program that highlights the value of retaining trees and increasing canopy coverage within urban areas.

## REPORT

### 1. Administrative Design

A Tree Preservation Order is administered by Council under the provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021. Under the provisions of the State Policy, Council is required to specify in a Development Control Plan under what specific conditions the clearing of vegetation, in this respect 'trees', would require approval of Council. Clause 2.9 of the SEPP states as follows:

#### **2.9 Vegetation to which Part applies**

- (1) *This Part applies to vegetation in any non-rural area of the State that is declared by a development control plan to be vegetation to which this Part applies.*
- (2) *A development control plan may make the declaration in any manner, including by reference to any of the following—*
  - (a) *the species of vegetation,*
  - (b) *the size of vegetation,*
  - (c) *the location of vegetation (including by reference to any vegetation in an area shown on a map or in any specified zone),*
  - (d) *the presence of vegetation in an ecological community or in the habitat of a threatened species.*

The following provides information detailing the proposed structure of the Tree Preservation Order in respect of the information required to be included in Council's Development Control Plan:

#### **a) the species of vegetation**

The Tree Preservation Order (Private Trees) would cover all species, native and exotic, except for vegetation that:

- form part of a horticultural or orchard establishment where the lopping and pruning of trees is a necessary agricultural practice of such undertaking,
- is declared a “Priority Weed” under the provision of the *Biosecurity Act 2015*, except if a specific tree, or trees, is/are identified on Dubbo Regional Council’s Significant Tree Register,
- is not listed, declared, or nominated as an endangered species, endangered population, endangered ecological community, or critical habitat under the *Biodiversity Conservation Act 2016*,
- does not apply to vegetation assessed under the provisions of the *Biodiversity Conservation Act 2016*.

**b) the size of vegetation**

Council is to determine whether the Tree Preservation Order threshold is to come into effect at one of the following intervention levels:

- Threshold established at  $\geq 10$  metres or trunk diameter  $\geq 350$ mm measured at 1.4 metres above ground level, or
- Threshold established at  $\geq 8$  metres or trunk diameter  $\geq 300$ mm, measured at 1.4 metres above ground level.

The preceding definition “remove vegetation” would come into effect at the threshold adopted.

No other vegetation would be the subject of any Tree Preservation Order.

**c) the location of vegetation (including by reference to any vegetation in an area shown on a map or in any specified zone),**

Land in the following planning zones under the provisions of the Dubbo Regional Local Environmental Plan 2022 would be included in the proposed Tree Preservation Order:

Zone RU5 Village  
Zone R1 General Residential  
Zone R2 Low Density Residential  
Zone R5 Large Lot Residential  
Zone E1 Local Centre  
Zone E2 Commercial Centre  
Zone E3 Productivity Support  
Zone E4 General Industrial  
Zone E5 Heavy Industrial  
Zone MU1 Mixed Use  
Zone SP2 Infrastructure  
Zone SP3 Tourist\*  
Zone RE1 Public Recreation  
Zone RE2 Private Recreation

Zone C2 Environmental Conservation  
Zone C3 Environmental Management  
Zone W1 Natural Waterways;  
W2 Recreational Waterways.

\*Land managed by Taronga Western Plains Zoo expressly for paid tourism purposes would be excluded. Other lands owned and managed by TWPZ would fall under this TPO.

The following planning zones would be excluded from the Tree Preservation Order:

Zone RU1 Primary Production  
Zone RU2 Rural Landscape  
Zone RU3 Forestry  
Zone RU4 Primary Production Small Lots  
Zone C1 National Parks and Nature Reserves

Trees on public lands are exempt from this TPO as they are covered under the existing TPO (Public Trees) and/or the provisions of the Biodiversity Conservation Act.

**d) the presence of vegetation in an ecological community or in the habitat of a threatened species**

Vegetation that forms or contributes to an Endangered Ecological Community or habitat of threatened species that occur with the planning zones identified are covered under this Tree Preservation Order where the level of removal is below the Biodiversity Offset Scheme threshold.

Approval to remove vegetation above the Biodiversity Offset Scheme threshold must be obtained from the Native Vegetation Panel under the *Local Land Services Act 2013*.

**2. Tree Height Thresholds**

As identified in the Council resolution of 14 December 2023, Council would like to consider the implications of introducing a Tree Preservation Order height threshold on Private Trees of either 8 metres or 10 metres.

Option 1 identifies the expected resourcing implications of setting an intervention threshold of 10 metres and Option 2 an intervention threshold at 8 metres. Extra resources are required to be provided to manage the system the lower the threshold is set.

Both options require and enable the adoption of the SEPP (Biodiversity and Conservation) to enable management and compliance of vegetation across wider, prescribed areas of the local government area.

**Option 1. Threshold established  $\geq 10$  metres or trunk diameter  $\geq 350$ mm measured at 1.4 metres above ground level**

- Private trees as prescribed, or that are identified on the Significant Tree Register, will be managed under the SEPP (Biodiversity and Conservation).
- All other trees located on private property (urban) will continue to be managed by property owners.
- No additional staff resources are required.

**Resourcing Implications**

It is considered that current staffing levels in the organisation can meet the requirements of this option. However, review of staffing allocations within the Community Culture and Places Division would be required to be undertaken.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	21,600	21,600	21,600	21,600	21,600
b. Operating expenses	0	0	0	0	0	0
c. Operating budget impact (a – b)	0	21,600	21,600	21,600	21,600	21,600
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	21,600	21,600	21,600	21,600	21,600
Does the proposal require ongoing funding?		No				
What is the source of this funding?		Staff wages would continue to be paid through Recreation and Open Space.				

**Table 1.** Ongoing Financial Implications – Option 1

**Option 2. Threshold established at  $\geq 8$  metres or trunk diameter  $\geq 300$ mm, measured at 1.4 metres above ground level.**

- A lower entry point for private tree management could be implemented extending the coverage of protection. Trees identified on the Significant Tree Register could still be managed under this option. All other trees located on private property (urban) will continue to be managed by property owners.
- One additional staff and supporting resources would be required. The additional FTE staff and associated resources, such as a vehicle, would reduce the impact of increased tree management requirements impacting on services of Council such as asset management of recreational assets.

## Resourcing Implications

This option requires one additional position and resources including a vehicle and associated information technology requirements.

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	0	21,600	21,600	21,600	21,600	21,600
b. Operating expenses	0	-120,219	-128,148	-136,394	-144,970	-152,319
c. Operating budget impact (a – b)	0	-98,619	-106,548	-114,794	-123,370	-130,719
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	0	-98,619	-106,548	-114,794	-123,370	-130,719
Does the proposal require ongoing funding?			Yes			
What is the source of this funding?			Organisation wages and salaries for additional staff resource.			

**Table 2.** Ongoing Financial Implications to the Organisation – Option 2, based on one new FTE to the Organisation.

## Fee structure

A fee structure would need to be developed for the application of a permit to undertake tree work or removal on private property.

- Wagga Wagga City Council, for example, has a Tree Management Application fee of \$125 inc gst (2022/2023).
- Armidale City Council have:
  - Tree removal application 1-3 trees fee of \$144 inc gst
  - Tree removal application >3 trees fee of \$92 inc gst per tree
- Orange City Council – no permit fee identified.
- Tamworth Regional Council – no permit fee identified.
- Bathurst Regional Council – no permit fee identified.
- Albury City Council – no permit fee identified.

It is difficult to estimate the number of permits that Council is likely to receive in any given year. However, Wagga Wagga receives approximately 150 annually. Based on this figure and using Wagga Wagga and Armidale figures it is estimated that Council would receive between \$18,750 and \$21,600 inc gst of income through the permit system. The higher figure of \$21,600 has been used in the financial tables.

Council would need to determine whether the permit fee would be at full cost or partial cost recovery and include this in the Dubbo Regional Council Fees and Charges. Council could also decide on a “no fee” permit application.

#### **4. Compliance and penalty notices**

The Recreation and Open Space team would be involved in the assessment of the tree, preparation of the report with recommendations, and the determination as to whether a permit is issued for the removal or lopping of vegetation above the intervention threshold.

Where vegetation is illegally removed the Development and Environment Division of Council would be engaged, to oversee compliance processes.

The above costs consider the assessment and issuing of a permit to prune or remove trees on private property. With the introduction of a permit system, it is expected that there will be a requirement for a level of compliance to ensure that the work is done in accordance with the respective conditions of the permit. If works are carried out in contravention of the permit, then the Development and Environment Division will need to be involved for the issuing of penalty notices. This quantum of work and the demand on resources and associated costs have not been included in the above figures and may result in additional cost and resource implications to Council.

It is, however, unlikely that the full cost of the management of the Tree Preservation Order covering the private urban forest can be fully recouped.

#### **Next Steps**

Following the consideration of Council as to whether to continue to proceed with implementation of a Tree Preservation Order, Council will need to determine what intervention level the Tree Preservation Order will be structured on as follows:

- Option 1. Threshold established  $\geq 10$  metres or trunk diameter  $\geq 350$ mm measured at 1.4 metres above ground level
- Option 2. Threshold established at  $\geq 8$  metres or trunk diameter  $\geq 300$ mm, measured at 1.4 metres above ground level.

Council Staff will be required to prepare a draft Development Control Plan, which includes the information contained in this report. A draft Development Control Plan will be provided to Council for consideration. Any Development Control Plan is required to be placed on public display for a period of 28 days in accordance with the requirements of the Environmental Planning and Assessment Act, 1979.

Given that any Development Control Plan may have the effect of applying across the Dubbo and Wellington urban areas, in addition to Villages, an extensive community engagement process would be undertaken, prior to providing the further report to Council for consideration. It is only at this time any Tree Preservation Order would commence operation.



## REPORT: 2024/2025 Event Assistance Program - updated

**DIVISION:** Community, Culture and Places  
**REPORT DATE:** 7 August 2024  
**TRIM REFERENCE:** ID24/1649

### EXECUTIVE SUMMARY

<b>Purpose</b>	• Seek direction or decision	
<b>Issue</b>	• Provide Council with the determination of funding based on applications received under the 2024/2025 Event Assistance Program – <i>Community Events Fund</i> and <i>Destination Events Fund</i>	
<b>Reasoning</b>	• Endorsement by Council.	
<b>Financial Implications</b>	Budget Area	Regional Events
	Funding Source	Adopted Regional Events Operational Budget
	Proposed Cost	\$40,000
	Ongoing Costs	Annual allocation by Council
<b>Policy Implications</b>	Policy Title	Financial Assistance Policy
	Impact on Policy	There is no impact on policy
<b>Consultation</b>	Regional Events	Broad and targeted communications of the opportunity to apply for funding

### STRATEGIC DIRECTION

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

Theme: 3 Economy  
CSP Objective: 3.1 Visitor economy growth is supported  
Delivery Program Strategy: 3.1.2 Events that foster cultural, recreational and community interaction are supported

RECOMMENDATION

1. That Council endorse the recommendation from the assessment panel for the Community Events Fund as follows:
  - a. Teej Festival  
(Dubbo Nepalese Community Australia (Inc) \$ 800
  - b. Under Western Skies  
(Songwriters and Original Musicians Association Dubbo Inc) \$3,000
  - c. Dubbo Multicultural Event  
(Central West Muslims Association Inc) \$2,000
  - d. Geurie Lions Christmas Carols  
(Lions Club of Geurie Inc) \$ 100
  - e. Carols by Candlelight (Rotary Club of Dubbo West Inc) \$600
  - f. Holi Festival of Colours  
(Orana Residents of Indian Sub Continental Heritage) \$1,500
  - g. Man from Ironbark Festival  
(Stuart Town Advancement Association Inc) \$2,000
2. That Council endorse the recommendation from the assessment panel for the Destination Events Fund as follows:
  - a. Wellington Boot (Wellington Race Club) \$5,000
  - b. Stock Route Music Festival (Lazy River Estate) \$5,000
  - c. Dubbo Eisteddfod (Dubbo Eisteddfod Inc) \$5,000
  - d. Dubbo Winter Whiskey Festival (RJTP Pty Ltd) \$3,000
  - e. Cross Cultural Carnival  
(Orana Residents of Indian Sub-Continental Heritage Inc) \$2,000
  - f. Dubbo MotorFest (Dubbo Motorcyclists and Drivers Club Inc) \$5,000
3. That each applicant be advised of the outcome of their application in accordance with the Financial Assistance Policy.

*Craig Arms*  
Director Community, Culture and Places

*LC*  
Manager Regional Events



**BACKGROUND**

Under Council’s Financial Assistance Policy there are two (2) channels of funding open to event interest each financial year:

**Community Events Fund**

To assist not-for-profit events that deliver social and cultural benefits to the Dubbo Regional Local Government Area. Organisers must demonstrate that the event has broad community appeal and that it provides entertainment or engagement value. Events that provide a specific cultural or social outcome aligned with the 2040 Community Strategic Plan are also considered highly.

To be eligible for funding the event needs to be not-for-profit and held prior to 30 June 2025.

Individual applications for funding up to \$3,000 are invited. A total of \$10,000 funding has been allocated by Council for 2024/2025.

The application window was open from 1 July 2024 to 31 July 2024.

**Destination Events Fund**

To assist events that deliver significant economic and reputational benefits to the Dubbo Regional Local Government Area.

To be eligible for funding the event must deliver significant economic benefits and be held between 1 January 2025 and 31 December 2025.

Individual applications for funding up to \$10,000 are open annually. A total of \$30,000 funding was allocated by Council for 2024/2025.

The application window was open from 1 July 2024 to 31 July 2024.

**REPORT**

The opportunity to apply for funding was communicated directly to a database of local event organisers (Dubbo Region Events Network) via email and social media and broadly communicated to the public via e-newsletters, social media, print advertising and radio editorial.

**Resourcing Implications**

Total funding of \$40,000 is currently available:

Community Events Fund	Allocated funding:	\$10,000
Destination Events Fund	Allocated funding:	\$30,000

Council received 18 applications totalling \$108,164

Eleven (11) applications – Community Events Fund \$ 25,454

Nine (9) applications – Destination Events Fund \$ 82,710

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	40,000	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)	0	0	0	0	0	0
Does the proposal require ongoing funding?			Yes, in line with Council's Financial Assistance Policy			
What is the source of this funding?			Regional Events adopted Operating Budget			

**Table 1.** Ongoing Financial Implications

### Assessment

The assessment panel comprised of Council's Events and Partnerships Co-ordinator and the Events Support Officer.

Each application was assessed in line with the Program's terms, conditions and guidelines. Each individual answer to each question was assessed and scored accordingly. Council uses Smarty Grants to manage applications and assessments.

### Community Events Fund (allocated funding \$10,000).

**Aim:** Support locally organised events that deliver social and cultural outcomes.

Eleven (11) applications totalling \$25,454

The scores below were awarded based on a weighted score model which included, but was not limited to, a higher weight placed against cultural and social benefits.

2024/2025 Event Assistance Program Community Events Fund [allocated funding \$10,000]				
Event	Date of Event	Comments	Funding Request	Determined
Orana K9 Training Club Dog Obedience Trials <i>Orana K9 Training Club</i>	2-4 Aug 2024	This is an activity with a very narrow target market offering limited community appeal.	\$500	-
Teej Festival <i>Dubbo Nepalese Community Australia Inc</i>	24 Aug 2024	A good cultural event held indoors with stage entertainment.	\$3,000	\$800
Dubbo Stampede Running Festival <i>Dubbo Running Festival Inc</i>	25 Aug 2024	This event was successful under the Destination Events Fund.	\$3,000	-
Under Western Skies <i>Songwriters &amp; Original Musicians Association Dubbo Inc</i>	21 Sept 2024	This event fosters and promotes original music and musicians. It has solid cultural and social benefits.	\$3,000	\$3,000
Dubbo Sixes Soccer Tournament <i>Dubbo Macquarie United Football Club</i>	12-13 Oct 2024	This is a sporting event with very narrow community appeal.	\$3,000	-
Dubbo Multicultural Event <i>Central West Muslims Association Inc</i>	23 Nov 2024	A solid mix of multicultural and Indigenous entertainment. Good social and cultural outcomes.	\$3,000	\$2,000
Geurie Lions Christmas Carols <i>Lions Club of Geurie Inc</i>	6 Dec 2024	Limited entertainment.	\$1,204	\$100
Carols by Candlelight <i>Rotary Club of Dubbo West Inc</i>	8 Dec 2024	Strong audience numbers with good range of entertainment.	\$1,500	\$600
Holi Festival of Colours <i>Orana Residents of Indian Sub-Continental Heritage (ORISCON Inc)</i>	15 Mar 2025	An interactive event offering entertainment from a range of various cultures.	\$3,000	\$1,500
Central West Interclub Triathlon* <i>Dubbo Triathlon Club</i>	16 Mar 2025	Not assessed due to outstanding acquittal.	\$1,250	-
Man from Ironbark Festival <i>Stuart Town Advancement Association Inc</i>	19 April 2025	Good range of entertainment and a celebration of local history. Some detail lacking from answers.	\$3,000	\$2,000
<b>Total Funding Requested</b>			\$25,454	
<b>Total Funding Recommended</b>				\$10,000

The 2024/2025 financial year allocation of \$10,000 has been exhausted.

**Destination Events Fund (allocated funding \$30,000)**

**Aim:** To support events delivering significant economic benefits. Nine (9) applications totalling \$82,710. The scores below were awarded based on a weighted score model which included, but was not limited to, a higher weight placed against economic benefits.

2024/2025 Event Assistance Program Destination Events Fund [allocated funding \$30,000]				
Event	Date of Event	Comments	Funding Request	Determined
Wellington Boot <i>Wellington Race Club</i>	4-6 April 2025	The application evidenced significant economic and social benefits. Visitor nights: 2,400	\$10,000	\$5,000
Stock Route Music Festival <i>Lazy River Estate</i>	17 May 2025	Solid economic, cultural, and social benefits. Visitor nights: 1,222	\$8,980	\$5,000
Dubbo Eisteddfod <i>Dubbo Eisteddfod Inc</i>	30 May – 21 Jun 2025	Moderate economic benefits and significant social and cultural outcomes. Visitor nights: 600	\$10,000	\$5,000
Dubbo Winter Whiskey Festival RJTP Pty Ltd	13-14 June 2025	Moderate economic, cultural, and social benefits. Visitor nights: 525	\$10,000	\$3,000
Orana Physical Culture Interclub Competition <i>Orana Physical Culture</i>	9-10 Aug 2025	Low economic benefits. This is a competition with a very narrow target market and very limited audience appeal.	\$9,730	-
Western Rooster Championships <i>Dubbo Tennis Academy</i>	30 Aug - 1 Sept 2025	Low economic benefits. This is a competition with a very narrow target market and very limited audience appeal.	\$7,000	-
Dubbo Stampede Running Festival <i>Dubbo Running Festival Inc</i>	31 Aug 2025	Significant economic benefits and strong social outcomes. Visitor nights: 1,388	\$10,000	\$5,000
Cross Cultural Carnival <i>Orana Residents of Indian Sub-Continental Heritage (ORISCON Inc)</i>	18 Oct 2025	Strong cultural and social benefits. Budget lacked detail. Visitor nights: 100	\$10,000	\$2,000
Dubbo MotorFest <i>Dubbo Motorcyclists and Drivers Club Inc</i>	6 Sept 2025	Strong economic and social benefits. Visitor nights: 850	\$7,000	\$5,000
<b>Total Funding Requested</b>			\$82,710	
<b>Total Funding Recommended</b>				\$30,000

### Outstanding Acquittal Reports

Currently there are six (6) outstanding acquittals totalling \$8,830 relating to Community Events Fund and Destination Events Fund – Stream 1.

Under the Destination Events Fund – Stream 2 (strategic funding to attract and retain events) there are four (4) acquittals outstanding totalling \$38,200

Overall, there are ten (10) outstanding acquittals totalling \$47,030.

Event Assistance Program	2020/2021	2021/2022	2022/2023	2023/2024 (to date)
<i>Community Events Fund</i>				
<i>Destination Events Fund – Stream 1</i>				
Total No	1	3	0	2
Total Amount	\$1,500	\$2,130	0	\$5,200
<i>Destination Events Fund – Stream 2</i>				
Total No	0	0	2	2
Total Amount	0	0	\$21,200	\$17,000

### Planned Communications

Each applicant will be contacted via email and advised of the outcome of their application.

All applicants will be provided with the opportunity to seek feedback on their applications.

All funding will be covered via an agreement whereby the applicant agrees to terms and conditions as set under the Event Assistance Program.

### Timeframe

Key Date	Explanation
W/ 19 August 2024	Applicants advised of the outcome of their applications.
30 October 2024	All funding agreements are duly executed, and funding provided to applicants.



## REPORT: Community Services Fund 2024/2025 Round 1

**DIVISION:** Community, Culture and Places  
**REPORT DATE:** 28 June 2024  
**TRIM REFERENCE:** ID24/1320

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>Seek endorsement</li><li>Adopt funding</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>Recommendation report for applications received under Round 1 of 2024/2025 Community Services Fund.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>There were 14 applications totalling \$157,306 for available funds of \$168,611.21 (50% current year allocation + roll over from 2023/24 R2).</li></ul>	
<b>Financial Implications</b>	Budget Area	Community Services
	Funding Source	Budgeted Operational Expense
	Proposed Cost	\$81,894.60 (total of recommended applications)
	Ongoing Costs	\$150,000 per year ongoing.
<b>Policy Implications</b>	Policy Title	Financial Assistance Policy
	Impact on Policy	Alignment

### STRATEGIC DIRECTION

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

Theme: 5 Liveability

CSP Objective: 5.3 The lifestyle and social needs of the community are supported

Delivery Program Strategy: 5.3.1 The social service issues and requirements of our community are identified and met

RECOMMENDATION

1. That Council allocate \$81,894.60 to the community-based organisations in accordance with Section 356 of The Local Government Act 1993 and notification to be sent to each recommended applicant:
- |   |             |
|---|-------------|
| • Dubbo Show Society Inc                      | \$42,790.00 |
| • Dubbo Melanoma March Group                  | \$5,000.00  |
| • Western Region Academy of Sport             | \$3,523.00  |
| • Orana Education & Training Co-Operative     | \$6,000.00  |
| • ORISCON Inc                                 | \$2,500.00  |
| • Wiradjuri Wellington Aboriginal Town Common | \$2,081.60  |
| • U3A Dubbo Chapter Inc                       | \$5,000.00  |
| • Dubbo and District Can Assist               | \$15,000.00 |
2. That the surplus funds remaining from the 2024/2025 Round 1 be rolled over to 2024/2025 Round 2 of the Community Services Fund.

*Craig Arms*  
Director Community, Culture and Places

*CW*  
Manager Community  
Services

## BACKGROUND

The framework under which Council considers and determines donations relates to the requirements of Section 356 of the *Local Government Act 1993* (the Act) whereby Council may contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.

### Previous Resolutions of Council

27 July 2023  CCL23/200	<ol style="list-style-type: none"><li>1. <i>That it be noted that the first round of 'Community Services Fund' and 'Community Assistance Fund' for financial year 2023/2024 has been paused pending consideration of this report.</i></li><li>2. <i>That it be noted that under the current framework the Community Services Fund is for all community organisations including Not for Profits, whilst the Community Assistance Fund is for Not-for-Profit organisations only.</i></li><li>3. <i>That to enable access to the budgeted funds by community groups as soon as possible Council resolve to:</i><ol style="list-style-type: none"><li>a. <i>Create one funding pool under the Community Services Fund noting it allows for Not for Profits community-based organisations to apply.</i></li></ol></li><li>3. <i>That Council maintain a maximum of two rounds per financial year noting the administration and governance required for grant programs that distribute public monies to external organisations.</i></li></ol>
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## REPORT

This grant provides funding opportunities to community organisations to support projects or activities that deliver social or environmental outcomes to the Dubbo Regional Council local government area and help create, enhance, or build community well-being and amenity.

Over the last six months the Executive Support Team have strengthened the funding guidelines, improved the application form, and implemented additional methods of round notification. As well as partnering with the Regional Events and the Cultural Development teams to host a free Grant Writing Workshop facilitated on 6 February 2024.

The 2024/2025 Community Services Fund Round 1 received 14 applications to the value of \$157,306. The below table outlines recommended total or partial funding to five applications. Some recommended applications included costs that cannot be met by Council (e.g. travel).



2024/2025 Community Services Fund Round 1 – Recommended				
Organisation	Project	Funding Request	Eligibility	Recommended
Dubbo Show Society Inc.	Shared Community Infrastructure for Showground	\$42,790	The project's goals and outcomes are clearly defined, and the addition of grandstands will enhance the experience of community events, making them more enjoyable and accessible to larger audiences.	\$42,790
Dubbo Melanoma March Group	Melanoma March Dubbo	\$11,277	Funding has been allocated to support skin cancer screenings conducted by MIA professionals.	\$5,000
Western Region Academy of Sport	Supporting Dubbo athletes WRAS programs	\$3,523	This annual sponsorship request emphasises volunteer engagement and support for Dubbo athletes. Discussions with families facing financial challenges in sending their children to sports events have underscored the importance of these sponsorships.	\$3,523
Orana Education & Training Co-Operative	OEC Community Garden storage project	\$6,000	The need for secure storage has become evident, as certain individuals in the community are taking advantage of the community garden. This project is a valuable initiative that depends on the support of volunteers. Asset owner approval will be required.	\$6,000
ORISCON INC	Putting Down Roots in Dubbo	\$10,000	The program is designed to support migrant families in their transition to life in Dubbo. Funding has been allocated to cover program resources and venue hire for workshops, connection circles, and table discussions.	\$2,500
Wiradjuri Wellington Aboriginal Town Common (Aboriginal Corporation)	Social and environment improvements	\$2081.60	A significant community and environmental need that will benefit the Dubbo Local Government Area and the Wellington Community by addressing the removal of litter from Wellington Town Common. The engagement of local suppliers would be preferred, if feasible.	\$2081.60
U3A Dubbo Chapter Inc	Life Long Learning for Seniors	\$5,000	The U3A is a robust and effective volunteer organisation that fosters positive learning and social connections.	\$5,000
Dubbo and District Can Assist	CanAssist Cancer Patient Financial Support	\$15,000	The organisation is recognised for its commitment to supporting local patients affected by cancer and the associated costs.	\$15,000
Total				\$81,894.60

2024/2025 Community Services Fund Round 1 – Not Recommended				
Organisation	Project/Activity	Funding Request	Ineligibility	Recommendation
Baptistcare NSW & ACT	Baptistcare Hope Street Dubbo	\$4,695	Ineligible: Organisations must be based and operate within the Dubbo Regional Council local government area. - Application was for a coffee machine.	Not Recommended
Parkinson's NSW	Dubbo Parkinson's Community Education Seminar	\$5,215	Ineligible: Organisations must be based and operate within the Dubbo Regional Council local government area. - Events (other streams of financial assistance are available). - Applications seeking funds for travel, meal or accommodation costs including costs to undertake projects outside of the region.	Not Recommended
Stuart Town Action Group Inc	Building renovations	\$8,000	Ineligible: Applicants with an overdue acquittal or who have failed to appropriately acquit a previous Council grant ( <i>Bodangora Community Benefit Fund 2023 Round 8</i> ). - Works to building or property.	Not Recommended
Dubbo & District Parent Support Group for Deaf/Hearing Impaired Inc	Hear our Heart Ear Bus	\$2,725	Ineligible: Applicants with an overdue acquittal or who have failed to appropriately acquit a previous Council grant ( <i>Community Services Fund 2020/2021</i> ). - Expenditure for equipment not related to the specific service proposed. - Existing services that require additional, continuous and/or top-up funding.	Not Recommended
141st NSW Girls Brigade	Regional Camp	\$6,000	Ineligible: Projects with a religious, political, or sectarian purpose.	Not Recommended
NSW Central West Muslims Association Incorporate	Installation of solar panels	\$35,000	Ineligible: Projects with a religious, political, or sectarian purpose. - Works to building or property.	Not Recommended

An assessment panel of Manager Community Services, Youth Development Officer and the Event Booking Team Leader assessed each application independently on the following key criteria:

- The project must address an identified community need.
- Demonstrate how the funding will enable the organisation to deliver social or environmental outcomes to the community.
- Demonstrate collaboration between members and/or volunteers to contribute to the project.
- Demonstrate the capacity to manage funds and deliver the project within twelve months.

The panel met on 2 August 2024 to further discuss individual assessments and consider eligibility. All recommended applications meet the required eligibility and governance requirements, as reviewed, and approved by the assessment panel.

### Acquittals

An acquittal report is required within two months of the completion of each project, as per the date listed on each application, or 12 months from date of funding payment, whichever arises first. The Executive Support Team contacts organisations with outstanding acquittals every six months, prior to each new round opening. Additional reminders are also automated within the SmartyGrants platform and are scheduled one month prior and the day of the advised completion date.

Some community organisations struggle to acquit within the designated 12 months and require administrative support to achieve the agreed outcomes.

### Outstanding Acquittal Reports

Currently there are 15 outstanding acquittals, totalling \$118,110 for the Community Services Fund and 12 outstanding, totalling \$34,982 for the previous Financial Assistance Program, across multiples rounds spanning 2018 through to 2024.

To gauge the improvement in this situation, on 7 September 2023 there were 22 outstanding acquittals, totalling \$151,856 for the Community Services Fund and 21 acquittals totalling \$61,686 for the previous Financial Assistance Program (see the below table).

Fund	No. Outstanding Acquittals		Outstanding Amounts	
	Sept. 2023	Now	Sept. 2023	Now
Community Services Fund	22	15	\$151,856	\$118,100
Financial Assistance Program	21	12	\$61,686	\$34,982

### Consultation

- Manager Community Services, Director Community Culture and Places and the Executive Officer Community Culture and Places were involved in review and approval of funding guidelines (**Appendix 1**).
- Consultation with other internal Divisions of Council and Chief Executive Officer.
- Email notification to all past applicants – 28/06/2024
- Weekly Council column – from 12/06/2024 through to 31/07/2024.
- Social media post – 02/07/2024
- Media release – 02/07/2024
- Newspaper ads – Daily Liberal (05/07/2024) and Wellington District Leader (04/07/2024).

### **Resourcing Implications**

- Annual budget allocation of \$150,000.
- Round 1 makes available 50% of the annual budget plus the unspent roll over from last financial year.
- The recommendations from the assessment process total \$81,894.60.
- The remainder of the funding allocated for 2024/2025 Round 1 to be carried over to 2024/2025 Round 2.

### **Next Steps**

- All successful recipients of funding shall be advised in writing and the requirements of fund provisions including expenditure and acquittal timeframe, as well as acquittal form.
- All unsuccessful recipients shall be advised in writing and informed of ineligibility if relevant, provided links to the Dubbo Grant Hub and any advice to assist future applications for council financial assistance, or other lines of funding.



## REPORT: 2025/2026 Destination Partnership Program Fees and Charges

**DIVISION:** Strategy, Partnerships and Engagement  
**REPORT DATE:** 25 July 2024  
**TRIM REFERENCE:** ID24/1535

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>Fulfil legislated requirement/Compliance</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>Need for Council to adopt the fees and charges for the upcoming 18 month Destination Partnership Program.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>The 2025/2026 Destination Partnership Program will commence sales of advertising space in September 2024.</li><li>Due to the timing of the 18-month program being fees are not adopted as part of Council's annual revenue policy process</li></ul>	
<b>Financial Implications</b>	Budget Area	Strategic Partnerships and Investment
	Funding Source	Destination Partnership Program
	Proposed Cost	Nil
	Ongoing Costs	Nil
<b>Policy Implications</b>	Policy Title	Revenue Policy Fees and Charges
	Impact on Policy	Fees and Charges applicable for 2025/2026 Destination Partnership Program

### STRATEGIC DIRECTION

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

Theme: 3 Economy  
CSP Objective: 3.1 Visitor economy growth is supported  
Delivery Program Strategy: 3.1.1 Diverse and unique tourism opportunities are explored, developed and supported

**RECOMMENDATION**

- 1. That Council adopt the charges for the 2025/2026 Destination Partnership Program as outlined in this report.**
- 2. That the existing Visitor Information Centre Partnership Program be absorbed into the Destination Partnership Program.**

*Jessica Brown*

Director Strategy Partnerships and Engagement

*KH*

Manager Strategic  
Partnership and  
Investment

## BACKGROUND

### Previous Resolutions of Council

13 April 2023	1. <i>That Council adopts the charges for the 2023/2024 Destination Partnership Program as outlined in this report.</i>
CCL23/98	2. <i>That the Visitor Information Centre (VIC) Partnership Program fee be removed from the Revenue Policy.</i>

The Destination Partnership Program is the development and implementation of destination marketing activity for the Dubbo Region LGA as identified in the community strategic plan. The program is delivered in partnership with local businesses with marketing activity underpinned by the production of aspirational guides and content across dubbo.com.au. The 'fee for marketing' service has attracted high industry support and includes Council businesses and related services.

Council's collaborative approach also extends to a strategic marketing partnership with the Great Western Plains Councils (Warrumbungles, Narromine, Gilgandra and Warren). This partnership has been ongoing since the Great Western Plains brand was developed in 2014.

Benefits provided to businesses are commensurate with the level of investment and can range from advertising in one or more of the printed guides, digital marketing, electronic direct marketing and out-of-home advertising. Prior to each program, a partnership prospectus is created that clearly sets out each tiered level into the program and benefits aligned to each entry point.

Partnership fees from this collaborative approach to destination marketing enables the Dubbo Region to undertake marketing in partnership with Destination NSW and support initiatives to attract and retain investment in the Region.

Some highlights and key outcomes from 2023 and 2024 marketing activity undertaken via the Destination Partnership Program have been included below for reference:

- Social media reach of 916,131 achieved from all campaign activity to date in 2023 and 2024.
- 186,369 annual website visitors.
- 191,392 digital tv impressions.
- 282,245 digital advertisement impressions.
- 3,502 tv advertisements played.
- 100,000 printed Visitor Guides distributed locally as well as via a network of over 160 Visitor Centres in NSW, ACT, QLD and VIC.
- Marketing activity leveraging major events, including a destination marketing pop up at the 2024 NSW Touch Junior State Cup.
- Advertorial and advertising activity in Australia's most popular travel publication, Australian Traveller magazine.
- Destination marketing via metro and regional radio outlets.
- 1,334,600 estimated average annual visitors.

## REPORT

The Destination Partnership Program (Visitor Attraction) in 2025/2026 will maintain the print component of the Visitor Guide. It has been identified that a tangible component is an essential tool in communicating and connecting with visitor target markets. The printed guides are a tangible execution of the overall strategy that has been designed with a multi-channel approach to deliver optimum results for partner investment.

Entry points and associated benefits will be in line with the former 2023/2024 Destination Partnership Prospectus. In response to local business and internal feedback, new low-cost advertising options added and some benefits have been reviewed based on the current tourism environment.

Existing partnership fees are proposed not to increase as the program is self-funding and with sales targets proposed. The income will cover printing, associated costs and marketing of the Dubbo Region to visitors across the 18 months program to continue the growth and success. Maintaining previous fee structure will also be welcome news by the partners and support the high program retention.

The implementation of inclusion of additional digital and social media partnership options will allow smaller or establishing businesses an opportunity to join the program without the need for a larger financial investment. Maintaining the same pricing structure, with additional low-cost options will allow Council to deliver a quality market product without a single cost increase to the industry.

The Visitor Information Centre (VIC) Partner entry level will be renamed to Visitor Centre Partner to eliminate confusion between the two Programs and will be maintained as a pro-rata option that allows businesses to join the program at any time of the year as an affordable level. This is a pro rata rate, to the end of the relevant full Partnership Program relevant to the individual business (i.e. \$36.60 per month).

Entry points and return benefits have also been scoped for Great Western Plains Council partners to allow for a continuation of the growth of the Great Western Plains brand and collaborative marketing strategy. Additionally, a new entry level directory listing partnership has been scoped for businesses located in the Great Western Plains LGAs that also service the Dubbo Region LGA and enhance the visitor experience offering (for example, touring companies).

The New Resident Attraction component will be reviewed in 2024/2025 with partnership models and pricing to be considered in conjunction with Council's community strategic plan.



An outline of the 2025/2026 Destination Partnership Program is as follows:

	<p><b><u>Visitor Attraction</u></b></p> <p>Key deliverables:</p> <ul style="list-style-type: none"> <li>• 100,000 Dubbo + Wellington and Great Western Plains Visitor Guides</li> <li>• Online flip-book guide</li> <li>• Update of content on dubbo.com.au</li> <li>• Collaborative marketing with Destination NSW as opportunities arise</li> <li>• In-destination visitor information across visitor centres and signage</li> <li>• Digital marketing</li> <li>• Direct marketing campaigns targeting family and empty nester markets</li> <li>• Seasonal marketing campaigns</li> </ul>
<p><b><u>Visitor Attraction Partner – Guide and Digital</u></b></p> <p>Premier Partnership \$7,245 (inc GST) – Full page advertisement, priority placement in guide + 17 benefits</p> <p>Level 1 Partnership \$3,900 (inc GST) – Half page advertisement + 17 benefits</p> <p>Level 2 Partnership \$1,785 (inc GST) – Quarter page advertisement + 15 benefits</p> <p>Level 3 Partnership \$945 (inc GST) – One eighth page advertisement + 15 benefits</p> <p>Directory Listing \$660 (inc GST) – One listing in the printed guide directory + 12 benefits</p> <p>Great Western Plains Partner \$5,500 (inc GST) – Inclusion in Great Western Plains feature plus destination campaign activity</p> <p>Great Western Plains Directory Listing \$660 (inc GST) – One listing in the printed guide directory + 12 benefits</p> <p><b><u>Visitor Attraction– Digital and Visitor Information Centre only partners</u></b></p> <p>Social Media Partnership \$880 (inc GST) – Social Media promotion + 3 benefits (Limited 8)</p> <p>Digital Partner \$250 (inc GST) – Online listing + one benefit</p> <p>Visitor Centre Partner \$660 (inc GST) – Brochure display + 3 benefits</p> <p>Visitor Centre Not for Profit Partner \$0 (inc GST) – Brochure display only</p>	

**Consultation**

- Internal discussions with Finance Partner and Economic Development and Visitor Services staff.
- Ongoing engagement has been undertaken with Great Western Plains Partner Councils.
- Ongoing engagement has been undertaken with the local business community, both existing partners and non-partners.
- Discussions included analysis of program design, program costing and associated pricing.
- It was believed that program outcomes and partnership targets could be achieved with investment levels remaining the same as the 2023/2024 program.

**Resourcing Implications**

- The Destination Partnership Program is funded from the Strategic Partnerships and Investment operational budget. Contributions from industry, via partnership fees, enable the production of key marketing materials and extend Council’s investment in larger scale destination branded campaigns to attract visitors to the region.
- Engagement with industry to participate in the partnership program is shared between staff in Marketing and Creative Services, Economic Development and Visitor Services. This enables the program to be developed whilst also ensuring staff can provide ongoing services to community and industry.
- Creative development of content including guides, websites and campaign material is developed in house within existing staff resource levels.

**Timeframe**

Key Date	Explanation
September 2024	Formal engagement with industry and Council partners on partnership program commences.
March 2025	Visitor Guide in market and ongoing delivery of program commitments.



## REPORT: Central-West Orana Renewable Energy Zone - Community and Employment Benefit Program

**DIVISION:** Strategy, Partnerships and Engagement  
**REPORT DATE:** 23 July 2024  
**TRIM REFERENCE:** ID24/1510

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>Seek endorsement</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>Council must determine project/s that meet the program guidelines and submit project/s nominations to the funding body for approval.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>Council is one of four eligible councils for the Central-West Orana Renewable Energy Zone (REZ) Community and Employment Benefit Program (Legacy Infrastructure Fund)</li><li>Council has the maximum amount of \$11.25 million available for one or more projects.</li></ul>	
<b>Financial Implications</b>	Budget Area	Strategic Partnerships and Investment
	Funding Source	Central-West Orana Renewable Energy Zone (REZ) Community and Employment Benefit Program (Legacy Infrastructure Fund)
	Proposed Cost	\$11.25M
	Ongoing Costs	TBC
<b>Policy Implications</b>	Policy Title	N/A
	Impact on Policy	Nil
<b>Consultation</b>	External	Industry and Government

### STRATEGIC DIRECTION

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

Theme: 3 Economy

CSP Objective: 3.2 Employment opportunities are available in all sectors of our economy

Delivery Program Strategy: 3.2.1 Employment and investment opportunities for all sectors of the community are fostered

**RECOMMENDATION**

- 1. That the Chief Executive Officer submit an application for the Central-West Orana Renewable Energy Zone (CWO REZ) Community and Employment Benefit Program (Legacy Infrastructure Fund)**
- 2. That the priority project is the Renewable Energy Awareness and Career Training Centre.**

*Jessica Brown*  
Director Strategy Partnerships and Engagement

*KH*  
Manager Strategic  
Partnership and  
Investment

## BACKGROUND

### Previous Resolutions of Council

26 October 2023  CCL23/282	<i>That the Chief Executive Officer produce a high level conceptual business case for a Renewable Energy Awareness and Career Training (REACT) Centre by December 2023. The proposal will have, at a minimum, the following focus areas:</i> <ul style="list-style-type: none"><li>• <i>To be based in Wellington district.</i></li><li>• <i>Focused on building skills in the renewable sector as a whole.</i></li><li>• <i>Focused on building capacity in the local community to participate in the REZ delivery and maintenance.</i></li><li>• <i>Providing a tourism and public education experience that has state-wide significance and quality as the long lasting legacy for the region.</i></li><li>• <i>Opportunities for external funding.</i></li></ul>
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Council is committed to achieving community benefits from the Renewable Energy Zone (REZ). Council's Renewable Energy Benefit Framework emphasises economic development, investment attraction, skills development, community facilities and recreation opportunities. as key benefits derived from REZ funding.

Additionally, the Council has previously resolved to develop a high-level conceptual business case for a Renewable Energy Awareness and Career Training (REACT) Centre (completed in December 2023). This proposal focused on establishing the centre in the Wellington district, enhancing skills in the renewable sector, building local community capacity for REZ delivery and maintenance, offering a tourism and public education experience of state-wide significance, and exploring opportunities for external funding.

As a result of the outcomes of the high-level business case we are progressing with more detailed investigation with the support of four proponents.

## REPORT

On 15 July 2024, the NSW Government announced the Central-West Orana Renewable Energy Zone (REZ) Community and Employment Benefit Program. The program aims to invest funds into local communities that host the required infrastructure to enable the renewable energy transition. The program consists of four grant streams; Local Community Fund (\$15 million), Local Community Small Grants (\$500,000), First Nations Fund (\$10 million), and the Legacy Infrastructure Fund (\$45 million).

The Legacy Infrastructure Fund (LIF) is for eligible councils to work with communities to deliver infrastructure projects that boost liveability and drive regional economic development. The fund will provide \$45 million for the CWO REZ for four council LGAs including Dubbo Regional Council. A maximum of \$11.25 million will be available to each of the four eligible applicants. Grant applications are for amounts between a minimum of \$500,000 to a maximum of \$11.25 million (GST-exclusive).

The LIF Objectives are to:

- Improve liveability through public asset infrastructure including roads, bridges and services to develop investment precincts and housing that can be linked to economic growth and employment. Greater access to health services, housing and accommodation, telecommunication connectivity infrastructure.
- Support regional economic development and diversification through enabling infrastructure projects that will support increased investment, land activation and employment opportunities.
- Increase community connection through improved access to quality sport, recreation, and other community infrastructure.

Projects must be for infrastructure that supports the ongoing prosperity of communities within the CWO REZ by providing economic opportunities, improved amenity and positive social outcomes.

Funding for LIF is currently open with applications to close on 9 September. Projects must commence within 3 months of an executed Funding Agreement and must be completed by December 2028. Information and guidelines can be accessed online: [Community and Employment Benefit Program | EnergyCo \(nsw.gov.au\)](#)

### **LIF Project Opportunity**

The opportunity for Council to nominate project/s for the LIF aligns with the opportunity to fund the REACT project. The feasibility study will be undertaken and submitted as part of the grant application. The study would include contracting to acquire a site, developing the concept design and quantity surveying will result in a preliminary costing. The consultants have provided a ROM8 ('ballpark') or view on what Council might reasonably expect REACT to cost under different scenarios. Council should expect that the project is likely to start at \$12 million at a minimum.

Research and stakeholder consultation has been undertaken over the past 12 months. There is strong support for the REACT Centre from state and federal governments, renewable energy organisations, and training and employment organisations. In particular, Council have been advised that the federal government is interested in REACT as a potential capital/equipment projects for co-funding (given their priority of net zero transition).

### **Consultation**

- 15 stakeholders were engaged as part of REACT Phase One.
- Some concerns raised were:
  - Council does not own the proposed land options (letter of support would be required for the grant application)
  - Data for CWO REZ workforce and training requirements is limited
  - Council would be the lead organisation for collaboration, however, should not take on the liability of new infrastructure without sufficiently justified

economic and social benefit. Council can de-risk through operational management, grants, corporate sponsorships and partnerships. Alternatively, a low risk direction would be to consider scenarios such as land gifted to Council and Council could leases to registered training organisation/s.

Feasibility study will address concerns in consultation with key stakeholders.

#### **Resourcing Implications**

- Council has appropriate in-house resources to undertake the grant application and project management of the REACT project. Noting specialised works and/or services will be sought under Council's Purchasing and Procurement Policy.

#### **Options Considered**

- Other infrastructure projects could be considered for the LIF program (roads, parks or recreational facilities), however, REACT is considered a project that will enable communities and individuals to benefit through training and employment, especially for Wellington community.
- Other funds and programs are available to match roads and other delivery plan projects
- Currently strong support for REACT by state and federal governments, however this may alter as other REZ offer alternate training solutions

#### **Preferred Option**

- REACT Centre be nominated for the LIF program to the total amount of \$11.25m
- REACT will achieve the skills development, tourism and public education outcomes Council has previously resolved for the project
- Financial and resource risk to be mitigated through feasibility study
- A training facility would allow local community to be trained and/or upskilled on country and provide a better pathway to long term employment in the region.
- Other funds and programs are available to provide funding for roads and other delivery plan projects.

#### **Timeframe**

Key Date	Explanation
9 September	Applications close for LIF Funding



## REPORT: Extraordinary Meeting of Council 5 September 2024 - Draft Financial Statements

**DIVISION:** Organisational Performance  
**REPORT DATE:** 23 July 2024  
**TRIM REFERENCE:** ID24/1513

### EXECUTIVE SUMMARY

<b>Purpose</b>	<ul style="list-style-type: none"><li>• Seek endorsement</li><li>• Fulfil legislated requirement/Compliance</li></ul>	
<b>Issue</b>	<ul style="list-style-type: none"><li>• Requirement to hold an Extraordinary Council meeting for the purpose to refer the Draft financial statements to Audit.</li></ul>	
<b>Reasoning</b>	<ul style="list-style-type: none"><li>• An Extraordinary Council meeting needs to be held so that the draft financial statements can be referred to Audit.</li><li>• With the end of the current Council term approaching, the last scheduled Ordinary Council meeting is 15 August 2024. Due to the timeframe required to finalise the preparation of the draft financial statements, they will not be ready for the Council meeting on 15 August 2024.</li><li>• This is a requirement under the Local Government Act, the Australian Accounting Standards and the Local Government Code and Manual.</li><li>• The Local Government General Regulation 2021 - 393B Exercise of council functions during caretaker period allows for a meeting to be held for the purpose of referring the draft financial statements to audit.</li></ul>	
<b>Financial Implications</b>	Budget Area	There are no budget implications for this report.
<b>Policy Implications</b>	Policy Title	There are no policy implications for 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 principal themes and a number of objectives and strategies. This report is aligned to:

Theme: 4 Leadership

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

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



**RECOMMENDATION**

**That an Extraordinary Council meeting be held on Thursday 5 September 2024 at 12.00pm for the purposes of adopting the draft financial statements to be referred to the NSW Audit Office.**

*Jane Bassingthwaighte*  
Director Organisational Performance

*JB*  
Director Organisational  
Performance

## REPORT

The Local Government Act 1993 requires that Council prepare financial statements annually and must meet specific requirements in preparing and presenting the annual financial statements.

To achieve the requirements set out in Section 416(1) of the Local Government Act 1993, and to meet the timeframe set out by the auditors, Council is required to refer the draft Financial Statements (Appendix 1) to audit.

## Consultation

- Internal discussions with Corporate Governance, Chief Financial Officer and Director Organisational Performance.
- Due to the end of a council term this year and the last Council meeting being scheduled for 15 August 2024, it was discussed how we could have the draft financial statements referred to audit. The timeframes are not favourable to present the draft financial statements to the Ordinary Council meeting 15 August 2024.
- To meet council's obligations, we are requesting that an Extraordinary Council meeting be scheduled during caretaker mode for the purpose of referring the draft financial statements to Audit so that the audit can commence.
- Discussions have been held with the Audit Office, to review timeframes and availability for meeting attendance.
- The final statements will be presented to the Ordinary Council meeting scheduled for October 2024 with the report from the auditors.
- Corporate Governance have checked with the Office of Local Government and have been advised that an Extraordinary Council meeting can be call for this purpose during the caretaker period prior to the Local Government Election.

## Resourcing Implications

- Production of the business paper for this item only and skeleton staff to attend the meeting.
- All Councillors will be required to attend.
- Scheduled for a Midday meeting so it can be held during a lunch break for councillors who are normally at work.

## Planned Communications

- Councillors and Staff via meeting invitation and circulation of the business paper
- Advertisement via various media outlets as normal.



## REPORT: Questions on Notice - 3D Printed Toilet Block Signage

**DIVISION:** Elected Members  
**REPORT DATE:** 6 August 2024  
**TRIM REFERENCE:** ID24/1646

### QUESTION ON NOTICE

Council has received the following Question on Notice from Councillor J Black. The questions and answers are submitted below for the information of Councillors.

1. What was the full installed cost of the sign at the 3D printed toilet?
2. Who had input into the information included on the sign?
3. Who approved the final sign design/text?

### Response:

1. The cost of manufacture and installation of the sign was \$918 ex gst. This excludes internal costs of design.
2. Building Services, Recreation and Open Space, Communication Services and Marketing and Creative Services.
3. Community Culture and Places.

### RECOMMENDATION

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

*JB*  
Councillor



## REPORT: Questions on Notice - Cost of Renaming Dubbo Macquarie River Shared Pathway

DIVISION: Elected Members  
REPORT DATE: 6 August 2024  
TRIM REFERENCE: ID24/1647

### QUESTION ON NOTICE

Council has received the following Question on Notice from Councillor J Black. The questions and answers are submitted below for the information of Councillors.

1. What has been the total cost of the naming/re-naming process of the Dubbo Macquarie River Shared Pathway?
2. Does the Geographical Names Board currently have a Place Name for the area referred to as the Dubbo Macquarie River Shared Pathway?

### RESPONSE

1. The cost has been \$1,500. These funds have been used for promotional purposes including printed media and radio.
2. No. A search of the GNB data base indicates that there is no name currently associated with the area referred to as the Dubbo Macquarie River Shared Pathway? It appears that the Tracker Riley Shared Pathway is not a formally gazetted name.

### RECOMMENDATION

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

*JB*  
Councillor