



AGENDA

ORDINARY COUNCIL MEETING

27 MAY 2025

MEMBERSHIP: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

The meeting is scheduled to commence at 5:30 PM.

PRAYER:

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

ACKNOWLEDGEMENT OF COUNTRY:

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

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CCL25/106 LEAVE OF ABSENCE (ID25/455)

CCL25/107 CONFLICTS OF INTEREST (ID25/456)

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.

CCL25/108 PUBLIC FORUM (ID25/915)

CCL25/109 PRESENTATION BY NSW HEALTH (ID25/974)

The Council will receive a presentation from NSW Health.

CCL25/110 CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING HELD 22 APRIL 2025 (ID25/923)

Confirmation of minutes of the Ordinary Council meeting held on 22 April 2025.

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INFORMATION ONLY MATTERS:

- CCL25/111 MAYORAL APPOINTMENTS AND MEETINGS (ID25/854) 24**
The Council had before it the report dated 1 May 2025 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.
- CCL25/112 MAYORAL EXPENSES - APRIL 2025 (ID25/855) 30**
The Council had before it the report dated 1 May 2025 from the Chief Executive Officer regarding Mayoral Expenses - April 2025.

MATTERS CONSIDERED BY COMMITTEES:

- CCL25/113 REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE - MEETING 13 MAY 2025 (ID25/916) 33**
The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 13 May 2025.
- CCL25/114 REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 13 MAY 2025 (ID25/917) 38**
The Council had before it the report of the Culture and Community Committee meeting held 13 May 2025.
- CCL25/115 REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 13 MAY 2025 (ID25/918) 43**
The Council had before it the report of the Corporate Services Committee meeting held 13 May 2025.

NOTICES OF MOTION:

- CCL25/116 PARTICIPATION IN THE 2025 VICTOR CHANG SCHOOL SCIENCE AWARDS PROGRAM (ID25/883) 53**
Council had before it a Notice of Motion dated 6 May 2025 from Councillor M Dickerson regarding the Participation in the 2025 Victor Chang School Science Awards Program.
- CCL25/117 WASTE TO ENERGY FACILITIES (ID25/944) 56**
Council had before it a Notice of Motion dated 15 May 2025 from Councillor P Toynton regarding the Waste to Energy Facilities.

CCL25/118	RENEWABLE ENERGY PROJECTS (ID25/949)	59
	Council had before it a Notice of Motion dated 16 May 2025 from Councillor L Butler regarding the Renewable Energy Projects.	
CCL25/119	REVIEW OF COMMUNITY HALLS (ID25/967)	61
	Council had before it a Notice of Motion dated 19 May 2025 from Councillor P Toynton regarding the Review of Community Halls.	
CCL25/120	HERITAGE PROVISIONS ON BRIDGES (ID25/968)	63
	Council had before it a Notice of Motion dated 19 May 2025 from Councillor P Toynton regarding the Heritage Provisions on Bridges.	
CCL25/121	FEES AND CHARGES - TIPS AND TRANSFER STATIONS (ID25/969)	65
	Council had before it a Notice of Motion dated 19 May 2025 from Councillor P Toynton regarding the Fees and Charges - Tips and Transfer Stations.	
CCL25/122	STATISTICAL DATA COLLECTION BY SURVEYS (ID25/970)	67
	Council had before it a Notice of Motion dated 19 May 2025 from Councillor P Toynton regarding the Statistical Data Collection by Surveys.	
 REPORTS FROM STAFF:		
CCL25/123	HOUSING FOR OUR FUTURE - ENGAGEMENT INSIGHTS REPORT AND NEXT STEPS (ID25/693)	69
	The Council had before it the report dated 2 May 2025 from the Manager Growth Planning regarding Housing For Our Future - Engagement Insights Report and Next Steps.	
CCL25/124	FLUORIDATION OF DUBBO WATER SUPPLY (ID25/340)	183
	The Council had before it the report dated 9 April 2025 from the Director Infrastructure regarding Fluoridation of Dubbo Water Supply.	

CCL25/125	RESULTS OF PUBLIC EXHIBITION ON THE DRAFT 2023-2027 COMMUNITY ENGAGEMENT STRATEGY (INCLUDING COMMUNITY PARTICIPATION PLAN) (ID25/856)	196
	The Council had before it the report dated 1 May 2025 from the Engagement and Customer Insights Coordinator regarding Results of Public Exhibition on the Draft 2023-2027 Community Engagement Strategy (including Community Participation Plan).	
CCL25/126	DRAFT COUNCIL POLICY - ASSET MANAGEMENT POLICY (ID25/929)	235
	The Council had before it the report dated 13 May 2025 from the Director Organisational Performance regarding Draft Council Policy - Asset Management Policy.	
CCL25/127	MARCH 2025 QUARTERLY BUDGET REVIEW STATEMENT (ID25/938)	244
	The Council had before it the report dated 15 May 2025 from the Chief Financial Officer regarding March 2025 Quarterly Budget Review Statement.	
 QUESTIONS ON NOTICE		
CCL25/128	DISASTER INSURANCE/WELLINGTON WATER TREATMENT PLANT RENEWAL (ID25/882)	279
	The Council had before it the report dated 6 May 2025 ⁴ responding to a Question on Notice from Councillor M Wright.	
CCL25/129	DUBBO AND WELLINGTON WATER AND SEWERAGE TREATMENT PLANTS (ID25/890)	284
	The Council had before it the report dated 7 May 2025 responding to a Question on Notice from Councillor S Chowdhury.	
CCL25/130	ATTRACTING EVENTS TO THE LOCAL GOVERNMENT AREA (ID25/962)	288
	The Council had before it the report dated 19 May 2025 responding to a Question on Notice from Councillor S Chowdhury.	
CCL25/131	SCABBING FLAT BRIDGE (ID25/965)	289
	The Council had before it the report dated 19 May 2025 responding to a Question on Notice from Councillor P Toynton.	

- CCL25/132 VICTORIA PARK DUCK POND (ID25/966)** 291
The Council had before it the report dated 19 May 2025 responding to a Question on Notice from Councillor P Toynton.

- CCL25/133 COMMENTS AND MATTERS OF URGENCY (ID25/920)**

CONFIDENTIAL

- CCL25/134 JOHN GILBERT WATER TREATMENT PLANT, DUBBO - REPLACEMENT OF CLEAR WATER TANK NO. 2 HIGH LIFT PUMPS - AWARD OF TENDER (ID25/357)**

The Council had before it the report dated 18 March 2025 from the Manager Strategy Water Supply and Sewerage regarding John Gilbert Water Treatment Plant, Dubbo - Replacement of Clear Water Tank No. 2 High Lift Pumps - Award of 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, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business (Section 10A(2)(c)).

- CCL25/135 EXPRESSION OF INTEREST - VICTORIA PARK AMENITY BLOCK, DESIGN AND CONSTRUCT (ID25/888)**

The Council had before it the report dated 6 May 2025 from the Manager Recreation and Open Spaces regarding Expression of Interest - Victoria Park Amenity Block, Design and Construct.

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)).

- CCL25/136 TENDER - WELLINGTON PIONEER PARK AMENITIES REBUILD (ID25/887)**

The Council had before it the report dated 6 May 2025 from the Manager Recreation and Open Spaces regarding Tender - Wellington Pioneer Park Amenities Rebuild.

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)).

CCL25/137 TENDER - ELSTON PARK WATER PLAY RENEWAL (ID25/889)

The Council had before it the report dated 6 May 2025 from the Manager Recreation and Open Spaces regarding Tender - Elston Park Water Play Renewal.

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)).

CCL25/138 OUTCOME OF EXPRESSION OF INTEREST PROCESS - 74 WINGEWARRA STREET, DUBBO (ID25/893)

The Council had before it the report dated 7 May 2025 from the Manager Property and Land Development regarding Outcome of expression of interest process - 74 Wingewarra Street, Dubbo.

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)).

CCL25/139 PEOPLE CULTURE AND SAFETY QUARTERLY METRICS REPORT (ID25/942)

The Council had before it the report dated 15 May 2025 from the Manager People Culture and Safety regarding People Culture and Safety Quarterly Metrics Report.

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: personnel matters concerning particular individuals (other than Councillors) (Section 10A(2)(a)).



Confirmation of Minutes - Ordinary Council Meeting held 22 April 2025

The Council had before it the report of the Ordinary Council meeting held on 22 April 2025.

RECOMMENDATION

That the minutes of the Dubbo Regional Council Ordinary Council meeting held on 22 April 2025 (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 - 22/04/2025



REPORT ORDINARY COUNCIL MEETING 22 APRIL 2025

PRESENT: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

ALSO IN ATTENDANCE:

The Chief Executive Officer, the Director Organisational Performance, the Manager Property and Land Development, the Governance Team Leader, the Governance Officer, the Director Strategy, Partnerships and Engagement, the Corporate Strategy and Performance Coordinator, the Communications Partner, the IT Infrastructure Team Leader, the IT Infrastructure Specialist, the IT Support Team Leader, the IS Project Delivery Partner, the Director Development and Environment, the Manager Growth Planning, the Manager Resource, Recovery and Efficiency, the Director Infrastructure, the Director Community, Culture and Places and the Manager Community Services.

Councillor J Black 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 P Wells.

CCL25/82 LEAVE OF ABSENCE (ID25/453)

There were no requests for leave of absence.

Councillor M Dickerson attended via audio visual link.

CCL25/83 CONFLICTS OF INTEREST (ID25/454)

The following conflicts of interest were declared:

- Councillor J Cowley – Development Application D2023-26 - 59 Residential Lot Subdivision (IPEC25/26)
- Councillor M Wright – Outcome of Tender for Real Estate Agency Services to Sell Land Within Keswick Estate, Stage 5 Release 2 (CCL25/105)

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT**CCL25/84 PUBLIC FORUM (ID25/678)**

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

- Roland Samuels – Naming of the New Bridge
- Bob Berry – Sister City Relationships
- Mark Stacey – Management of Pest Birds Species (CCL25/96)
- Maree Caton – Port Headland Documents

CCL25/85 CONFIRMATION OF MINUTES (ID25/741)

Confirmation of the minutes of the proceedings of the Ordinary Council meeting held on 25 February 2025 and 25 March 2025.

Moved by Councillor P Wells and seconded by Councillor S Chowdhury.

MOTION

That the minutes of the proceedings of the Dubbo Regional Council at the Ordinary Council Meeting held on 25 February 2025 and 25 March 2025 (as attached) be taken as read, confirmed as correct minutes and signed by the Mayor and the Chief Executive Officer.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

INFORMATION ONLY MATTERS:**CCL25/86 MAYORAL APPOINTMENTS AND MEETINGS (ID25/546)**

The Council had before it the report dated 26 March 2025 from the Chief Executive Officer regarding Mayoral Appointments and Meetings.

Moved by Councillor J Black and seconded by Councillor K Richardson.

MOTION

That the information contained within the report be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT**CCL25/87 MAYORAL EXPENSES - MARCH 2025 (ID25/650)**

The Council had before it the report dated 31 March 2025 from the Chief Executive Officer regarding Mayoral Expenses - March 2025.

Moved by Councillor J Black and seconded by Councillor J Cowley.

MOTION

That the information contained within the report be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCL25/88 MONTHLY REPORTING SNAPSHOT FOR COUNCILLORS - MARCH 2025 (ID25/632)

The Council had before it the report dated 2 April 2025 from the Corporate Strategy Performance Coordinator regarding Monthly Reporting Snapshot for Councillors.

Moved by Councillor S Chowdhury and seconded by Councillor J Cowley.

MOTION

That the information contained within the report of the Corporate Strategy and Performance Coordinator, dated 2 April 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCL25/89 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - MARCH 2025 (ID25/628)

The Council had before it the report dated 2 April 2025 from the Revenue Accountant regarding Investment Under Section 625 of the Local Government Act - March 2025.

Moved by Councillor S Chowdhury and seconded by Councillor A Ryan.

MOTION

That the information contained within the Investment under Section 625 of the Local Government Act Report be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT**CCL25/90 ADDENDUM - D23-026 - 59 LOT RESIDENTIAL SUBDIVISION - 2R OLD DUBBO ROAD DUBBO (ID25/721)**

The Council had before it the report dated 14 April 2025 from the Team Leader Growth Planning Projects regarding Addendum - D23-026 - 59 Lot Residential Subdivision - 2R Old Dubbo Road Dubbo.

Moved by Councillor K Richardson and seconded by Councillor S Chowdhury.

MOTION

That Council consider the updated information when considering the decision on the item IPEC25/26 as presented to the Infrastructure, Planning and Environment Committee meeting held 8 April 2025.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

MATTERS CONSIDERED BY COMMITTEES:**CCL25/91 REPORT OF THE YOUTH COUNCIL - MEETING 1 APRIL 2025 (ID25/662)**

The Council had before it the report of the Youth Council meeting held 1 April 2025.

Moved by Councillor P Wells and seconded by Councillor J Cowley.

MOTION

That the report of the Youth Council meeting held on 1 April 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCL25/92 REPORT OF THE INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE - MEETING 8 APRIL 2025 (ID25/679)

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 8 April 2025 save and except item IPEC25/26 with such matter being dealt with separately.

Moved by Councillor L Butler and seconded by Councillor P Toynton.

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

MOTION

That the report of the Infrastructure, Planning and Environment Committee meeting held on 8 April 2025, be adopted, save and except item IPEC25/26 with such matter being dealt with separately.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

**IPEC25/26 DEVELOPMENT APPLICATION D2023-26 - 59 RESIDENTIAL LOT SUBDIVISION -
PART LOT 10 DP 1119436, 2R OLD DUBBO ROAD DUBBO
APPLICANT: BARKER RYAN STEWART PTY LTD
OWNER: MAAS GROUP PROPERTIES MIRIAM PTY LTD (ID25/259)**

The Council had before it the report dated 5 March 2025 from the Team Leader Growth Planning Projects regarding Development Application D2023-26 - 59 Residential Lot Subdivision - Part Lot 10 DP 1119436, 2R Old Dubbo Road Dubbo
Applicant: Barker Ryan Stewart Pty Ltd
Owner: Maas Group Properties Miriam Pty Ltd.

Moved by Councillor L Butler and seconded by Councillor P Toynton.

MOTION

1. That Council note the current status of the Miriam Hill Development Control Plan and Development Application 2023-26 as detailed in the report.
2. That the Applicant be invited to withdraw Development Application D2023-26 by 2 May 2025.
3. That if Development Application D2023-26 is not withdrawn by 2 May 2025 that the Development Application be refused for the following reasons:
 - (i) Granting consent would contravene Section 4.47(4) of the Environmental Planning and Assessment Act, 1979.
(Section 4.15(1)(a)(i) Environmental Planning and Assessment Act, 1979)
 - (ii) Granting consent would contravene Clause 6.3 of the Dubbo Regional Local Environmental Plan 2022 as a suitable Development Control Plan has not been prepared for the land.
(Section 4.15(1)(a)(i) and (1)(a)(iii) Environmental Planning and Assessment Act, 1979)
 - (iii) That the proposed development is not deemed to be in the public interest due to the outstanding matters detailed in correspondence dated 22 June 2023.
(Section 4.15(1)(e) Environmental Planning and Assessment Act, 1979)
4. That Council grant delegation to the Chief Executive Officer to sign any determination (refusal).

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

5. That it be noted that the Proponent has the right to lodge a request for a review of any determination of refusal in accordance with Section 8.2 of the Environmental Planning and Assessment Act, 1979.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

Councillor J Cowley declared a non-pecuniary, significant interest in the matter now before the Council and left the room and was out of sight during the Council's consideration of this matter. The reason for such interest is that Councillor J Cowley as she lives within a block of the proposed development and have discussed the development (prior to being elected) with friends who live adjacent.

CCL25/93 REPORT OF THE CULTURE AND COMMUNITY COMMITTEE - MEETING 8 APRIL 2025 (ID25/680)

The Council had before it the report of the Culture and Community Committee meeting held 8 April 2025.

Moved by Councillor P Wells and seconded by Councillor S Chowdhury.

MOTION

That the report of the Culture and Community Committee meeting held on 8 April 2025, be adopted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCL25/94 REPORT OF THE CORPORATE SERVICES COMMITTEE - MEETING 8 APRIL 2025 (ID25/681)

The Council had before it the report of the Corporate Services Committee meeting held 8 April 2025.

Moved by Councillor K Richardson and seconded by Councillor P Toynton

MOTION

That the report of the Corporate Services Committee meeting held on 8 April 2025, be adopted, save and except item CSC25/22 with such matter being dealt with separately.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

**CSC25/22 UPDATE ON THE RENEWABLE ENERGY AWARENESS AND CAREER TRAINING
(REACT) CENTRE, WELLINGTON (ID25/627)**

The Council had before it the report dated 28 March 2025 from the Director Strategy Partnerships and Engagement regarding Update on the Renewable Energy Awareness and Career Training (REACT) centre, Wellington.

Moved by Councillor P Toynton and seconded by Councillor K Richardson.

MOTION

That the CEO not sign the funding deed for the REACT Centre until a list of complying Council infrastructure projects, such as those currently listed in the draft budget, are provided to Councillors for determination at the May Standing Committee Meeting.

LOST

For: Councillors J Black, L Butler, K Richardson, and P Toynton.

Against: Councillors J Cowley, S Chowdhury, M Dickerson, R Ivey, A Ryan, P Wells and M Wright.

Moved by Councillor L Butler and seconded by Councillor K Richardson.

MOTION

1. That the report of the Director – Strategy, Partnerships and Engagement be noted.
2. That the elements of the Business Case that are not deemed confidential under Section 10A 2 (c & d) of the Local Government Act 1993 be published with the Minutes, including the following sections of the Business case being:
 - a. Case for Change
 - b. Cost Benefit Analysis
 - c. Governance
3. That council target other levels of government and renewables industry for funding for a renewables training centre and that if successful, council put forward a variation to allocate project savings to other priority projects in Wellington.

CARRIED

For: Councillors L Butler, J Cowley, M Dickerson, K Richardson, P Toynton and P Wells.

Against: Councillors J Black, S Chowdhury, R Ivey, A Ryan and M Wright.

NOTICES OF MOTION:

CCL25/95 MANAGING POTENTIAL POLLUTION IN RAW WATER (ID25/720)

Council had before it a Notice of Motion dated 14 April 2025 from Councillor L Butler regarding the Managing Potential Pollution in Raw Water.

Moved by Councillor L Butler and seconded by Councillor P Toynton.

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

MOTION

That the CEO provide a report to Council that identifies:

1. How the DRC water utility service can manage raw water that is contaminated or at risk of contamination by chemicals of concern, such as PFAS/PFOS and Phenols.
2. To identify potential sources of chemical of concern and possible strategies to isolate them.

LOST

For: Councillors J Black, L Butler, K Richardson, A Ryan and P Toynton.

Against: Councillors S Chowdhury, J Cowley, M Dickerson, R Ivey, P Wells and M Wright.

REPORTS FROM STAFF:**CCL25/96 MANAGEMENT OF PEST BIRD SPECIES (ID25/675)**

The Council had before it the report dated 7 April 2025 from the Director Development and Environment regarding Management of Pest Bird Species.

Moved by Councillor P Wells and seconded by Councillor J Cowley

MOTION

1. That the report of the Director Development and Environment dated 7 April 2025, be noted.
2. That a dedicated section of Council's website be prepared to generally include the following information:
 - (a) Describing the Indian Myna including why it is a pest bird species;
 - (b) How to identify Indian Myna birds;
 - (c) Things that can be done at home to help limit feeding opportunities;
 - (d) How to report sightings of Indian Myna birds through online third party platforms;
 - (e) How you can build your own Indian Myna trap at home;
 - (f) How to ensure Indian Myna are humanely euthanised in accordance with the NSW Department of Primary Industries – Standard Operating Procedure for trapping of pest birds;
 - (g) Community groups that are actively undertaking trapping programs; and
 - (h) Where to find further information.
3. That it be noted that Community Groups and Not-For-Profit Organisations can lodge an application through the Community Services Fund and the Bodangora Wind Farm Community Benefit Fund for Indian Myna traps.
4. That businesses in the Dubbo CBD and the Wellington Town Centre be engaged through a survey as included in the report in respect of pest bird species.
5. That following completion of the survey and assessment of the results that a further report be provided to Council for consideration regarding possible options for the management of pest bird species including operational and financial implications.

CARRIED

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCL25/97 DRAFT PLANNING AGREEMENT VPA24-003 - KERRS CREEK WIND FARM (ID25/262)

The Council had before it the report dated 7 April 2025 from the Environmental Systems Planner regarding Draft Planning Agreement VPA24-003 - Kerrs Creek Wind Farm.

Moved by Councillor R Ivey and seconded by Councillor M Wright.

MOTION

1. That a draft Planning Agreement be negotiated with the Proponent in accordance with the \$1,050 per megawatt per annum as outlined in the Renewable Energy Benefit Framework.
2. That it be noted that this funding be shared with Cabonne Shire Council with a minimum of two thirds of the funding quantum be received by Dubbo Regional Council.
3. That a further report be presented to Council for consideration following further negotiations with the Proponent.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCL25/98 BULKY WASTE COLLECTION SERVICE TO COMMUNITY (ID25/674)

The Council had before it the report dated 3 April 2025 from the Waste Contract and Collection Coordinator regarding Bulky Waste Collection Service to Community.

The Council reports having met with the Manager Resource, Recovery and Efficiency.

Moved by Councillor J Cowley and seconded by Councillor P Wells.

MOTION

1. That it be noted that a decision of Council regarding bulky waste collection is required as both options, pre-booked or annual, require sufficient lead times to ensure resources are available in the new financial year.
2. That Council continues the pre-booked Bulky Waste Collection Service model, for a further 12 month trial, for areas that receive a two bin and three bin service.
3. That consultation results are reviewed to guide the development of an education and awareness campaign on the Bulky Waste Collection and deliver comprehensive communications to community on the transition.

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Wells and M Wright.

Against: Councillor P Toynnton.

Councillor Richard Ivey left the meeting, the time being 7:52pm and returned to the meeting at 7:54pm

Councillor Adam Ryan left the meeting, the time being 7:53 pm and returned to the meeting at 7:55 pm

CCL25/99 BODANGORA WIND FARM COMMUNITY BENEFIT FUND 2025 (ID24/2079)

The Council had before it the report dated 13 March 2025 from the Manager Community Services regarding Bodangora Wind Farm Community Benefit Fund 2025.

Moved by Councillor R Ivey and seconded by Councillor P Wells.

MOTION

1. That Council allocate to the community-based organisations the total funds of \$68,890.27.
2. The following funds be allocated to the corresponding community group in accordance with the Bodangora Wind Farm Community Benefit Fund Grant Guidelines:

• Wellington Warriors FC	\$6,354.00
• Wellington Amateur Theatrical Society	\$10,000.00
• Wellington Touch Association	\$5,140.00
• Wellington Race Club	\$8,000.00
• Wellington Public School P&C	\$10,250.00
• Wellington Cowboys SRLC	\$5,000.00
• Wellington Horse & Pony Club	\$19,805.29
• Mid Macquarie Landcare	\$4,340.98
3. That the CEO, in consultation with the Bodangora Wind Farm Community Consultative Committee have presented to Council prior to Round 11, 2026:
 - i. A review of the eligibility guidelines and selection criteria for the Bodangora Wind Farm Community Benefit Fund, and
 - ii. A 'Charter' clearly defining the roles of the Committee and Council.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynnton, P Wells and M Wright.

Against: Nil

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

CCL25/100 RESULTS OF PUBLIC EXHIBITION: COUNCIL POLICY - TECHNOLOGY PROVISIONS FOR COUNCILLORS (ID25/704)

The Council had before it the report dated 10 April 2025 from the IS Project Delivery Partner regarding Results of Public Exhibition: Council Policy - Technology Provisions for Councillors.

Moved by Councillor S Chowdhury and seconded by Councillor K Richardson.

MOTION

That Council defer the decision to the Ordinary Council meeting, 27 May 2025.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynnton, P Wells and M Wright.

Against: Councillor M Dickerson.

CCL25/101 DRAFT 2025/2026 BUDGET, OPERATIONAL PLAN AND ASSOCIATED DOCUMENTS (ID25/351)

The Council had before it the report dated 11 April 2025 from the Director Strategy Partnerships and Engagement regarding Draft 2025/2026 Budget, Operational Plan and associated documents.

Moved by Councillor R Ivey and seconded by Councillor M Wright.

MOTION

1. That the information contained in the report of the Director Strategy, Partnerships and Engagement, dated 11 April 2025, be noted.
2. That the following draft documents be endorsed for the purposes of public exhibition:
 - a) Draft 2025-2029 Delivery Program and 2025/2026 Operational Plan (Appendix 1)
 - b) Draft 2025/2026 Budget and Forward Forecasts for 2026/2027, 2027/2028 and 2028/2029 including Capital Expenditure (Appendix 2).
 - c) Draft 2025/2026 Dubbo Regional Council Fees and Charges (Appendix 3).
 - d) Draft 2025/2026 Statement of Revenue Policy (Appendix 4).
 - e) Draft 2025-2029 Resourcing Strategy (including the Long-Term Financial Plan, Workforce Management Strategy and Asset Management Strategy) (Appendix 5)
 - f) Draft 2025/2026 Macquarie Regional Library Operational Plan, Budget and Fees and Charges (Appendix 6).
3. That the documents listed in point 1 be placed on public exhibition from Monday 28 April 2025 until 9am Monday, 2 June 2025.
4. That community and stakeholder engagement be undertaken in accordance with Council's Community Engagement Strategy (including Community Participation Plan).

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

5. That following completion of public exhibition and consultation, a further report be presented to Council at its June Standing Committee meeting for consideration, addressing the outcomes of the public exhibition.
6. That authority be delegated to the Chief Executive Officer to approve any minor editorial corrections prior to publication and authorise the relevant staff to implement any such corrections.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCL25/102 COMMENTS AND MATTERS OF URGENCY (ID25/682)

There were no matters recorded under this clause.

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:

CCL25/103 - *Land Acquisition - Renewable Energy Awareness and Career Training (React) Centre* - 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)).

CCL25/104 - *Cyber Security Update* - the matter concerned matters affecting the security of the Council, Councillors, Council Staff or Council Property (Section 10A(2)(f)).

CCL25/105 - *Outcome of Tender for Real Estate Agency Services to Sell Land within Keswick Estate, Stage 5 Release 2* - the matter concerned information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

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

At this juncture it was moved by Councillor J Cowley and seconded by Councillor L Butler that the Council resolves into closed session, the time being 8:39pm.

The open session resumed at 9:14pm.

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

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

CCL25/103 LAND ACQUISITION - RENEWABLE ENERGY AWARENESS AND CAREER TRAINING (REACT) CENTRE (ID25/630)

The Council had before it the report dated 28 March 2025 from the Director Strategy Partnerships and Engagement regarding Land Acquisition - Renewable Energy Awareness and Career Training (REACT) Centre.

Moved by Councillor J Cowley and seconded by Councillor L Butler.

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 R Ivey and seconded by Councillor S Chowdhury.

MOTION

1. That Council approve and proceed with the compulsory acquisition of 93 Maughan Street, Wellington, properly described as Lots 1 and 2 on DP749328:
 - a. pursuant to s186 of the *Local Government Act 1993*; and
 - b. upon acquisition and following completion of the notification provisions under s34 of the *Local Government Act 1993*, that the land is classified as 'operational'.
2. That Council approve the making of an application to the Minister for Local Government to issue a Proposed Acquisition Notice under the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW) for Council to compulsorily acquire Lots 1 and 2 on DP749328.
3. That Council approve the making of an application to the Governor of NSW for the publication of an Acquisition Notice in the NSW Government Gazette under the *Land Acquisition (Just Terms Compensation) Act 1991* (NSW) for Council to compulsorily acquire Lots 1 and 2 on DP749328.
4. That Council delegate to the Chief Executive Officer the power to negotiate, finalise and execute any applications, notices, documents and compensation claims required to be executed as part of the process for Council to Lots 1 and 2 on DP749328.
5. That any documents which may not be executed by the Chief Executive Officer under delegation be executed under the Power of Attorney.
6. That all documentation in relation to this matter remain confidential to Council.

CARRIED

For: Councillors L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Wells and M Wright.

Against: Councillors J Black and P Toynton.

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

CCL25/104 CYBER SECURITY UPDATE (ID25/703)

The Council had before it the report dated 10 April 2025 from the IS Project Delivery Partner regarding Cyber Security Update.

Moved by Councillor J Cowley and seconded by Councillor L Butler.

The Council recommends that members of the press and public be excluded from the meeting during consideration of this item, the reason being that the matter concerned matters affecting the security of the Council, Councillors, Council Staff or Council Property (Section 10A(2)(f)).

Moved by Councillor S Chowdhury and seconded by Councillor P Toynton

MOTION

That the report of the Information Services Project Delivery Partner dated 10 April 2025 be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCL25/105 OUTCOME OF TENDER FOR REAL ESTATE AGENCY SERVICES TO SELL LAND WITHIN KESWICK ESTATE, STAGE 5 RELEASE 2 (ID25/666)

The Council had before it the report dated 2 April 2025 from the Manager Property and Land Development regarding Outcome of Tender for Real Estate Agency Services to Sell Land Within Keswick Estate, Stage 5 Release 2.

Moved by Councillor J Cowley and seconded by Councillor L Butler.

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 J Cowley and seconded by Councillor P Wells.

MOTION

1. That Council decline to accept any of the submissions relating to the tender for real estate agency services to sell land within Keswick Estate, Stage 5 Release 2.
2. That Council terminate all open agency agreements to sell land within Keswick Estate, Stage 5 Release 2.

ORDINARY COUNCIL MEETING - 22 APRIL 2025
REPORT

3. That the Chief Executive Officer be authorised to execute any documentation in relation to resolution no. 2 (above) under Power of Attorney.
4. That the considerations in relation to this matter remain confidential to Council.

Moved by Councillor M Dickerson and seconded by Councillor J Cowley

AMENDMENT

1. That Council decline to accept any of the submissions relating to the tender for real estate agency services to sell land within Keswick Estate, Stage 5 Release 2.
2. That Council terminate all open agency agreements to sell land within Keswick Estate, Stage 5 Release 2.
3. That the Chief Executive Officer be authorised to execute any documentation in relation to resolution no. 2 (above) under Power of Attorney.
4. That the considerations in relation to this matter remain confidential to Council.
5. That Council undertake a simplified tender process for an exclusive agency agreement for Keswick Estate, Stage 5 Release 2.

The amendment on being put to the meeting was carried.

CARRIED

For: Councillors J Black, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Councillor L Butler.

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

CARRIED

For: Councillors J Black, S Chowdhury, J Cowley, M Dickerson, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Councillor L Butler.

Councillor M Wright declared a non-pecuniary, less than significant interest in the matter now before the Council and remained in the room during the Council's consideration of this matter. The reason for such interest is that Councillor M Wright owns a parcel of land in Keswick Stage 5 Release 2. However, awarding a tender for the future sale of land has no impact on Councillor M Wright financially.

The meeting closed at 9:15pm.

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CHAIRPERSON



REPORT: Mayoral Appointments and Meetings

DIVISION: Chief Executive Officer
REPORT DATE: 1 May 2025
TRIM REFERENCE: ID25/854

EXECUTIVE SUMMARY

Purpose	• Provide review or update	
Issue	• Details of Mayoral appointments and meetings for the period 31 March 2025 through to 4 May 2025.	
Reasoning	• To ensure transparency of Mayoral appointments and meetings.	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

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

Theme: 4 Leadership

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

Delivery Program Strategy: 4.1.2 Council's decision-making processes are open, transparent and accountable

RECOMMENDATION

That the information contained 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, 31 March 2025

- Attended radio interview with 2BS.
- Attended radio interview with Zoo FM.
- Submitted Mayoral column to the Wellington and District Leader.
- Attended an onsite meeting with Craig and Margaret Matheson in Wellington.

Tuesday, 1 April 2025

- Attended the Youth Council meeting.
- Attended a Councillor Workshop – Draft 2025-2026 Budget, Operational Plan and associated documents.

Wednesday, 2 April 2025

- Attended the Dubbo Business Chamber Breakfast.
- Attended radio interview with 2WEB.
- Attended radio interview with 2BS.
- Attended along with Council's Director Development and Environment, Steven Jennings a meeting with Natalie Lewis to discuss the Cobbora Solar Farm.
- Attended the Wiradjuri Binjang Youth Night Program – Community Catch-Up with Jeff Amatto in Wellington.

Thursday, 3 April 2025

- Attended a Councillor information session – Tender for Stock Handling Information.

Friday, 4 April 2025

- Attended radio interview with 2DU.
- Attended the Youth Music Event - Autumn Live at the Western Plains Cultural Centre.

Saturday, 5 April 2025

- Attended the Dubbo Multicultural Unity Gala Event at Ollie Robins Oval.

Monday, 7 April 2025

- Attended radio interview with 2BS.
- Submitted Mayoral column to the Wellington and District Leader.
- Attended along with Council's Chief Executive Officer, Murray Wood a Regional Capitals Australia – Membership Meeting.

Tuesday, 8 April 2025

- Attended the Sing Out Choir Launch.
- Attended a visit to the Hear Our Heart Hearing Bus.
- Attended the Infrastructure Planning and Environment, Culture and Community and Corporate Services Standing Committee briefing.
- Attended the Infrastructure Planning and Environment, Culture and Community and Corporate Services Standing Committee meetings.

Wednesday, 9 April 2025

- Attended radio interview with DC FM.
- Attended an onsite meeting with Rachael Costa in Wellington.
- Attended along with Council's Chief Executive Officer, Murray Wood a meeting with the Member for Dubbo, Dugald Saunders MP.

Thursday, 10 April 2025

- Attended along with Council's Chief Executive Officer, Murray Wood, Director Infrastructure, Luke Ryan and Director Development and Environment, Steven Jennings a meeting with Dominic Wilson and John Grey from Maas Properties.
- Attended along with Council's Chief Executive Officer, Murray Wood and Director Infrastructure, Luke Ryan a meeting with Brett Anderson.
- Attended a Tour and Briefing at Macquarie Home Stay for Councillors and Executive Leadership Team.

Friday, 11 April 2025

- Attended radio interview with 2DU.
- *The Deputy Mayor, Councillor Phillip Toynton attended the Community and Employment Benefit Program Ministerial Announcement in Mudgee in lieu of the Mayor, with Minister for Climate Change, Minister for Energy, Minister for the Environment, and Minister for Heritage, the Hon. Penny Sharpe MLC and Minister for Agriculture, Minister for Regional New South Wales, and Minister for Western NSW, the Hon. Tara Moriarty MLC.*

Saturday, 12 April 2025

- Attended a visit to NALAG and to welcome visitors to Dubbo.
- Attended the unveiling of the Western Plains Cultural Centre Scoreboard Artwork.
- Attended the Bangladesh Eid Gala Dinner.

Sunday, 13 April 2025

- Attended the Nepali New Year 2082 Celebrations.
- Attended an interview with Rachel Knowles from SBS Examines.
- Attended the Holy Trinity Anglican Church 150-year Service.

Monday, 14 April 2025

- Attended radio interview with 2BS.
- Attended radio interview with Zoo FM.
- Submitted Mayoral column to the Wellington and District Leader.
- Attended a meeting with Nicole and Bruce Willis.
- Attended interview with Nick Guthrie from the Daily Liberal.
- Attended the Villages Committee Meeting in Wellington.

Tuesday, 15 April 2025

- Attended a media announcement with Senator Deborah O'Neill and Nathen Fell.
- Attended a meeting with Senator Deborah O'Neill and Nathen Fell.
- Attended the Community Services Fund Cheque Presentations.
- Attended the Country Mayor Association – Transport for NSW Zoom meeting – Community Improvement Districts Bill.
- Attended Councillor Workshop.

Wednesday, 16 April 2025

- Attended radio interview with Triple M.
- Attended a media interview for Draft Budget – public exhibition media package.
- Attended the Dubbo Youth Week Activities.
- Attended along with Council's Chief Executive Officer, Murray Wood and Director Community, Culture and Places, Craig Arms a meeting with Rod Fardell.
- Attended the Wellington Town Committee meeting.

Thursday, 17 April 2025

- Attended radio interview with 2DU.
- Attended the Wellington Youth Week Activities.

Saturday, 19 April 2025

- Attended the Official Opening of the Man from Iron Bark Festival in Stuart Town.

Sunday, 20 April 2025

- Attended the Bathurst 6 Hour Mayor's Luncheon.

Monday, 21 April 2025

- Submitted Mayoral column to the Wellington and District Leader.

Tuesday, 22 April 2025

- Attended a meeting with Council's Governance Team Leader, Susan Wade.
- Attended interview with 2BS.
- Attended the Council Meeting Briefing.
- Attended the Ordinary Council Meeting.

Wednesday, 23 April 2025

- Attended a Country Mayors Association meeting.
- Attended radio interview with DC FM.
- Attended the Orana Gardens Anzac Day Commemoration Service.
- Attended interview with Noah Randell.
- Attended a meeting with Mayank 'Mike' Dainwal from 2BS.
- Attended a walk through for Anzac Day Services.

Thursday, 24 April 2025

- Attended a Country Mayors Association Executive Board Meeting.

Friday, 25 April 2025

- Attended the Anzac Day Dawn and Commemorative Services in Dubbo.

Sunday, 27 April 2025

- Attended a community meeting in Geurie.

Monday, 28 April 2025

- Attended radio interview with 2BS.
- Submitted Mayoral column to the Wellington and District Leader.

Tuesday, 29 April 2025

- Attended the official opening of the new Dubbo Regional Animal Shelter.
- Attended a meeting with Norma Faram.
- Attended radio interview with Triple M.

Wednesday, 30 April 2025

- Attended radio interview with Triple M.
- Attended interview with Hamish Southwell from Prime 7 News Central West.
- Attended interview with Ciara Bastow from the Daily Liberal.
- Attended the Motorcycling NSW Media Day.

Thursday, 1 May 2025

- Attended along with Council's Chief Executive Officer, Murray Wood a meeting with Steve Masters from ACERZ.
- Attended a meeting with Council's People Culture and Safety Manager, Karen Robertson.
- Attended the Multicultural Advisory Committee Meeting.

Friday, 2 May 2025

- Attended radio interview with 2DU.
- Attended a meeting with David Mendham.
- Attended the opening of the Western Plains Jazz Festival.
- Attended the NSW Rural Fire Service – Cumboogle Brigades 85th Anniversary.

Saturday, 3 May 2025

- Attended the NSW Road Crash Rescue Challenge at the Dubbo Showground.
- Attended the Link-Up Dubbo Community Outreach Day at Victoria Park.

Sunday, 4 May 2025

- Attended the Western Plains Jazz Festival to close the event.



REPORT: Mayoral Expenses - April 2025

DIVISION: Chief Executive Officer
REPORT DATE: 1 May 2025
TRIM REFERENCE: ID25/855

EXECUTIVE SUMMARY

Purpose	• Provide review or update	
Issue	• Details of Mayoral expenses for the period 1 April through to 3 May 2025.	
Reasoning	• To ensure transparency of Mayoral expenditure.	
Financial Implications	Budget Area	Corporate Governance
	Funding Source	Members Expenses
Policy Implications	Policy Title	Payment of Expenses and Provision of Facilities for the Mayor and Councillors.

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.

Jane Bassingthwaighe
Director Organisational Performance

MW
Chief Executive Officer

BACKGROUND

The Payment of Expenses and Provision of Facilities for the Mayor and Councillors policy is prepared in accordance with the *Local Government Act 1993* (the Act) and *Local Government Regulation (General) Regulation 2021* (The Regulation) and complies with the Office of Local Government's Guidelines for the payment of expenses and provision of facilities for the Mayor and Councillors in NSW.

This policy enables the reasonable and appropriate reimbursement of expenses and provision of facilities to Councillors to help them undertake their civic duties. It ensures accountability and transparency.

The policy sets out the maximum amounts Council will pay for specific expenses and facilities. Expenses not explicitly addressed in this policy will not be paid or reimbursed.

- Local Government Act 1993, Sections 252 and 253
- Local Government (General) Regulation 2021, sections 217 and 403
- Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors in NSW, 2009

REPORT

The Payment of Expenses and Provision of Facilities for the Mayor and Councillors was last adopted by council on 25 February 2025.

Council will report the mayor's expenditure monthly for notation. Attached as **appendix 1** is the expenditure for the month.

APPENDICES:

- [1](#) Councillor Josh Black - Mayoral Expenses - April 2025

Councillor Josh Black - Mayoral Monthly Expenditure Report 2024-2025

Account Description	Annual Allocation for Mayor	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	YTD
Travel and Subsistence (NSW/Interstate)	\$ 18,000.00	\$ 409.57	\$ 646.34		\$ 1,187.19	\$ 589.22	\$ 698.45	\$ 823.12			\$ 4,353.89
Conferences	\$ 1,405.64	\$ -	\$ 1,259.09					\$ 91.37			\$ 1,350.46
Phone/Data Charges	\$ 197.00	\$ 16.36	\$ 16.36	\$ 16.36	\$ 16.36	\$ 16.36	\$ 16.36	\$ 16.36			\$ 114.52
Professional Development	\$ 3,000.00	\$ -	\$ -	\$ -							\$ -
Fleet Vehicle Hire Charges*	\$ 9,258.50	\$ -	\$ 176.35	\$ 1,234.46	\$ 1,234.46	\$ 1,234.46	\$ 1,234.46	\$ 1,234.46			\$ 6,348.65

* The Mayor is provided with a vehicle in accordance with the Payment of Expenses and Provision of Facilities for the Mayor and Councillors Policy.

Note (1) all amounts shown are GST exclusive.

Note (2) General expenses are reported in the month in which they occur.



**DUBBO REGIONAL
COUNCIL**

Report of the Infrastructure, Planning and Environment Committee - meeting 13 May 2025

AUTHOR: Governance Officer
REPORT DATE: 13 May 2025

The Council had before it the report of the Infrastructure, Planning and Environment Committee meeting held 13 May 2025.

RECOMMENDATION

That the report of the Infrastructure, Planning and Environment Committee meeting held on 13 May 2025, be adopted.



**REPORT
INFRASTRUCTURE, PLANNING AND
ENVIRONMENT COMMITTEE
13 MAY 2025**

PRESENT: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Officer, the Director Strategy, Partnerships and Engagement, the Corporate Strategy and Performance Coordinator, the Communications Services Team Leader, the Manager Customer Experience and Engagement, the IT Infrastructure Specialist, the IT Support Officer Wellington, the Director Development and Environment, the Director Infrastructure, the Manager Infrastructure Delivery, the Manager Strategy Water Supply and Sewerage, the Director Community, Culture and Places, and the Manager Recreation and Open Space.

Councillor L Butler assumed the chair of the meeting.

The proceedings of the meeting commenced at 5.32pm at the Dubbo Civic Administration Building, Council Chamber. The Welcome to Country was read by Councillor P Wells.

IPEC25/28 LEAVE OF ABSENCE (ID25/463)

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

Moved by Councillor S Chowdhury and seconded by Councillor M Wright.

MOTION

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

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/29 CONFLICTS OF INTEREST (ID25/464)

There were no conflicts of interest declared.

IPEC25/30 DEVELOPMENT ACTIVITY SUMMARY (ID25/768)

The Committee had before it the report dated 24 April 2025 from the Manager Building and Development Services regarding Development Activity Summary.

Moved by Councillor P Toynton and seconded by Councillor J Cowley.

MOTION

That the report of the Manager Building and Development Services dated 24 April 2025 be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/31 JOHN GILBERT WATER TREATMENT PLANT, DUBBO – PREPARATION OF CONCEPT STUDY FOR REPLACEMENT OF CLEAR WATER TANKS – PROPOSED ENGAGEMENT (ID25/765)

Moved by Councillor J Cowley and seconded by Councillor A Ryan.

MOTION

That this item be deferred to be dealt with in confidential session at the conclusion of the Corporate Services Committee.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/32 SAXA ROAD RECONSTRUCTION - TENDER RECOMMENDATION (ID25/748)

Moved by Councillor J Cowley and seconded by Councillor A Ryan.

MOTION

That this item be deferred to be dealt with in confidential session at the conclusion of the Corporate Services Committee.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CONFIDENTIAL

**IPEC25/31 JOHN GILBERT WATER TREATMENT PLANT, DUBBO - PREPARATION OF
CONCEPT STUDY FOR REPLACEMENT OF CLEAR WATER TANKS - PROPOSED
ENGAGEMENT (ID25/765)**

The Committee had before it the report dated 23 April 2025 from the Manager Strategy Water Supply and Sewerage regarding John Gilbert Water Treatment Plant, Dubbo - Preparation of Concept Study for Replacement of Clear Water Tanks - Proposed Engagement.

RECOMMENDATION

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 Black and seconded by Councillor P Toynton.

MOTION

- 1. That Council engage NSW Public Works under the provisions of Section 55 (3)(b) of the Local Government Act 1993 for \$255,865.50 (incl GST).**
- 2. That Council delegate the Chief Executive Officer to approve extension options for this contract if required.**
- 3. That Council delegate the Chief Executive Officer to approve variations for this contract subject to budget limitations.**
- 4. That all documentation in relation to this matter be executed under Power of Attorney.**
- 5. That all documentation in relation to this matter remain confidential to Council.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/32 SAXA ROAD RECONSTRUCTION - TENDER RECOMMENDATION (ID25/748)

The Committee had before it the report dated 16 April 2025 from the Operations Coordinator East regarding Saxa Road Reconstruction - Tender Recommendation.

RECOMMENDATION

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 R Ivey and seconded by Councillor S Chowdhury.

MOTION

1. That the contract for the reconstruction of Section 1 and Section 2 on Saxa Road excluding additional optional will be awarded to Robson Civil Projects Pty Ltd, in accordance with Clause 178 (3) of the Local Government (General) Regulation 2021 for the amount of \$3,901,142.07 (excl 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 subject to budget limitations.
4. That all documentation in relation to this matter be executed under Power of Attorney.
5. That all documentation in relation to this matter remain confidential to Council.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

The meeting closed at 5:43pm.

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CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Culture and Community Committee - meeting 13 May 2025

AUTHOR: Governance Officer
REPORT DATE: 13 May 2025

The Council had before it the report of the Culture and Community Committee meeting held 13 May 2025.

RECOMMENDATION

That the report of the Culture and Community Committee meeting held on 13 May 2025, be adopted.



REPORT CULTURE AND COMMUNITY COMMITTEE 13 MAY 2025

PRESENT: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Officer, the Director Strategy, Partnerships and Engagement, the Corporate Strategy and Performance Coordinator, the Communications Services Team Leader, the Manager Customer Experience and Engagement, the IT Infrastructure Specialist, the IT Support Officer Wellington, the Director Development and Environment, the Director Infrastructure, the Manager Infrastructure Delivery, the Manager Strategy Water Supply and Sewerage, the Director Community, Culture and Places, and the Manager Recreation and Open Space.

Councillor P Wells assumed the chair of the meeting.

The proceedings of the meeting commenced at 5:45pm at the Dubbo Civic Administration Building, Council Chamber.

CCC25/15 LEAVE OF ABSENCE (ID25/465)

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

Moved by Councillor M Wright and seconded by Councillor S Chowdhury.

MOTION

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

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, , R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/16 CONFLICTS OF INTEREST (ID25/466)

There were no conflicts of interest declared.

CCC25/17 WATERWAY SAFETY (ID25/660)

The Committee had before it the report dated 1 April 2025 from the Community Development Officer Seniors and People with Disability regarding Waterway Safety.

Moved by Councillor J Black and seconded by Councillor K Richardson.

MOTION

1. That the CEO seek to engage an independent third-party specialist to conduct a risk assessment of Council's formal inland waterway access points and provide recommendations to address identified issues.
2. That Council consider an allocation of \$10,000 from the proposed Community, Culture and Places budget as part of its review of public comment to the Draft 2025/2026 Operational Plan and Budget.
3. That the CEO work with an independent third-party specialist to build a proposal for an inland waterways safety program for a targeted community audience and report back to Council for consideration.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/18 EXISTING AND FUTURE STRATEGIC MECHANISMS TO IMPROVE THE URBAN TREE CANOPY COVER WITHIN DUBBO REGIONAL COUNCIL (ID25/545)

The Committee had before it the report dated 25 March 2025 from the Manager Recreation and Open Spaces regarding Existing and Future Strategic Mechanisms to Improve the Urban Tree Canopy Cover within Dubbo Regional Council.

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

MOTION

1. That Council consider as part of community feedback to the draft 2025/2026 budget and Delivery Program, increasing the level of funding for tree planting and maintenance programs to improve the health and canopy coverage of urban areas within the Dubbo local government area.
2. That Council actively explore external funding opportunities to increase its planting budget for urban trees, including the identified funds from the Federal Labor Government following its recent re-election, funds generated from the recycling / sale of assets, the entering into of Voluntary Planning Agreements with companies associated with Renewable Energy, and the implementation of the Public Tree

Removal – Amenity Valuation Policy.

3. That Council allocate \$90,000 of the \$2million from the funds provided by the Federal Labor Government to develop and adopt a Greening Strategy for the urban areas of Dubbo Regional Council.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/19 UPDATE OF TREE AUDITS AND TREE COSTS TO IMPROVE THE CANOPY COVER OF THE URBAN AREAS OF DUBBO REGIONAL COUNCIL. (ID25/631)

The Committee had before it the report dated 30 March 2025 from the Manager Recreation and Open Spaces regarding Update of Tree Audits and Tree Costs to Improve the Canopy Cover of the Urban Areas of Dubbo Regional Council.

Moved by Councillor J Black and seconded by Councillor K Richardson.

MOTION

That Council consider the costings identified in the report while evaluating community feedback to the draft 2025/2026 budget and draft Delivery Program.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/20 TENDER – WAYFINDING AND RESERVE SIGNAGE (ID25/763)

Moved by Councillor S Chowdhury and seconded by Councillor M Wright

MOTION

That this item be deferred to be dealt with in confidential session at the conclusion of the Corporate Services Committee.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CONFIDENTIAL

CCC25/20 TENDER - WAYFINDING AND RESERVE SIGNAGE (ID25/763)

The Committee had before it the report dated 22 April 2025 from the Manager Recreation and Open Spaces regarding Tender - Wayfinding and Reserve Signage.

RECOMMENDATION

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 P Wells and seconded by Councillor M Wright.

MOTION

- 1. That Council, as per Clause 178(3)(e) of the Local Government Regulations does not accept any of the tenders submitted due to price.**
- 2. That Council enter into negotiations with the preferred supplier, Yamari Ochre, to align the scope of works with the available budget of \$125,620 inc. GST.**
- 3. That all documentation in relation to this matter remain confidential to Council.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

The meeting closed at 6:10pm.

.....
CHAIRPERSON



**DUBBO REGIONAL
COUNCIL**

Report of the Corporate Services Committee - meeting 13 May 2025

AUTHOR: Governance Officer
REPORT DATE: 13 May 2025

The Council had before it the report of the Corporate Services Committee meeting held 13 May 2025.

RECOMMENDATION

That the report of the Corporate Services Committee meeting held on 13 May 2025, be adopted.



REPORT CORPORATE SERVICES COMMITTEE 13 MAY 2025

PRESENT: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

ALSO IN ATTENDANCE: The Chief Executive Officer, the Director Organisational Performance, the Manager Corporate Governance, the Governance Officer, the Director Strategy, Partnerships and Engagement, the Corporate Strategy and Performance Coordinator, the Communications Services Team Leader, the Manager Customer Experience and Engagement, the IT Infrastructure Specialist, the IT Support Officer Wellington, the Director Development and Environment, the Director Infrastructure, the Manager Infrastructure Delivery, the Manager Strategy Water Supply and Sewerage, the Director Community, Culture and Places, and the Manager Recreation and Open Space.

Councillor K Richardson assumed the chair of the meeting.

The proceedings of the meeting commenced at 6:11pm at the Dubbo Civic Administration Building, Council Chamber.

CSC25/23 LEAVE OF ABSENCE (ID25/467)

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

Moved by Councillor M Wright and seconded by Councillor S Chowdhury.

MOTION

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

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/24 CONFLICTS OF INTEREST (ID25/468)

There were no conflicts of interest declared.

CSC25/25 REPORT OF THE VILLAGES COMMITTEE - MEETING 14 APRIL 2025 (ID25/826)

The Committee had before it the report of the Villages Committee meeting held 14 April 2025.

Moved by Councillor P Toynton and seconded by Councillor P Wells.

MOTION

That the report of the Villages Committee meeting held on 14 April 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/26 REPORT OF THE WELLINGTON TOWN COMMITTEE - MEETING 16 APRIL 2025 (ID25/827)

The Committee had before it the report of the Wellington Town Committee meeting held 16 April 2025.

Moved by Councillor L Butler and seconded by Councillor P Toynton.

MOTION

That the report of the Wellington Town Committee meeting held on 16 April 2025, be noted.

CARRIED

For: Councillors J Black, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Councillor L Butler.

*At this juncture the meeting adjourned, the time being 6:19pm.
The meeting recommenced at 6:22pm.*

CSC25/27 INVESTMENT UNDER SECTION 625 OF THE LOCAL GOVERNMENT ACT - APRIL 2025 (ID25/829)

The Committee had before it the report dated 1 May 2025 from the Revenue Accountant regarding Investment Under Section 625 of the Local Government Act - April 2025.

Moved by Councillor S Chowdhury and seconded by Councillor P Wells.

MOTION

That the information contained within the Investment under Section 625 of the Local Government Act Report be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/28 COMMUNITY INSIGHTS 2025 CHECK-IN SURVEY RESULTS (ID25/744)

The Committee had before it the report dated 16 April 2025 from the Engagement and Customer Insights Coordinator regarding Community Insights 2025 Check-in Survey Results.

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

MOTION

- 1. That the 2025 Check-in Community Insights Survey report from Micromex Research (Appendix 1) be noted.**
- 2. That the 2025 Community Input Check-in Survey report from YourSay (Appendix 2) be noted.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/29 MONTHLY REPORTING SNAPSHOT FOR COUNCILLORS - APRIL 2025 (ID25/541)

The Committee had before it the report dated 2 May 2025 from the Corporate Strategy Performance Coordinator regarding Monthly Reporting Snapshot for Councillors - April 2025.

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

MOTION

That the information contained within the report of the Corporate Strategy and Performance Coordinator, dated 2 May 2025, be noted.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

**CSC25/30 REVIEW OF COMMUNITY FUNDING AND FINANCIAL ASSISTANCE POLICY
(ID25/754)**

The Committee had before it the report dated 17 April 2025 from the Corporate Strategy Performance Coordinator regarding Review of Community Funding and Financial Assistance Policy.

The Committee reports having met with the Corporate Strategy and Performance Coordinator.

Moved by Councillor M Wright and seconded by Councillor S Chowdhury.

MOTION

1. That the information contained within the report of the Corporate Strategy and Performance Coordinator, dated 17 April 2025, be noted.
2. That the draft Community Funding Framework (Appendix 1) and draft Council Policy – Financial Assistance (Appendix 2) be endorsed for the purpose of public exhibition, with formal feedback sought from 9am Monday 2 June 2025.
3. That a further report outlining the results of the public exhibition period be put to Council in July 2025.
4. That a further report detailing the finalised Community Funding Applicant Guide, assessment and evaluation matrix, and acquittal and return benefits processes be put to Council in July 2025.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/31 PROPOSED VILLAGE ROADSHOW PROGRAM 2025 (ID25/825)

The Committee had before it the report dated 28 April 2025 from the Corporate Strategy Performance Coordinator regarding Proposed Village Roadshow Program 2025.

Moved by Councillor S Chowdhury and seconded by Councillor J Black

MOTION

1. That Council consider the information contained within the report of the Corporate Strategy and Performance Coordinator, dated 28 April 2025.
2. That Council endorse the proposed Village Roadshow Program attached at Appendix 1 and nominate a preferred mode; compressed over a couple of weeks or delivered over a number of months.
3. That dates of best fit are canvassed with Councillors.
4. That further consultation be undertaken with the Villages Committee and following support from the community representative's, venue and transport arrangements be progressed.

LOST

AMENDMENT

Moved by Councillor S Chowdhury and seconded by Councillor J Cowley

MOTION

1. That Council consider the information contained within the report of the Corporate Strategy and Performance Coordinator, dated 28 April 2025.
2. That Council endorse the proposed Village Roadshow Program attached at Appendix 1 to be delivered on Tuesday evenings over a number of months, to be completed by November 2025.
3. That dates of best fit are canvassed with Councillors.
4. That further consultation be undertaken with the Villages Committee and following support from the community representative's, venue and transport arrangements be progressed.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/32 LAND CLASSIFICATION - LOT 160 DP1301296, BEING PART OF ST BRIGIDS CIRCUIT, DUBBO (ID25/705)

The Committee had before it the report dated 10 April 2025 from the Property Services Team Leader regarding Land Classification - Lot 160 DP1301296, being part of St Brigids Circuit, Dubbo.

Moved by Councillor J Black and seconded by Councillor M Wright.

MOTION

1. That upon:
 - (a) acquisition; and
 - (b) completion of the public notification provisions under s34 of the *Local Government Act 1993*,
the property described as Lot 160 on DP1301286 is to be classified as 'operational land' in accordance with the *Local Government Act 1993*.
2. That all documentation in relation to this matter be executed under Power of Attorney.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

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 Committee meeting closed to the press and public.

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

- IPEC25/31 – *John Gilbert Water Treatment Plant, Dubbo - Preparation Of Concept Study For Replacement Of Clear Water Tanks - Proposed Engagement - 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)).*
- IPEC25/32 – *Saxa Road Reconstruction - Tender Recommendation - 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)).*
- CCC25/20 – *Tender - Wayfinding And Reserve Signage - 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)).*
- CSC25/33 – *Troy Rail Deviation Project - Update - 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)).*

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

At this junction it was voted unanimously that the Committee resolves into Closed Session, the time being 6:57 pm.

The Open Session resumed at 7:12pm.

The following resolutions made in the closed session were displayed on the screen.

**IPEC25/31 JOHN GILBERT WATER TREATMENT PLANT, DUBBO - PREPARATION OF
CONCEPT STUDY FOR REPLACEMENT OF CLEAR WATER TANKS - PROPOSED
ENGAGEMENT (ID25/765)**

The Committee had before it the report dated 23 April 2025 from the Manager Strategy Water Supply and Sewerage regarding John Gilbert Water Treatment Plant, Dubbo - Preparation of Concept Study for Replacement of Clear Water Tanks - Proposed Engagement.

RECOMMENDATION

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 Black and seconded by Councillor P Toynton.

MOTION

- 1. That Council engage NSW Public Works under the provisions of Section 55 (3)(b) of the Local Government Act 1993 for \$255,865.50 (incl GST).**
- 2. That Council delegate the Chief Executive Officer to approve extension options for this contract if required.**
- 3. That Council delegate the Chief Executive Officer to approve variations for this contract subject to budget limitations.**
- 4. That all documentation in relation to this matter be executed under Power of Attorney.**
- 5. That all documentation in relation to this matter remain confidential to Council.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

IPEC25/32 SAXA ROAD RECONSTRUCTION - TENDER RECOMMENDATION (ID25/748)

The Committee had before it the report dated 16 April 2025 from the Operations Coordinator East regarding Saxa Road Reconstruction - Tender Recommendation.

RECOMMENDATION

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 R Ivey and seconded by Councillor S Chowdhury.

MOTION

1. That the contract for the reconstruction of Section 1 and Section 2 on Saxa Road excluding additional optional will be awarded to Robson Civil Projects Pty Ltd, in accordance with Clause 178 (3) of the Local Government (General) Regulation 2021 for the amount of \$3,901,142.07 (excl 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 subject to budget limitations.
4. That all documentation in relation to this matter be executed under Power of Attorney.
5. That all documentation in relation to this matter remain confidential to Council.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CCC25/20 TENDER - WAYFINDING AND RESERVE SIGNAGE (ID25/763)

The Committee had before it the report dated 22 April 2025 from the Manager Recreation and Open Spaces regarding Tender - Wayfinding and Reserve Signage.

RECOMMENDATION

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 P Wells and seconded by Councillor M Wright.

MOTION

1. That Council, as per Clause 178(3)(e) of the Local Government Regulations does not accept any of the tenders submitted due to price.
2. That Council enter into negotiations with the preferred supplier, Yamari Ochre, to align the scope of works with the available budget of \$125,620 inc. GST.
3. That all documentation in relation to this matter remain confidential to Council.

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

CSC25/33 TROY RAIL DEVIATION PROJECT - UPDATE (ID24/2445)

The Committee had before it the report dated 19 December 2024 from the Property Services Team Leader regarding Troy Rail Deviation Project - Update.

RECOMMENDATION

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 S Chowdhury and seconded by Councillor J Black.

MOTION

- 1. That Council proceed with the purchase of the following lots from the Transport Asset Manager of New South Wales, in accordance with the terms outlined within this report:
a) Lot 5 in DP1241494;
b) Lot 8 in DP1241494;
c) Lot 9 in DP1241494;
d) Lot 10 in DP1241494; and
e) Lot 12 in DP1241494.**
- 2. That the Chief Executive Officer be authorised to negotiate, finalise and execute under Power of Attorney any documentation in relation to resolution no. 1 (above).**
- 3. That any documentation that the Chief Executive Officer is unable to execute in accordance with resolution no. 2 (above) be executed under the Common Seal of Council.**
- 4. That the matters contained within this report remain confidential to Council.**

CARRIED

For: Councillors J Black, L Butler, S Chowdhury, J Cowley, R Ivey, K Richardson, A Ryan, P Toynton, P Wells and M Wright.

Against: Nil

The meeting closed at 7:13pm.

.....
CHAIRPERSON



NOTICE OF MOTION: Participation in the 2025 Victor Chang School Science Awards Program

REPORT DATE: 6 May 2025
FILE: ID25/883

Council had before it a Notice of Motion dated 6 May 2025 from Councillor M Dickerson regarding the Participation in the 2025 Victor Chang School Science Awards Program as follows:

Please place the following notice of motion on the agenda for the May Ordinary meeting of Council.

Motion

That Dubbo Regional Council:

- 1. Participates in the 2025 Victor Chang School Science Awards Program to recognise and celebrate high-achieving Year 11 STEM students within the DRC LGA.*
- 2. Actively engages with schools in the DRC LGA in partnership with the Victor Chang Cardiac Research Institute, to encourage them to participate, highlighting the benefits to previous local award recipients.*
- 3. Hosts an award ceremony, ideally during National Science Week in August 2025, at a Council venue to present the Victor Chang School Science Awards to nominated students, inviting recipients, their families, teachers, and school representatives.*
- 4. Provides light refreshments at the award ceremony and extends an invitation to a representative from the Victor Chang Cardiac Research Institute to deliver a presentation to the award recipients.*
- 5. Allocates funding for the hosting of the ceremony, including venue hire (if applicable), light refreshments, and incidental costs, to be sourced from within the existing operational budgets that relate to community support and partnerships.*
- 6. Receives a report following the conclusion of the 2025 ceremony evaluating Council's participation and providing a recommendation regarding future involvement.*

Rationale:

The Victor Chang Cardiac Research Institute is one of Australia's most respected medical research organisations. Since 2004, the Victor Chang School Science Awards have recognised outstanding Year 11 students demonstrating excellence and commitment in STEM fields, with the aim of inspiring future careers in science and research.

Dubbo Regional Council was an active participant prior to COVID-19. Council's recommitment to participating would allow the community to celebrate academic excellence, promote STEM pathways, and encourage young local talent. Aligning the awards ceremony with National Science Week will further strengthen the celebration of science across the region. A review will be undertaken following the 2025 event to assess future involvement.

Nominations open on 6 May 2025 and run through to 23 July 2025.

RECOMMENDATION

That Dubbo Regional Council:

- 1. Participates in the 2025 Victor Chang School Science Awards Program to recognise and celebrate high-achieving Year 11 STEM students within the DRC LGA.**
- 2. Actively engages with schools in the DRC LGA in partnership with the Victor Chang Cardiac Research Institute, to encourage them to participate, highlighting the benefits to previous local award recipients.**
- 3. Hosts an award ceremony, ideally during National Science Week in August 2025, at a Council venue to present the Victor Chang School Science Awards to nominated students, inviting recipients, their families, teachers, and school representatives.**
- 4. Provides light refreshments at the award ceremony and extends an invitation to a representative from the Victor Chang Cardiac Research Institute to deliver a presentation to the award recipients.**
- 5. Allocates funding for the hosting of the ceremony, including venue hire (if applicable), light refreshments, and incidental costs, to be sourced from within the existing operational budgets that relate to community support and partnerships.**
- 6. Receives a report following the conclusion of the 2025 ceremony evaluating Council's participation and providing a recommendation regarding future involvement.**

MD
Councillor

APPENDICES:

- 1** [↓](#) Participation in the 2025 Victor Chang School Science Awards Program

16 May 2025

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

Please place the following Notice of Motion on the agenda for the May 2025 Ordinary Meeting of Council.

**NOTICE OF MOTION:
PARTICIPATION IN THE 2025 VICTOR CHANG SCHOOL SCIENCE AWARDS PROGRAM**

Motion

That Dubbo Regional Council:

1. Participates in the 2025 Victor Chang School Science Awards Program to recognise and celebrate high-achieving Year 11 STEM students within the DRC LGA.
2. Actively engages with schools in the DRC LGA in partnership with the Victor Chang Cardiac Research Institute, to encourage them to participate, highlighting the benefits to previous local award recipients.
3. Hosts an award ceremony, ideally during National Science Week in August 2025, at a Council venue to present the Victor Chang School Science Awards to nominated students, inviting recipients, their families, teachers, and school representatives.
4. Provides light refreshments at the award ceremony and extends an invitation to a representative from the Victor Chang Cardiac Research Institute to deliver a presentation to the award recipients.
5. Allocates funding for the hosting of the ceremony, including venue hire (if applicable), light refreshments, and incidental costs, to be sourced from within the existing operational budgets that relate to community support and partnerships.
6. Receives a report following the conclusion of the 2025 ceremony evaluating Council's participation and providing a recommendation regarding future involvement.

Rationale:

The Victor Chang Cardiac Research Institute is one of Australia's most respected medical research organisations. Since 2004, the Victor Chang School Science Awards have recognised outstanding Year 11 students demonstrating excellence and commitment in STEM fields, with the aim of inspiring future careers in science and research.

Dubbo Regional Council was an active participant prior to COVID-19. Council's recommitment to participating would allow the community to celebrate academic excellence, promote STEM pathways, and encourage young local talent. Aligning the awards ceremony with National Science Week will further strengthen the celebration of science across the region. A review will be undertaken following the 2025 event to assess future involvement.

Nominations open on 6 May 2025 and run through to 23 July 2025.

Councillor Mathew Dickerson



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Waste to Energy Facilities

REPORT DATE: 15 May 2025

FILE: ID25/944

Council had before it a Notice of Motion dated 15 May 2025 from Councillor P Toynton regarding the Waste to Energy Facilities as follows:

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

- 1. That it is acknowledged that waste to energy projects are likely to be classified as State Significant Development, which requires detailed consideration of environmental impacts as a component of the assessment process undertaken by the State Government Department of Planning, Housing and Infrastructure.*
- 2. That the Chief Executive Officer write to the Minister for Planning and Public Spaces, Mr Paul Scully to request that Dubbo Regional Council be formally notified of any waste to energy projects in nearby Local Government Areas that are classified as State Significant Development.*
- 3. That we ask the minister to consider that contact must be made with neighbouring LGA's to notify of planned state significant infrastructure projects that are likely to have an effect on these LGA's such as noise from turbines, or smells and emissions from Waste to energy projects.*

RECOMMENDATION

- 1. That it is acknowledged that waste to energy projects are likely to be classified as State Significant Development, which requires detailed consideration of environmental impacts as a component of the assessment process undertaken by the State Government Department of Planning, Housing and Infrastructure.**
- 2. That the Chief Executive Officer write to the Minister for Planning and Public Spaces, Mr Paul Scully to request that Dubbo Regional Council be formally notified of any waste to energy projects in nearby Local Government Areas that are classified as State Significant Development.**
- 3. That we ask the minister to consider that contact must be made with neighbouring LGA's to notify of planned state significant infrastructure projects that are likely to have an effect on these LGA's such as noise from turbines, or smells and emissions from Waste to energy projects.**

PT
Councillor

APPENDICES:

- 1 [↓](#) Notice of Motion - Councillor P Toynton - Waste to Energy Facilities

Councillor Phillip Toynton

PO Box 81
DUBBO NSW 2830

16 May 2025

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

Dear Murray

NOTICE OF MOTION – WASTE TO ENERGY FACILITIES

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

1. *That it is acknowledged that waste to energy projects are likely to be classified as State Significant Development, which requires detailed consideration of environmental impacts as a component of the assessment process undertaken by the State Government Department of Planning, Housing and Infrastructure.*
2. *That the Chief Executive Officer write to the Minister for Planning and Public Spaces, Mr Paul Scully to request that Dubbo Regional Council be formally notified of any waste to energy projects in near by Local Government Areas that are classified as State Significant Development.*
3. *That we ask the minister to consider that contact must be made with neighbouring LGA's to notify of planned state significant infrastructure projects that are likely to have an effect on these LGA's such as noise from turbines, or smells and emissions from Waste to energy projects.*

Yours faithfully



Phillip Toynton
Councillor



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Renewable Energy Projects

REPORT DATE: 16 May 2025

FILE: ID25/949

Council had before it a Notice of Motion dated 16 May 2025 from Councillor L Butler regarding the Renewable Energy Projects as follows:

That the CEO provide a report to Council including information outlining the role of Council in the State Significant Development process for large scale renewable projects in our Local Government Area (LGA) including:

- *The points at which council can make input into the process.*
- *How Council can provide conditions on a development, including types of conditions that can be reasonably sought for inclusion on a State Significant Development.*

RECOMMENDATION

That the CEO provide a report to Council including information outlining the role of Council in the State Significant Development process for large scale renewable projects in our Local Government Area (LGA) including:

- **The points at which council can make input into the process.**
- **How Council can provide conditions on a development, including types of conditions that can be reasonably sought for inclusion on a State Significant Development.**

LB

Councillor

APPENDICES:

- 1 [↕](#) Renewable Energy Projects

Councillor Lukas Butler

PO Box 81
DUBBO NSW 2830

16 May 2025

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

Dear Murray

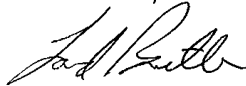
NOTICE OF MOTION – RENEWABLE ENERGY PROJECTS

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

That the CEO provide a report to Council including information outlining the role of Council in the State Significant Development process for large scale renewable projects in our Local Government Area (LGA) including:

- The points at which council can make input into the process.
- How Council can provide conditions on a development, including types of conditions that can be reasonably sought for inclusion on a State Significant Development.

Yours faithfully



Lukas Butler
Councillor



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Review of Community Halls

REPORT DATE: 19 May 2025

FILE: ID25/967

Council had before it a Notice of Motion dated 19 May 2025 from Councillor P Toynton regarding the Review of Community Halls as follows:

Council manages several buildings for community uses across the LGA. I would like to place the following notice of motion on the agenda for the May Ordinary meeting of Council.

1. *That the CEO provide a report to Council outlining the status of community buildings, the costs to maintain them and other elements important to understand regarding their continued sustainability and needs of the community.*

RECOMMENDATION

1. That the CEO provide a report to Council outlining the status of community buildings, the costs to maintain them and other elements important to understand regarding their continued sustainability and needs of the community.

PT
Councillor

APPENDICES:

- 1 [Review of Community Halls](#)

Councillor Phillip Toynton
PO Box 81
DUBBO NSW 2830

19 May 2025

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

Dear Murray

NOTICE OF MOTION – REVIEW OF COMMUNITY HALLS

Council manages several buildings for community uses across the LGA. I would like to place the following notice of motion on the agenda for the May Ordinary meeting of Council.

1. *That the CEO provide a report to Council outlining the status of community buildings, the costs to maintain them and other elements important to understand regarding their continued sustainability and needs of the community.*

Yours faithfully



Phillip Toynton
Councillor



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Heritage Provisions on Bridges

REPORT DATE: 19 May 2025

FILE: ID25/968

Council had before it a Notice of Motion dated 19 May 2025 from Councillor P Toynton regarding the Heritage Provisions on Bridges as follows:

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

That the CEO provide a report to the July Ordinary Council:

1. *Detailing and heritage provisions, and their variations or removal on:*
 - *Scabbing Flat Bridge, Geurie*
 - *Rawsonville Bridge, Rawsonville*
 - *Waroo Braidge, Waroo*
2. *How many heritage provisions impact the possible replacement of Scabbing Flat Bridge with a concrete bridge?*
3. *Which agency/who is responsible for the ongoing maintenance costs of Scabbing Flat bridge?*
4. *Any insights into a possible timeline for replacement of the timber bridges with a concrete Scabbing Flat bridge.*

RECOMMENDATION

That the CEO provide a report to the July Ordinary Council:

1. **Detailing and heritage provisions, and their variations or removal on:**
 - **Scabbing Flat Bridge, Geurie**
 - **Rawsonville Bridge, Rawsonville**
 - **Waroo Braidge, Waroo**
2. **How many heritage provisions impact the possible replacement of Scabbing Flat Bridge with a concrete bridge?**
3. **Which agency/who is responsible for the ongoing maintenance costs of Scabbing Flat bridge?**
4. **Any insights into a possible timeline for replacement of the timber bridges with a concrete Scabbing Flat bridge.**

PT
Councillor

APPENDICES:

- 1 [Heritage Provisions on Bridges](#)

Councillor Phillip Toynton

PO Box 81
DUBBO NSW 2830

19 May 2025

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

Dear Murray

NOTICE OF MOTION – HERITAGE PROVISIONS ON BRIDGES

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

That the CEO provide a report to the July Ordinary Council:

1. *Detailing and heritage provisions, and their variations or removal on:*
 - Scabbing Flat Bridge, Geurie
 - Rawsonville Bridge, Rawsonville
 - Waroo Braidge, Waroo
2. How many heritage provisions impact the possible replacement of Scabbing Flat Bridge with a concrete bridge?
3. Which agency/who is responsible for the ongoing maintenance costs of Scabbing Flat bridge?
4. Any insights into a possible timeline for replacement of the timber bridges with a concrete Scabbing Flat bridge.

Yours faithfully



Phillip Toynton
Councillor



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Fees and Charges - Tips and Transfer Stations

REPORT DATE: 19 May 2025

FILE: ID25/969

Council had before it a Notice of Motion dated 19 May 2025 from Councillor P Toynton regarding the Fees and Charges - Tips and Transfer Stations as follows:

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

1. *That the CEO provide a report to Council reviewing the fees and charges associated with tips and transfer stations.*

RECOMMENDATION

1. That the CEO provide a report to Council reviewing the fees and charges associated with tips and transfer stations.

PT
Councillor

APPENDICES:

- 1 [↓](#) Fees and Charges - Tips and Transfer Stations

Councillor Phillip Toynton
PO Box 81
DUBBO NSW 2830

19 May 2025

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

Dear Murray

NOTICE OF MOTION – FEES AND CHARGES – TIPS AND TRANSFER STATIONS

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

1. *That the CEO provide a report to Council reviewing the fees and charges associated with tips and transfer stations.*

Yours faithfully



Phillip Toynton
Councillor



DUBBO REGIONAL
COUNCIL

NOTICE OF MOTION: Statistical Data Collection by Surveys

REPORT DATE: 19 May 2025

FILE: ID25/970

Council had before it a Notice of Motion dated 19 May 2025 from Councillor P Toynton regarding the Statistical Data Collection by Surveys as follows:

I would like to place the following notice of motion on the agenda for the 27 May 2025 Ordinary meeting of Council.

Review of Statistical data collection by surveys.

- 1. That the CEO prepare a report for the August ordinary meeting of Council, outlining councils requirements/obligations to obtain community satisfaction surveys.*
- 2. That the CEO explore more cost-effective methods of satisfying this requirement.*

RECOMMENDATION

- 1. That the CEO prepare a report for the August ordinary meeting of Council, outlining councils requirements/obligations to obtain community satisfaction surveys.**
- 2. That the CEO explore more cost-effective methods of satisfying this requirement.**

PT
Councillor

APPENDICES:

- [1↓](#) Statistical Data Collection by Surveys

Councillor Phillip Toynton

PO Box 81
DUBBO NSW 2830

19 May 2025

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

Dear Murray

NOTICE OF MOTION – STATISTICAL DATA COLLECTION BY SURVEYS

I would like to place the following notice of motion on the agenda for the 27 May 2025 Ordinary meeting of Council.

Review of Statistical data collection by surveys.

1. *That the CEO prepare a report for the August ordinary meeting of Council, outlining councils requirements/obligations to obtain community satisfaction surveys.*
2. *That the CEO explore more cost-effective methods of satisfying this requirement.*

Yours faithfully



Phillip Toynton
Councillor



REPORT: Housing For Our Future - Engagement Insights Report and Next Steps

DIVISION: Development and Environment
REPORT DATE: 2 May 2025
TRIM REFERENCE: ID25/693

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none">Strategic Project Update.	
Issue	<ul style="list-style-type: none">Under the terms of the original Federal Government Housing Support Program – Stream 1 Funding Deed, Council was required to finalise the Housing Strategies by 31 May 2025. Council in March 2025 received an extension for completion of the project until 31 December 2025.Council undertook community consultation in October, November and December 2024 to identify our community’s housing priorities, goals and issues for the region.Engagement insights include a desire for more medium density housing, a greater variety of minimum lot sizes in R5 Large Lot Residential Land, a reluctance to build dwelling types that aren’t “proven” to be profitable, the expectation for Council to play a greater role in addressing housing challenges and balancing the growth of our Villages.The draft Housing Strategies will be considered by Council in July 2025 prior to further public and stakeholder consultation being undertaken.Council successful in obtaining a grant under the NSW Government’s Regional Housing Strategic Planning Fund – Round 3 to prepare a master plan and associated servicing strategies for land at Montefiores.	
Reasoning	<ul style="list-style-type: none">Council’s role in housing involves facilitating an appropriate supply and mix of housing to meet community needs, as well as developing strategies and policies that encourage the provision of more housing and affordable housing.	
Financial Implications	Budget Area	Growth Planning
	Funding Source	Federal Government’s Housing Support Program – Stream 1
	Proposed Cost	\$580,000
	Ongoing Costs	Nil
Policy Implications	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

1. That the information contained within the report of the Manager Growth Planning dated 2 May 2025, be noted.
2. That the Engagement Insights Report (attached in Appendix 1) be noted.
3. That the submissions received during the community consultation period (attached in Appendix 2) be noted.

Steven Jennings
Director Development and Environment

TH
Manager Growth Planning

BACKGROUND

1. Previous Resolutions of Council

15 August 2024 CCL24/207	<i>That the information contained within the report of the Manager Growth Planning dated 23 July 2024 be noted.</i>
24 October 2024 CCL24/267	<i>That the information contained within the report of the Manager Growth Planning dated 27 September 2024 be noted.</i>
11 February 2025 IPEC25/4	<i>That the information contained within the report of the Manager Growth Planning dated 31 January 2025 be noted.</i>

2. Federal Government Housing Support Program

Council received \$580,000 under the Federal Government's Housing Support Program – Stream 1 to prepare Housing Strategies that define the existing and future requirements for the delivery of new, diverse, affordable and well-located housing in our Region.

The following work is being undertaken as part of this project:

- Regional Housing Strategy;
- Large Lot Residential Strategy;
- Affordable Housing Framework; and
- Place Plans for Villages.

REPORT

1. Project Timeframe

Under the terms of the Federal Government Housing Support Program – Stream 1 Funding Deed, Council was required to finalise the Housing Strategies by 31 May 2025.

To ensure the project can deliver robust housing strategies, underpinned by appropriate community and stakeholder consultation, Council received an extension to the deadline until 31 December 2025. It is also understood that a number of recipients were provided with project extensions given the timing of the Federal Election and the timeliness of grant information being provided to recipients.

The below amended timeline provides a mechanism to monitor and resource the various steps required to progress the draft Housing Strategies, and ensure the community is kept up to date on its progress.

Key Date	Explanation
27 May 2025	Engagement Insights Report and submissions presented to Council for consideration
July 2025	Draft Strategies presented to Council for consideration
Late August – October 2025	Public exhibition of draft Strategies
December 2025	Final Strategies presented by Council for consideration

As included above, the draft Strategies will be provided to Council for consideration at the July 2025 Council meeting.

2. Consultation

Council conducted an initial community and stakeholder engagement program in October, November and December 2024, and a Housing Insights Survey until 6 January 2025, to gather community perspectives on housing issues and identify priorities to progress the strategic direction of the project. The engagement process was designed with the intention of seeking a comprehensive understanding of housing themes in the Region.

The engagement process was met with a high level of buy-in and enthusiasm from groups consulted and significant demand for continued engagement, collaboration, and co-design of the Strategies. This consultation included:

- 27,079 social media impressions (the number of times a post appears);
- 1,954 social media engagement (the number of times a post was interacted with); and
- 1,191 visits to Council's YourSay page.

3. Engagement Insights Report and Submissions

The Engagement Insights Report and submissions are attached in **Appendix 1 and 2**. The Report is structured to address the Housing Strategies' four key components, and identifies key themes, current trends, challenges and barriers, opportunities, and key findings for each component.

The following themes and insights were identified during community and stakeholder engagement:

(a) Regional Housing Strategy

Key community priorities and sentiments for the Regional Housing Strategy are:

- There is a housing supply shortage, widespread affordability issues, and increased homelessness;
- Various housing typologies, densities, and block size diversity needs to be encouraged;
- Temporary population shocks and disruptions need to be translated into permanent benefits to the region;
- The character of the Region and the Villages needs to be retained;

- Population growth needs to be linked to improved community outcomes; and
- Housing needs to meet aged care, accessibility and cultural needs.

(b) R5 Large Lot Residential Strategy

Key community priorities and sentiments for the R5 Large Lot Residential Strategy are:

- There is an increasing and unmet demand for R5 Large Lot zoning throughout the Region, across various demographics;
- The subdivision and rezoning of land, particularly within the outskirts of the city of Dubbo and most villages, may provide additional R5 Large Lot residential blocks, with priority areas identified on Dubbo east and west outskirts, and north of Wellington; and
- Inefficiencies in current zoning and subdivision allocations, development application processes, and Council communication of land use regulations and decisions are limiting positive housing outcomes in the Region.

(c) Affordable Housing Framework

Key community priorities and sentiments for the Affordable Housing Framework are:

- There is a shortage in social and affordable housing, rental opportunities, and diverse social housing typologies catering to cultural, inclusive and aged care needs;
- The market is failing to respond to demand for affordable and social housing, particularly higher-density housing opportunities that support affordability;
- Higher density and social housing need to be geographically spread throughout the Region; and
- Council needs to play a larger role in addressing affordability, social housing provision and homelessness.

(d) Village Place Plans

Key community priorities and sentiments for the Village Place Plans are:

- Villages were generally receptive to housing growth that balanced village character and lifestyle with improving community outcomes, and providing infrastructure and services alongside or ahead of population growth;
- The character and identity of each Village is unique, as some villages expressed strong desires for housing growth whilst others expressed limited desire for housing growth; and
- Access to aged care should be a priority within the Villages.

3. Regional Housing Strategic Planning Fund – Round 3

Council was successful in obtaining a grant under the NSW Government's Regional Housing Strategic Planning Fund – Round 3 to prepare a master plan and associated servicing strategies, and undertake consultation with relevant landowners, for land in Montefiores.

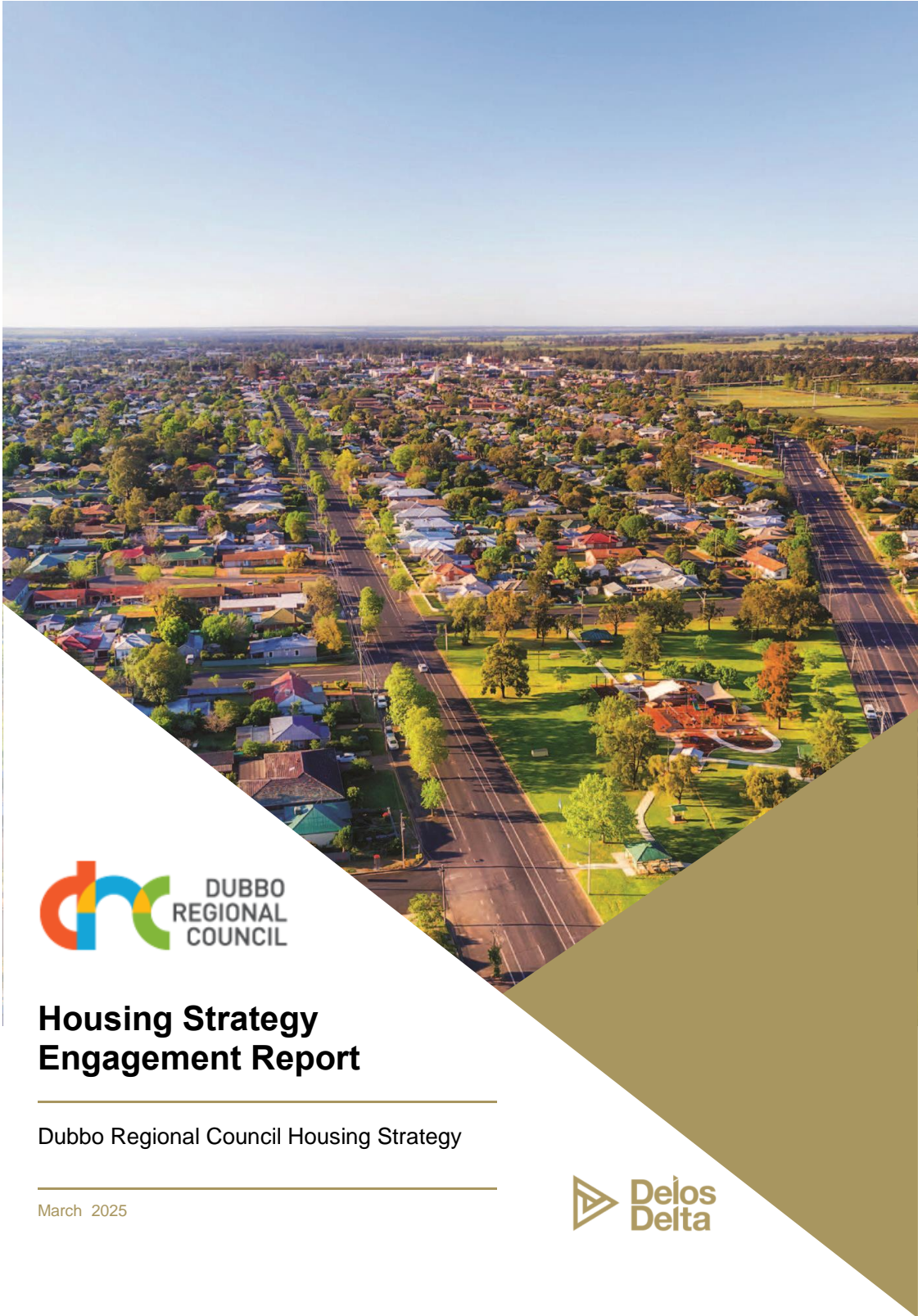
Montefiores was chosen due to Wellington's strategic position in the region and the Central-West Orana Renewable Energy Zone. The project will create the framework to determine where, what and how development occurs so that Wellington has a pipeline of new housing that is well located, supported by appropriate infrastructure, and appropriate to the local community and its needs. It will also enable appropriate housing to accommodate our growing community and workers associated with the REZ.

The project must be completed by 10 June 2026.

The list of successful projects is available online at <https://www.planning.nsw.gov.au/policy-and-legislation/housing/regional-housing/regional-housing-strategic-planning-fund>

APPENDICES:

- 1 [↓](#) Engagement Insights Report
- 2 [↓](#) Submissions



Housing Strategy Engagement Report

Dubbo Regional Council Housing Strategy

March 2025



Housing Strategy Engagement Report

Dubbo Regional Council Housing Strategy

March 2025

Acknowledgement of Country

Delos Delta would like to acknowledge the Ngunnawal, Ngambri, Boon Wurrung and Wurundjeri Peoples who are the traditional custodians of the land on which we work. We would like to express our respect for their Elders past and present.



ABN

60 616 928 020

TELEPHONE

0432 034 967

delosdelta.com

EMAIL

hello@delosdelta.com

WEBSITE

delosdelta.com

ADDRESS

19 Torrens St,
Braddon ACT 2612

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1. Executive Summary



This executive summary outlines key findings from engagement relating to the Housing Strategy, drawing on insights gathered through in-person and online engagements, as well as survey responses.

The Engagement Report is structured in accordance with the Housing Strategy's four key components: the Regional Housing Strategy, Large Lot Residential Strategy, Affordable Housing Framework, and the Village Place Plans. This executive summary will reflect that structure.

The views represented below are aggregated opinions and should be interpreted within the context of an engagement report. Comments and collective views may be best leveraged in conjunction with research, analysis, and expert contributions.

1.1 Regional Housing Strategy

The following insights relate to the Regional Housing Strategy and as such incorporate views from across the stakeholders engaged and across engagement mechanisms:

- ▶ Engagement responses repeatedly identified a housing supply shortage, widespread affordability issues, and increased homelessness
- ▶ Shifting demographic profiles are changing housing needs with providing for aged care, social housing, and diverse housing typologies being key priorities within the community
- ▶ Key community principles in designing the Regional Housing Strategy are:
 - Retaining the character of the region and its villages
 - Linking population growth to improved community outcomes
 - Providing housing that meets aged care, accessibility, and cultural needs
 - Encouraging housing typology, density, and block size diversity
- ▶ Market conditions are not meeting demand for:
 - Rental opportunities
 - Affordable and social housing
 - Diversity in housing typologies and density
- ▶ Communities expressed a desire for more government intervention in supporting regional market gaps, such as through:
 - Reviewing current zoning and subdivision allocations
 - Reducing regulatory frictions associated with development application processes
 - Subsidising social and affordable housing provision
 - Reassessing development contribution plans

- ▶ The community identified priority approaches and locations for housing development:
 - While urban spread is the preferred approach for Dubbo City, there is strong interest in targeted infill development to balance growth
 - Central Dubbo and Dubbo's outskirts are the priority locations for housing growth
 - Wellington was identified as a key area for housing development, with strong receptivity to housing and block diversity, and a desire to capitalise on renewable energy zones (REZ) and temporary workers to revitalise the town

1.2 Large Lot Residential Strategy

The following insights relate to R5 Residential zoned land, identified within the Housing Strategy as Large Lot Residential land. They reflect input from targeted engagement sessions with R5 stakeholders, as well as feedback from the broader community on zoning, subdivision, and minimum lot sizes:

- ▶ Community recurrently suggested (anecdotally) an increasing and unmet demand for R5 Large Lot zoning throughout the region, across various demographics
- ▶ The role that R5 Large Lot Residential zoning plays in Dubbo's housing development was generally recognised and celebrated
- ▶ The subdivision and rezoning of land, particularly within the outskirts of Dubbo City and surrounding most villages, were identified as opportunities to provide additional R5 residential blocks, with priority areas identified on Dubbo east and west outskirts and north of Wellington
- ▶ The provision of more R5 blocks was regularly tied to addressing housing supply and affordability issues
- ▶ Inefficiencies in current zoning and subdivision allocations, in development application processes, and in Council communication of land use regulations and decisions were consistently identified as limiting positive housing outcomes in the region and the opportunities provided by Large Lot Residential zones

1.3 Affordable Housing Framework

The following insights relate to the Affordable Housing Framework, incorporating feedback from both targeted stakeholders and the broader community:

- ▶ There is a shortage in social and affordable housing, rental opportunities, and diverse social housing typologies catering to cultural, inclusive, and aged care needs
- ▶ The market is failing to respond to demand for affordable and social housing, particularly higher-density housing opportunities that support affordability
- ▶ Improving development application processes relating to secondary dwellings, duplexes, and higher density development were identified as opportunities to improve affordability outcomes.
- ▶ Key community priorities relating to affordable and social housing are:
 - To ensure greater typology diversity
 - To geographically spread higher density and social housing throughout Dubbo city
 - For Council to play a larger role in addressing affordability, social housing provision, and homelessness
- ▶ Suggested mechanisms for Council to leverage to increase the supply of social and affordable housing include providing development incentives such as subsidies, concessions, or obligations, creating

alternative planning pathways for affordable and social housing, and reducing development application processes

1.4 Village Place Plans

The following insights relate to the Village Place Plans, they reflect both general trends within Village communities as well as insights into each village identified through engagement with members specific to that village.

- ▶ Villages were generally receptive to housing growth that balanced village character and lifestyle with improving community outcomes
- ▶ Emphasis was placed on the need for infrastructure and services to be developed alongside or ahead of population growth
- ▶ Access to aged care was consistently raised as a priority concern within villages
- ▶ Wongarbon and Geurie expressed the strongest desire for housing and population growth with some receptivity to different housing densities, diversity in housing typologies, and smaller building blocks
- ▶ Mogriguy, Stuart Town, Euchareena, Kerrs Creek, Elong Elong and Mumbil identified a receptivity to strategic growth linked to village character, improved community outcomes, and efficient use of land
- ▶ Reviewing zoning and subdivision allocations was a key priority within these villages, with a general preference for greater block diversity and the provision of more building blocks, as was addressing regulatory frictions to development
- ▶ Ballimore and Eumungerie, while receptive to limited growth, identified key infrastructure challenges inhibiting potential housing development
- ▶ The community engaged with in Brocklehurst expressed no desire for housing development

The engagement process successfully captured a diverse range of perspectives, reflecting the varied priorities and concerns within the community relating to the future of housing in the region. Despite this breadth of perspective, consistent themes emerged across the engagement processes, with shared principles and priorities identified to guide future housing and development strategy.

2. Strategic Context



The Housing Strategy, along with this supporting Engagement Report, sits within a broader strategic framework that is primarily informed by the *Dubbo Regional Towards 2040 Community Strategic Plan* (CSP). However, the Housing Strategy also operates within a broader New South Wales and Australian Government policy framework including *Housing 2041: NSW Housing Strategy* and the *National Housing Accord 2022*, with funding for the Housing Strategy a result of Council's successful grant application under the Australian Government's *Housing Support Program – Stream 1*.

2.1 Situating the Housing Strategy within the CSP

The CSP is the Council's highest level strategic document that informs the long-term priorities, visions, and goals identified by Council for Dubbo, with the current iteration operating until 2040. The following themes are identified within the CSP, including this document's relevant strategic priority, housing:

HOUSING



We are a well-designed region that includes a variety of housing types, densities, locations and price points

INFRASTRUCTURE



We have well-maintained, fit for purpose and new infrastructure that helps our community grow

ECONOMY



We have a strong and diverse local economy that provides employment opportunities for people of all ages and abilities

LEADERSHIP



We have leaders who are engaged, transparent, accountable, and represent the best interests of our community

LIVEABILITY



We are a diverse, vibrant, safe and healthy region that includes a variety of public spaces and amenities

ENVIRONMENTAL SUSTAINABILITY



We have a healthy natural environment that is resilient to the impacts of climate change and natural hazards

3. Engagement Method



Extensive in-person and online engagement was conducted targeting key stakeholders, village communities, and with several general community sessions held in Dubbo and Wellington. The engagement process was designed to identify the key challenges, opportunities, and priorities for housing in the region, while also exploring the differing interests, needs, and perspectives of the region's varied stakeholders and communities.

3.1 Key Stakeholder Groups

Key stakeholder groups were identified for targeted engagement, these included:

- ▶ Local Aboriginal Land Council
- ▶ First Nations Community Leaders
- ▶ Multi-cultural Stakeholders
- ▶ R5 Large Lot Residential Stakeholders
- ▶ Real Estate Agents
- ▶ Social/Affordable Housing Providers
- ▶ Developers
- ▶ Council Affordable Housing
- ▶ NSW Government Consultation
- ▶ Housing Supply Reference Group

3.2 Village Communities

Targeted village sessions were conducted with the intention of providing insight into community understandings of village character and to identify village priorities for the direction of housing strategy. The following villages in the Dubbo region were consulted:

- ▶ Ballimore
- ▶ Elong Elong
- ▶ Stuart Town
- ▶ Mumbil
- ▶ Wongarbon
- ▶ Brocklehurst
- ▶ Euchareena
- ▶ Kerrs Creek
- ▶ Eumungerie
- ▶ Mogriguy
- ▶ Geurie

Engagement with the villages was strategically conducted in pairs to ensure effective participation in villages with smaller populations and to foster productive discussions. In-person and online engagement sessions, as well as robust survey data, helped define each village's character and priorities, while pairing villages by geographic proximity revealed shared challenges, interests, and priorities.

3.3 Engagement Schedule and Mechanisms

The engagement schedule was undertaken in three blocks consisting of between 8 and 12 engagement session, with 32 engagement sessions in total. This engagement schedule is recorded in full in Appendix A. In-person engagement sessions were complemented by several online sessions to promote accessibility. Likewise, the online survey opportunity was complemented by the offering of pen-and-paper surveys to in-person engagement participants.

Engagement was also conducted through the Community Housing Strategy Survey, which engagement participants and the community were routinely encouraged to participate in. Substantial voluntary submissions were also recorded and integrated into engagement findings.

4. Regional Housing Strategy



The Regional Housing Strategy is a core element of Council's broader approach to Housing Strategy. The Regional Housing Strategy will assess, revise, and integrate the *Dubbo Urban Areas Strategy* (1995) and *Wellington Settlement Strategy* (2012) to design, outline, and communicate comprehensive strategies to accommodate future growth in the region. The following sections include a current state insights summary, an in-depth breakdown of recurring themes and points of discussion categorised as general trends, challenges, and opportunities, followed by a key findings section.

4.1 Current State Insights

The following insights relate to community perspectives of current trends in the housing market:

- ▶ Temporary Population Shocks
- ▶ Severe Rental Shortage
- ▶ Limited Housing Diversity
- ▶ General Housing Supply Shortage
- ▶ Inefficient DA processes
- ▶ Aged Care Prioritisation
- ▶ Unresponsive Housing Market
- ▶ Affordability Challenges
- ▶ Resistance to Density

4.2 Key Themes

The following priorities reflect key themes and ideas that emerged from across engagement mechanisms.



Deliver Infrastructure & Services

Fit housing strategy to adequate infrastructure and service delivery.



Increase Housing Diversity

Provide increased housing typology and block diversity.



Capture Temporary Worker Value

Translate temporary population shocks and disruptions into permanent benefits to the region.



Encourage Development

Review zoning allocations, subdivision regulations, development application processes, and explore regional development incentives.



Promote Affordable Housing

Strengthen affordable and social housing opportunities in the Dubbo region.



Design Inclusively

Design diverse housing typologies catering to the community's range of needs, distributing social housing, and providing accessible services.



Engage Proactively

Represent community interest through consistent engagement and outcome delivery.

4.3 Current Trends

Engagement participants identified significant shifts in the region relating to population growth, evolving demographics, and market dynamics.

Insights:	Description
Population Growth	The community identified consistent population growth and recent increases in employment opportunities.
	Temporary infrastructure projects and renewable energy initiatives were consistently identified as contributing to population growth, creating job opportunities, and attracting both skilled workers and general investment to the region. The general community attitude towards these projects was positive, however positivity was contingent on Council's insurance that these projects, on balance, deliver benefit to the community.
	The community also identified a growing immigrant population as a key contributor to population growth. With recognition given to a vibrant and involved multicultural community, recurring multicultural events, and the role these communities play in addressing regional labour shortages.
	Another significant trend identified was the rise in urban-rural migration influenced by the Covid-19 pandemic. An increasing prevalence of remote and hybrid working models was identified as enabling professionals to move from urban areas towards regional and rural areas with strong digital infrastructure.
	These trends toward population growth, while viewed positively in terms of economic growth and opportunity, were also identified as burdening the community through increased strain on infrastructure and service delivery, increased competition in the housing and employment markets, and endangering country, village, and community ways of life.
Demographic Shifts	Across engagement communities identified an aging demographic that is not having its age and health care needs met. The community overwhelmingly identified access to essential aged care services and facilities as key considerations in designing housing strategy.
	A broadening scope of potential residents were cited as increasing demand for housing and block diversity in the region, including young professionals that might prioritise connectivity and family blocks, hobby farm blocks for those aspiring to the regional lifestyle, and workers looking for higher density and affordable housing.
Supply & Demand	Market supply of housing solutions was identified across engagements as inadequate and unresponsive to population growth and changing needs profiles. Increasing the supply of housing available to rent was identified as a priority issue, as was increasing the supply of social and affordable housing.
	Current market conditions were identified as unlikely to meet demand for housing diversity. It was suggested that developers lack incentives to diverge from traditional housing typologies, with particular concern over limited incentive for providing higher-density housing solutions.

4.4 Challenges & Barriers

The following are key elements the engagement process revealed as challenges and barriers to achieving regional housing priorities.

Insights:	Description
Infrastructure & Services	Throughout engagement stakeholders noted a crucial relationship between the provision of essential services and infrastructure to sustainable population growth. Inadequate foundational investment in infrastructure and services was recurrently identified as limiting potential growth.
Aging Population	An Aging population was consistently cited as a significant, pressing concern, often accompanied by calls for Council to re-evaluate its approach to delivering aged and healthcare services across the region, and to integrate this concern into housing strategy.
Zoning Regulation	Competing perspectives and interests relating to zoning were identified across the region. Zoning diversity was generally identified as a priority outcome, however there was strong community sentiment regarding where that diversity should and should not take place that was largely contingent on 'retaining the character' of a place.
Regional Development Frictions	Development in Dubbo, and in the region's villages, was identified as time-intensive, having a slow turnaround from application to completion, and as generally unattractive to developers. Development application processes were occasionally identified as stringent and obscure.
	The community also identified the potential for difficulties adjusting to different service solutions, such as differences in implementing septic and sewage waste systems, as being barriers to development in regional areas.
	Temporary infrastructure and REZ projects were identified as putting a strain on the capacity of the region's construction and development sector to adequately supply for residential development and housing solutions.
	A limited number of local developers was raised as a constraint, as was the attachment of these developers to traditional housing typologies driven by perceptions of 'proven profitability'. Community emphasised the effect this has on capacity of the market to deliver housing diversity in the region.
Community Resistance to Changing Character	There was a general community resistance to housing strategy that threatened community character. This resistance included that towards significant population growth, certain forms of affordable and social housing, and a polarisation within the community surrounding the role of high-density housing solutions.
Environment & Sustainability	Environmental, sustainability, and agricultural concerns were raised as necessary considerations in housing strategy. Key considerations noted were assessing the agricultural character and potential of land and prioritising already cleared land for development to limit environmental harm.
Financial Constraints	Limited Council funding for the provision of housing, and infrastructure and service delivery was repeatedly identified as a limiting factor in addressing regional housing needs.
Inefficient Collaboration	Fragmented governance, inefficient government collaboration, and diffused responsibility over the provision of adequate and affordable housing opportunities were identified as barriers to effective housing strategy in the region.

4.5 Opportunities

The engagement process highlighted an evolving regional housing landscape, with engagement participants identifying significant opportunities to overcome barriers and further community priorities.

Opportunity	Outline
Housing Diversity	Housing diversity was a significant topic across engagement and a greater supply of more diverse housing options was a key priority. Opportunities were identified to encourage the growth of varied demographics through greater supply of diverse housing solutions.
	Zoning and subdivision regulations were consistently identified as key levers Council could consider to address housing priorities, with inefficient zoning and a limited supply of diverse building blocks identified as contributing to limited typology diversity.
	Leveraging regulatory levers such as reducing development application frictions related to secondary-dwellings and duplexes was seen as an opportunity to improve housing diversity while addressing affordability, age care, and inclusivity needs.
Mixed Development	An opportunity to focus on mixed development solutions was raised by several community members as fostering community liveability while encouraging demand for higher-density housing solutions. This form of development would also address recurring concerns relating to the concentration of high density, social, and affordable housing.
Temporary Population Shocks	The necessity of capitalising on economic opportunities presented by temporary positive population shocks and disruptions was repeatedly raised with specific opportunities identified relating to REZ and infrastructure initiatives. Translating these opportunities into long-term community benefit is a key community priority.
Regulatory Frictions	Reviewing current zoning and subdivision allocations and reducing regulatory frictions associated with development application processes were routinely discussed throughout engagement sessions.
Infrastructure & Services	Areas that are underutilising service and infrastructure capacity were seen as priority areas for housing growth.
	An opportunity to invest in digital infrastructure was identified to align regional housing opportunities with perceived demand for 'lifestyle blocks' that suit knowledge workers seeking regional WFH lifestyles.
	Community identified investing in infrastructure, services, and amenities as a general strategy to encourage growth, investment in healthcare and education were identified as particularly attractive, as well as investing in promoting a regional aesthetic.
Development Incentives	Community expressed an interest in exploring opportunities to address gaps in the market provision of high demand housing typologies such as development contribution plans, subsidised affordable housing development, and other such targeted development incentives.
Council Development	Community members identified an opportunity for Council to play a direct role in developing and supplying housing opportunities.
Communication	Community engagement was identified as an opportunity to encourage buy-in for the Housing Strategy, to co-design solutions tailored to community needs, and foster a stronger sense of community and ownership in addressing regional housing priorities.

Opportunity	Outline
	Community noted a link between a strong regional brand and marketing strategy and attracting housing and economic growth.
Collaboration	Community identified the opportunity to continue to proactively leverage state and federal government support in the form of grants and subsidies by aligning regional, state, and federal housing priorities.
	Community identified opportunities to collaborate with developers and explore other Public-Private Partnerships and initiatives to encourage and incentivise development towards housing priorities, as well as opportunities to decrease development friction through supportive partnerships with entities such as the LALC.

4.6 Regional Housing Strategy Survey Insights

This survey data informs, quantifies, and supports the key findings relating to the Regional Housing Strategy. The first insights are in relation to the current state of housing in the region. Survey results indicated that the vast majority of participants lived in a 3-4 bedroom home, prefer their current home size, and overwhelmingly indicated that they were happy with the current location of their home. This resonates with the key engagement theme of 'retaining character', and resounding references to pride in the region, its community, and its lifestyle. However, within this pride, and desire for the retention of regional character, there exists demand for housing strategy that addresses current gaps and anticipates future needs.

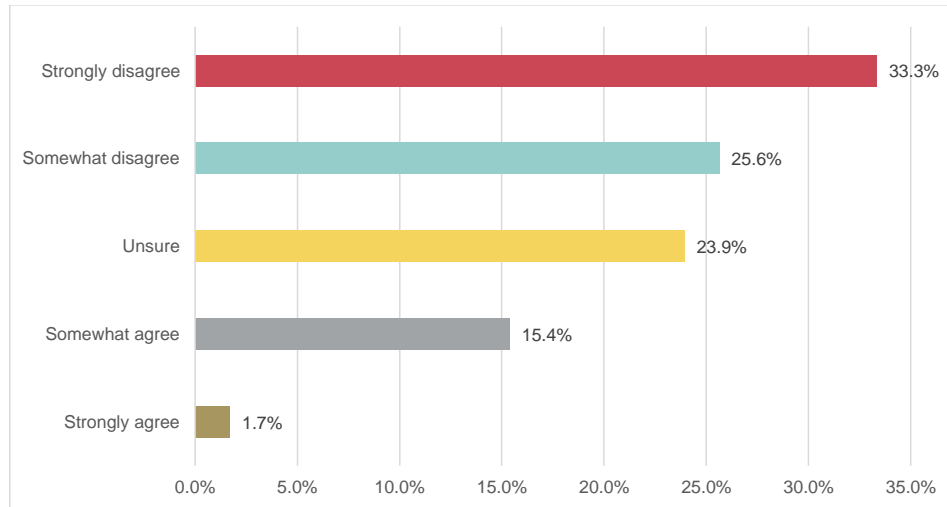
Key findings from the survey include:

- ▶ There is not enough housing available to rent
- ▶ There is limited housing diversity
- ▶ Social housing is a community priority
- ▶ Village contributions to housing growth should be strategic, measured, and predominantly contained within larger villages
- ▶ Regional housing affordability is a challenge
- ▶ Aged care housing is a community priority
- ▶ Housing growth should be focused in Dubbo, with a mixture of urban spread and infill
- ▶ There is an understanding that all housing typologies will play a role in meeting housing needs

The following figures represent these key survey insights. The methodology of data representation is accounted for in full in the full survey analysis section, however data is almost always represented in terms of relative frequency between responses. It is necessary to note that some results have been translated from open text responses to quantifiable data, which will be noted wherever it occurs. The number of respondents to a question will be identified in any instance where that number is 10%, or lower, than the total survey sample size i.e. 110 respondents.

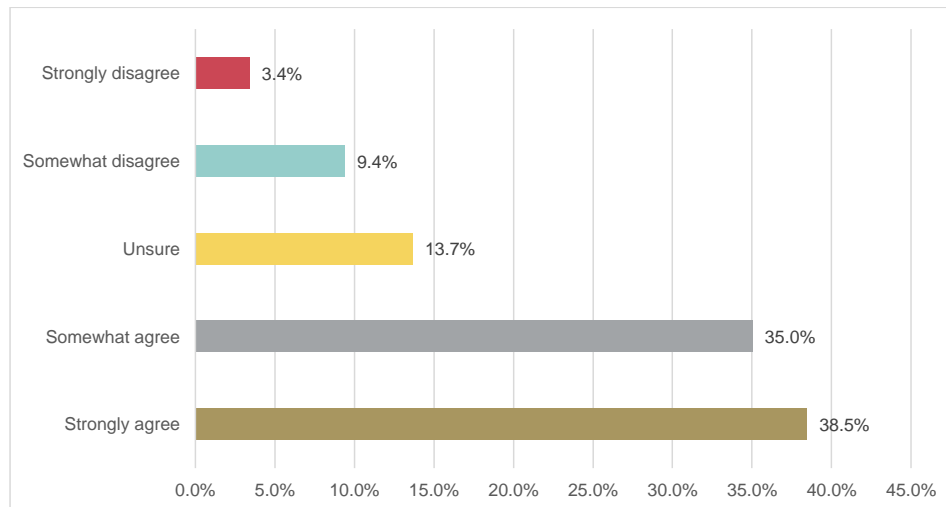
A majority of participants, 58.9%, at least somewhat disagreed with the statement that there is adequate rental supply. Only 17.1% of participants at least somewhat agreed that there is enough rental availability in the region, while a third or respondents indicated strong disagreement.

FIGURE 1. THERE IS ENOUGH HOUSING AVAILABLE TO RENT IN THE DUBBO REGION



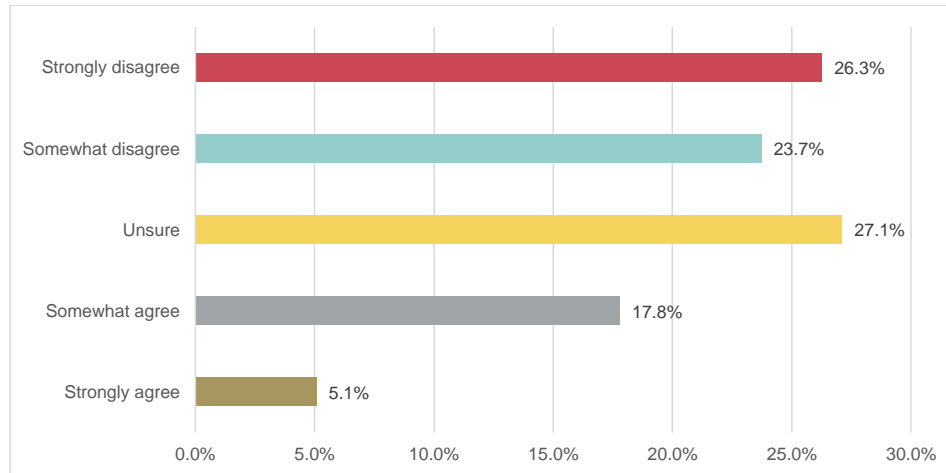
The Dubbo community overwhelmingly indicated that housing affordability is a challenge within the region, over two thirds of respondents identified it as such. Only 12.8% of respondents disagreed.

FIGURE 2. HOUSING AFFORDABILITY IS AN ISSUE/CHALLENGE IN THE DUBBO REGION



The majority of participants identified that the current housing diversity does not suit the needs of the community. However, uncertainty was the predominant response, highlighting an opportunity to improve communication around current and shifting community needs and the corresponding necessary changes to Dubbo region's housing strategy to accommodate those needs.

FIGURE 3. THERE ARE ENOUGH DIFFERENT TYPES AND SIZES OF DWELLINGS TO SUIT THE DIFFERENT HOUSEHOLDS AND COMMUNITY MEMBERS THAT LIVE IN (OR WANT TO LIVE IN) THE DUBBO REGION



The following is representation of the level of importance for each housing typology, calculated as an average across all respondents. For each housing typology, responses were grouped by degree of importance, multiplied by the assigned value set out in Table 1, and then divided by the total number of participants who responded to that typology.

FIGURE 4. TO WHAT EXTENT DO YOU CONSIDER THE FOLLOWING HOUSING TYPOLOGIES TO HAVE AN IMPORTANT ROLE IN MEETING FUTURE HOUSING NEEDS IN THE DUBBO REGION?

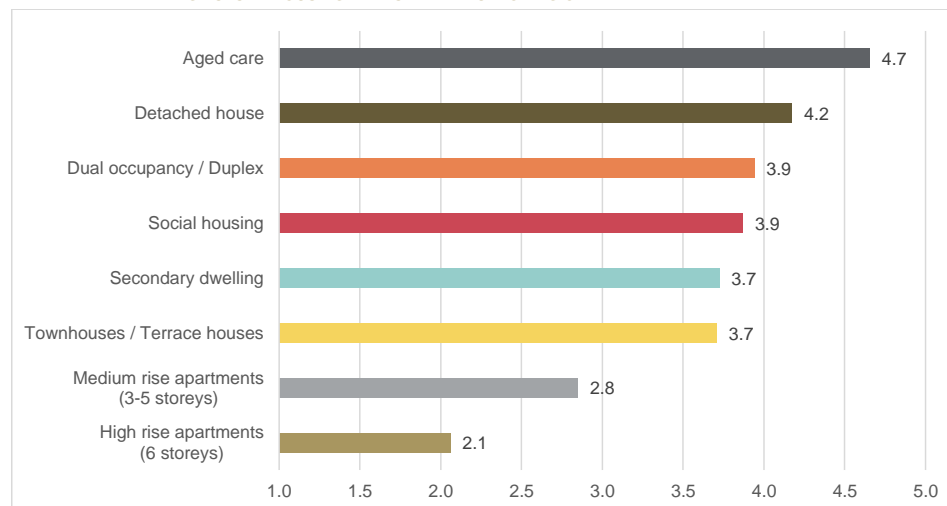


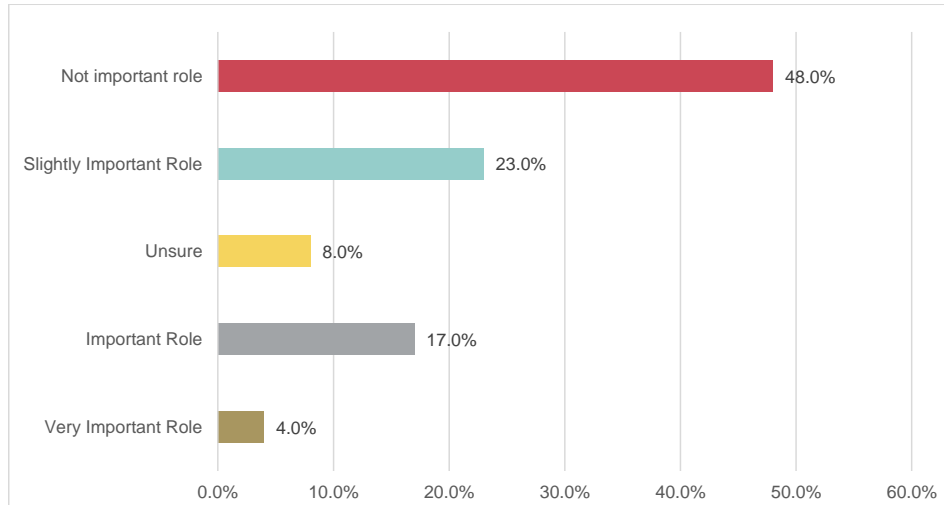
TABLE 1. LEGEND FOR FIGURE 4

Degree of Importance	Value Assigned
Very Important Role	5
Important Role	4
Unsure	3
Slightly Important Role	2
Not Important Role	1

Aged care housing emerged as a clear priority, while social housing also approached the threshold of an important role, reflecting strong community support for ensuring adequate provisions for vulnerable groups. Low-medium density housing typologies were widely recognised as playing an important role in Dubbo's housing future, while medium-high density housing remained a more polarising issue. Despite this, both high- and medium-rise apartments still met the threshold for a slightly important role. Mitigating community concerns and fostering broader acceptance of these typologies can be accomplished by clearly linking higher-density solutions to regional affordability and social housing needs and ensuring higher density housing solutions are strategically located in line with engagement and community feedback.

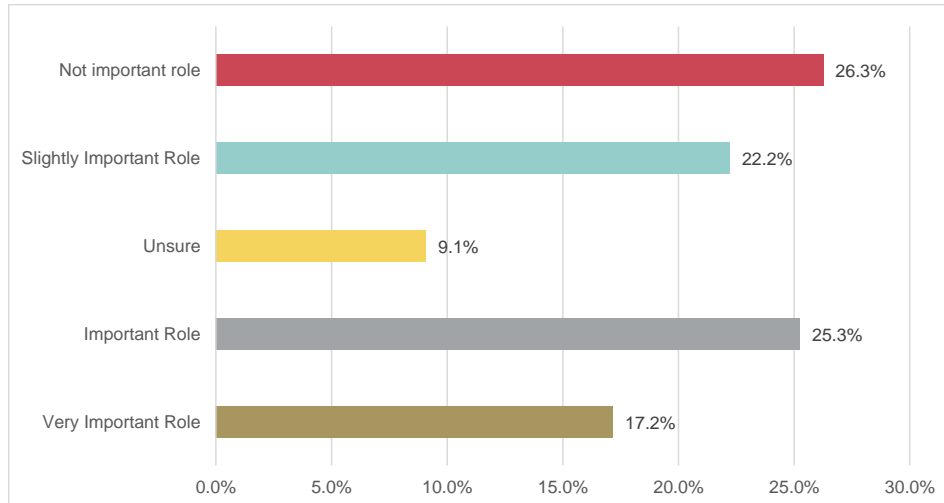
Of community surveyed, 48% did not believe that high rise apartments played an important role in meeting Dubbo's future housing needs, while 44% of the community identified at least a slightly important role.

FIGURE 5. HIGH RISE APARTMENTS (6 STOREYS)



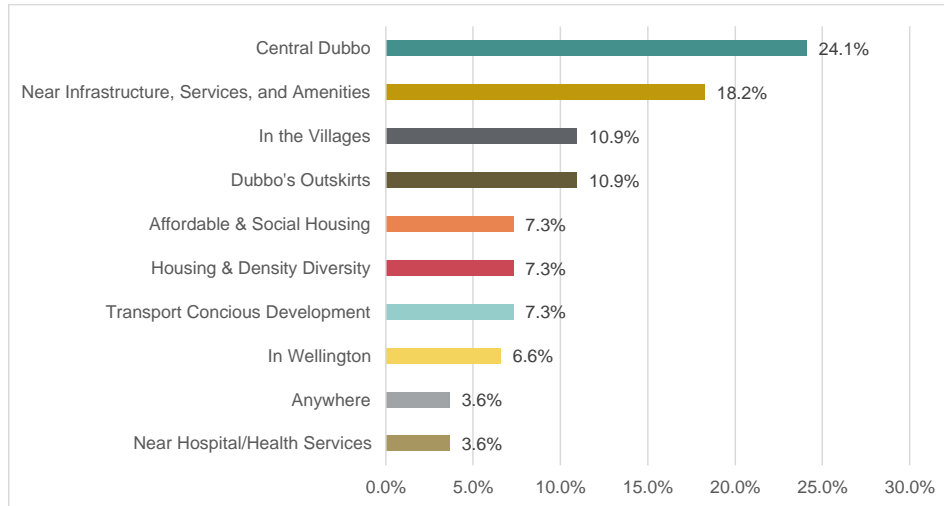
The surveyed community expressed a generally positive view of medium rise apartments, with 64.7% of respondents recognising at least a slightly important role, while 26.3% considered their role to be not important.

FIGURE 6. MEDIUM RISE APARTMENTS (3-5 STOREYS)



This figure translates open text responses into measured categories that relate to the survey question. It should be viewed as an indicative sample rather than an exhaustive or comprehensive representation. The categories reflect prominent themes identified in open-text responses, rather than predefined options. There were 73 unique responses to this question, of which 137 contributions across the key themes were made.

FIGURE 7. WHERE IN THE DUBBO REGION DO YOU THINK ADDITIONAL HOUSING SHOULD BE PRIORITISED, AND WHY?



Non-location specific information is excluded, however there were several key issues that were repeatedly identified by the community as priority concerns:

- ▶ Develop Near Infrastructure and Services
- ▶ Increase Housing Diversity
- ▶ Build Affordable/Social Housing
- ▶ Consider Zoning Regulations
- ▶ Consider Transport/Public Transport Implications
- ▶ Build on Already Cleared Land
- ▶ Develop Higher/Mixed Density Housing
- ▶ Consider the Strategic and Agricultural Value of Land

4.7 Dubbo Insights

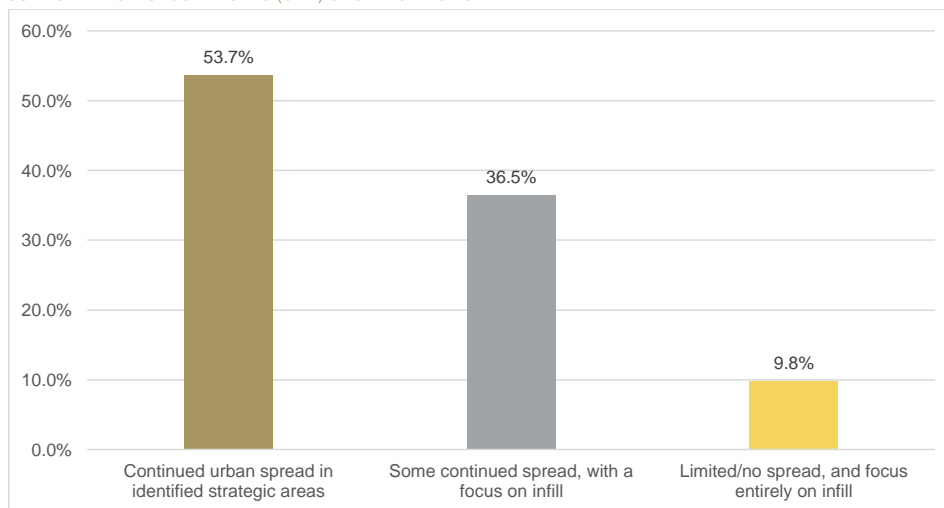
Extensive in-person engagement in Dubbo city provided key local insights that reinforce the broader findings of the Regional Housing Strategy. While the previous section examined regional trends primarily through survey data, this section uses both survey data and community feedback to outline community perspectives surrounding Dubbo's role in meeting the region's housing needs.

The survey data provides four key insights relating to the community's perceptions and priorities in considering Dubbo's role in the Regional Housing Strategy:

- Figures 7 and 10 identify that respondents prioritise Dubbo, and its immediate surroundings, as locations for housing growth
- Figure 8 indicates a slim preference for the continued urban spread of Dubbo City, with a significant contingent of respondents instead desiring a focus on infill
- Figure 9 indicates east and west Dubbo as priority areas for continued urban spread, with south Dubbo also presenting opportunities
- Figure 10 highlights key constraints on growth, including flood-prone areas, uncleared land, and high traffic or limited public transport areas

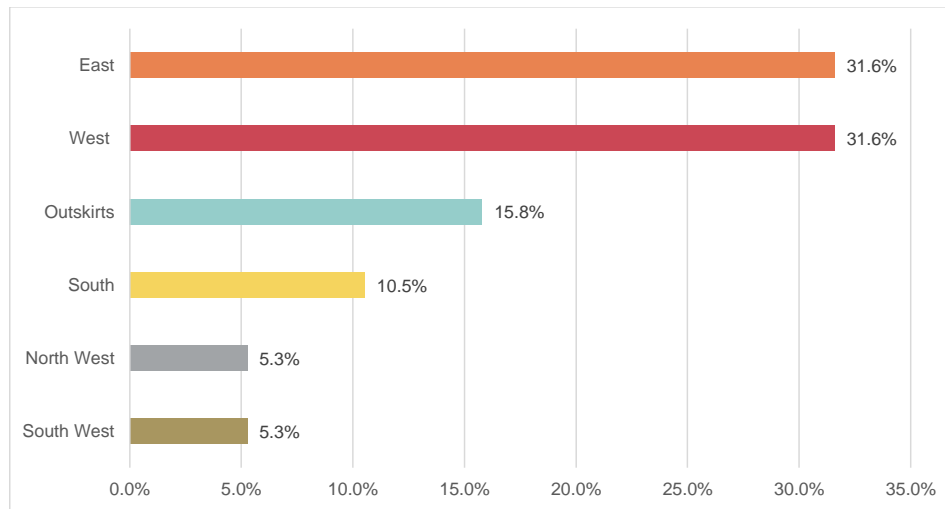
When asked to identify growth pathways for Dubbo, the majority of participants favoured continued urban spread in strategic areas. However, this majority was slim, with 46.3% favouring a focus on infill, and with 82 respondents to this survey question.

FIGURE 8. HOW SHOULD DUBBO (CITY) GROW MOVING FORWARD?



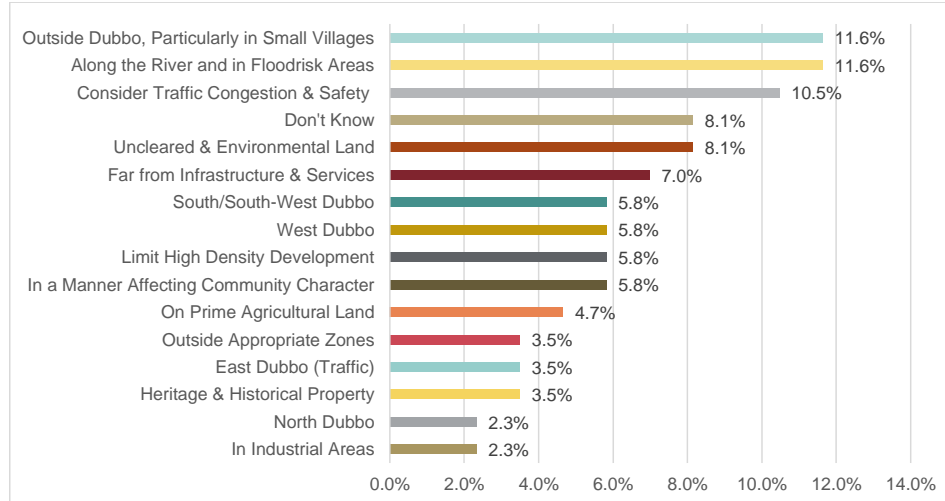
Further analysis of Figure 7 shows that 15 unique participants identified specific areas of Dubbo's outskirts, or the outskirts generally, as priority locations for future housing development. Among these 15 participants, there were 19 mentions across the following categories, with east and west Dubbo emerging as key priority areas.

FIGURE 9. PRIORITY LOCATIONS IN DUBBO'S OUTSKIRTS



The following figure was generated using the same open-text methodology applied previously in Figure 7. There were 63 unique responses to this question, resulting in 86 contributions across the identified key themes. Given the interpretative nature of open-text submissions, this representation should not be taken as comprehensive or exhaustive. Instead, it highlights general trends in community's concerns and points to areas that come to mind when community are asked to reflect on the future of housing in the region.

FIGURE 10. WHERE IN THE DUBBO REGION DO YOU THINK HOUSING SHOULD NOT BE PRIORITISED, AND WHY?



This representation reaffirms previous findings that Dubbo is the region's priority area for housing growth. The villages, particularly small villages, and areas outside Dubbo City, were recurrently identified as areas to avoid focusing on for future housing growth.

Respondents tended to identify a priority consideration in locating housing growth, rather than specific locations to avoid. When participants did respond with an identifiable location, this was often linked to a priority consideration. For instance, East Dubbo was often linked to traffic congestion, South-West and South Dubbo were often linked to infrastructure and service concerns, and village development was linked to retaining village character.

4.8 Wellington Insights

The following section presents insights into Wellington's current housing landscape the community's housing priorities. These insights are derived primarily from extensive in-person engagement sessions, supported by survey responses. Although survey participation from Wellington's community was limited, this is balanced by the nine in-person engagement sessions that were held in Wellington. Key findings include the community's desire for a concrete character direction such as revitalising the main street, along with improving housing and block size diversity, and aligning population growth with service and infrastructure provision.

Category	Description
Current State Insights	Wellington has an aging housing stock given limited development in recent history.
	Current housing opportunities in Wellington were identified by the community as limited in the diversity of both housing typology and block size.
	The Wellington community identified an aging or growing elderly demographic as a necessary consideration in housing strategy.
	The Wellington community identified an increase in demand for housing related to an influx of temporary workers resulting from REZ and infrastructure projects as in part contributing to an increase in housing prices.
	Wellington's capacity to meet residents' needs is already under strain, with the community noting challenges accessing childcare, aged care, and health care. These considerations should inform Wellington's housing strategy, ensuring housing solutions address the range of community needs.
Community Housing Priorities	The community expressed a desire to revitalise Wellington through a concrete strategic character direction, with several community members noting the potential to focus on establishing a uniform, distinctive image that positions the main street as a traditional centrepiece.
	The community generally expressed a desire for greater diversity in housing opportunities.
	Improving housing affordability was recurrently identified as a community priority.
	Community representatives expressed interest in increasing 2-3 acre and R5 zoning to attract young professionals and families, along with broader consideration of rezoning and enabling the sub-division of larger blocks.
	Positive community attitude toward population growth was recurrently linked to the contribution growth would have to the revitalisation of local business, increased employment prospects, and the accessibility of services, as well as to a desire to balance growth with retaining Wellington's character.
	The community raised the opportunity to explore incentives for essential service provision such as childcare, aged care, and health care. This was linked to ensuring Wellington remains an attractive prospect to potential residents.
	Strong communication channels, clarity in strategic messaging and direction from Council, and continued engagement with the community were also raised as priorities.

4.9 Key Findings

The following key findings are informed by engagement sessions and survey data that relate to the Regional Housing Strategy as a whole:

- ▶ Demographics shifts are occurring that are shaping community housing needs, with providing for aged care housing emerging as a key priority for the community
- ▶ Market conditions are not meeting demand for rental opportunities, affordable and social housing, and housing diversity generally
- ▶ Housing diversity is a key priority for the community, while there is community mandate for all housing typologies, there are mixed perceptions of the role of higher density housing options, particularly outside central Dubbo
- ▶ The Dubbo community has pride in their lifestyle and desire housing strategy that protects the character of the region, with an emphasis on a rural lifestyle and protecting the environment
- ▶ Accommodating growth is intrinsically linked to infrastructure and service provision. A key community priority being capturing permanent benefits from the strain that temporary workers place on Dubbo's economic and housing ecosystem
- ▶ Opportunities are identified for Council to play a greater role as a developer, for restructuring development contributions towards social and affordable housing ends, for incentivising development by reducing regulatory friction and strategic rezoning, as well as for providing social and affordable housing subsidies and development incentives generally
- ▶ Dubbo city and its outskirts are the primary community preference for housing growth, alongside Wellington, with some larger villages identified by the community as playing a complementary role in addressing housing needs

5. R5 Large Lot Strategy



The development of an R5 Large Lot Strategy is an initiative undertaken by Council to assess and optimise R5 Large Lot Residential land with the Local Government Area (LGA). This includes:

- ▶ Reviewing current supply of R5-zoned land in terms of location and minimum lot size requirements to ensure they meet community and planning needs
- ▶ Identifying potential areas within the LGA that would be suitable for R5-zoning, guided by strategic growth objectives, environmental factors, and infrastructure capacity
- ▶ Establishing lot size standards through minimum lot size control for R5-zoned areas to support sustainable development







R5 zones enable low-density residential development while preserving rural character, serve as a buffer between urban developments and rural areas, and provide opportunities for small-scale agricultural and rural lifestyles. Community and stakeholder discussion routinely justified a review of R5 Large Lot Strategy through:

- ▶ Greater demand for housing in the region generally
- ▶ Increased demand for diverse housing typologies
- ▶ Shifting preferences toward larger lot sizes and 'lifestyle blocks'

Insights in this section are based on in-person engagement due to limited identifiable survey participation from this stakeholder group.

5.1 Key Themes

The following are key themes identified from the R5 Large Lot Strategy targeted sessions:

	Affordability	Encouraging flexible development regulations and increasing the supply of R5 building blocks to promote regional housing affordability
	Services	Balancing services, infrastructure, and population growth
	Sustainability	Prioritising sustainability, maintaining tree coverage, and limiting unnecessary land clearing
	Regulation	Revisiting zoning and subdivision regulations, increasing the provision of building blocks, and streamlining development application processes
	Collaboration	Improving collaboration, engagement, and community participation in decision-making processes
	Clarity	Clear and effective communication of Council decisions and regulatory changes relating to future development and zoning

5.2 Perceived Benefits

The following are benefits of R5 zoning as identified by the community:

- ▶ Creates a buffer zone between city dwellings and agricultural operations
- ▶ Encourages wildlife, maintains tree coverage, and contributes to the conservation of environmentally sensitive areas
- ▶ Cultivates a 'village feeling' and community atmosphere
- ▶ Fosters accountability and ownership in caring for land
- ▶ Provides housing opportunities for an attractive lifestyle to a diverse range of peoples including young professionals and families
- ▶ Restores productivity to land previously zoned inefficiently
- ▶ Allows privacy and space for both residential and limited business operation purposes

5.3 What We Heard

The following are key points of discussion raised across engagement.

Consideration	Outline
Supply & Demand Dynamics	Stakeholders identified strong consumer demand for variable lot sizes, which is hindered by a limited supply of larger building blocks and by sub-division regulations that are perceived as rigid.
	Stakeholders across engagements identified a shift in demographic demand for housing opportunities toward 'lifestyle blocks' and 'decent block sizes'.
	Stakeholders stressed the importance of ensuring an adequate supply of R5-zoned land to meet future demand.
Affordability & Accessibility	Community and stakeholders identified housing affordability as an increasing concern for residents, linking rezoning and increased supply to easing these concerns.
	Participants raised concerns that current fee structures for secondary dwellings are challenging and may be disproportionate given their potential role in addressing the region's housing needs.
	Stakeholders also identified larger lots as an exclusive market given the lack of affordability of such lots to large portions of the market.
Infrastructure & Service Delivery	Stakeholders identified the need to ensure zoning decisions sufficiently consider current and future infrastructure and service delivery needs.
	Community members noted an emerging trend of higher-density housing in Dubbo city, highlighting the need to balance this with the provision of larger blocks on the city's outskirts to avoid undue strain on infrastructure and services.
Environment & Sustainability	Stakeholders referenced an unfortunate history of clearing land to make space for smaller lots without adequate consideration of habitat and environmental considerations.
Communication	Community expressed a desire for clear communication of rezoning decisions, and an appreciation of engagement and involvement in decision-making processes.

5.4 Opportunities

R5 stakeholder engagement sessions highlighted an evolving regional housing landscape and identified significant opportunities to address development and housing barriers in the region, while furthering community priorities through R5 Large Lot Residential zoning.

Opportunities	Outline
Village Subdivision	Opportunities for revisiting subdivision and zoning regulation were consistently raised across village engagement sessions.
	While constraining factors such as preserving agricultural land were raised, there was a general trend toward providing greater block diversity, with the caveat of ensuring adequate minimum block sizes to maintain village lifestyles.
	There was a general identification of inefficiencies in the current zoning of village land that are reducing housing opportunities and negatively impacting both affordability and village outcomes.
Dubbo's Outskirts	Dubbo's outskirts were identified as continued candidates for R5 Large Lot zoning with east and west Dubbo identified as priority areas, as well as land north of Wellington.
	As Dubbo City continues to expand, stakeholders noted that additional zoning and subdivision of current land allocations will be required.
Shifting Housing Preferences	Shifting housing preferences related to the Covid-19 pandemic, aging populations, as well as regional population growth are seen as increasing demand for R5 Large Lot Residential land.
	Stakeholders repeatedly emphasised the appeal of R5 Large Lot Residential zoning, noting its benefits as both a buffer to agricultural land and a desirable lifestyle option.
Regional Competition	In accordance with a growth in demand for R5 Large Lot zoned land, stakeholders noted competition for the provision of this land across the state.
	An opportunity was raised to match the proactivity of comparable Councils in meeting and capitalise on increased demand for R5 land.
Restoring Land Productivity	While preserving prime agricultural land was reiterated as a key priority, stakeholders highlighted a parallel need to restore land to economic productivity, noting the role that R5 zoning can play in this restoration.
	R5 stakeholder viewed rezoning and subdivision as opportunities to boost productivity through small businesses, sharing examples of successful restoration on large lot land alongside cases of currently unproductive land.
Development Application Frictions	Lengthy development application timeframes were identified as hindering housing supply and reducing confidence in the value and potential of holding such land.
	Stakeholder raised the opportunity to further explore how typologies such as duplexes and secondary dwellings can support accessibility, aged care, and cultural appropriate housing.

5.5 Key Findings

The following are key findings identified through engagement relating to R5 Large Lot Residential Strategy:

- ▶ Community across engagement identified an increasing and unmet demand for R5 Large Lot zoning throughout the region
- ▶ The subdivision and rezoning of land, particularly on the outskirts of Dubbo City and the villages, were identified as opportunities to increase the supply of R5 building blocks. Priority areas include locations east and west of Dubbo and north of Wellington
- ▶ Key community considerations for identifying land suitable for rezoning and subdivision included evaluating infrastructure and service capacity, restricting development to already cleared land, and prioritising the preservation of village and rural lifestyles
- ▶ Communities throughout engagement generally recognised and celebrated the role that R5 Large Lot zoning plays and will continue to play in Dubbo's housing development
- ▶ Addressing inefficiencies in current zoning and subdivision allocations, in development application processes, and in Council communications relating to land use regulations and decisions were consistently raised as opportunities to improve R5 housing outcomes in the region

6. Affordable Housing Framework



The Affordable Housing Framework is central to the Council's overall housing strategy and vision and reflects Council's recognition that 'housing is a fundamental human need and contributes to individuals' sense of place and belonging'.¹ The Framework will define Council's role and strategies for promoting social and affordable housing in the region, while also identifying the necessary partnerships to realise these goals.

6.1 Key Insights

The following key discussion points on affordable housing emerged across survey data and engagement sessions:



Economic Pressure

Economic trends are negatively impacting the well-being of local communities and leading to new demographics requiring support.



Inadequate Supply

Community generally identified the supply, quality, and condition of affordable and social housing as inadequate.



Desire for Diversity

Significant demand was identified for increased housing diversity in terms of typology, density, block size, and geographic distribution.



Homelessness

Community expressed a need for Council to recognise and take action to address the homeless crisis.



Accessible & Inclusive Design

Accessibility and inclusion in design principles were recurrently identified as priorities within the community.



Communication Opportunities

Improving Council communication was identified as an opportunity to foster understanding and support of housing initiatives.



Regulatory Levers

Regulatory levers such as zoning and development application processes were routinely identified as potentially useful in fostering affordability.



Collaboration

Community identified potential to strengthen government collaboration, prioritise grant funding, and explore Private-Public-Partnership models.



Responsibility & Leadership

The community expressed a desire for Council to take accountability and leadership in addressing affordable and social housing challenges.

¹ Dubbo Regional Council. (2025) *Dubbo Region, Housing for our future*. Retrieved from <https://yoursay.dubbo.nsw.gov.au/dubbo-region-housing-our-future>

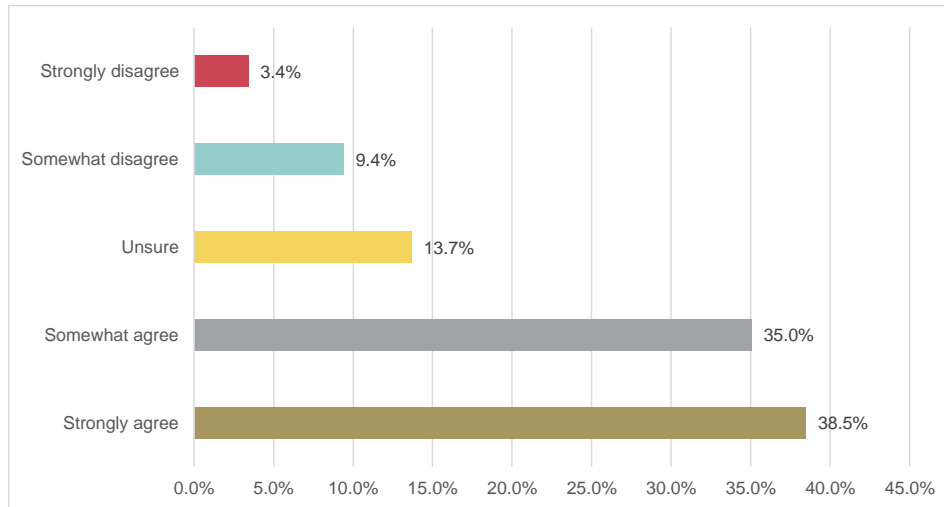
6.2 Housing Trends

Affordable and social housing was a key concern throughout engagement. The following are engagement insights derived from perceptions within the community relating to affordable and social housing stocks.

Housing Perception	Description
Limited Supply of Social & Affordable Housing	A shortage of social and affordable housing was identified as incapable of meeting community needs. Limited housing stock and growing demand for social support were also linked to prolonged delays between social housing applications and the reception of support.
Limited Rental Opportunities	The community identified a long-term undersupply of rental opportunities in the region.
Limited Housing Diversity	Social and affordable housing diversity is generally identified by key stakeholders and community members as being limited in design and typology diversity.
Concentrated Affordable & Social Housing	Current affordable and social housing solutions were identified as being generally concentrated, to the detriment of community outcomes.
Slow Market Responsiveness	The community perceives a significant and long-term unmet demand for housing opportunities, leading to lengthy and difficult rental searches. The capability of the market to supply affordable and social housing, under current conditions, was repeatedly questioned.
Liveability Concerns	Community members raised aging housing stock, limited green and open spaces, and high concentrations of social housing as concerns affecting local liveability.
Unoccupied Dwellings	Some community members identified a number of unoccupied dwellings within the general market as being counter-productive to affordable housing.
Limited Crisis Housing	A community member raised concerns about the limited supply of crisis housing, noting these facilities as being constantly at capacity.
Emerging Demographics Requiring Support	Social and affordable housing stakeholders noted an emerging demographic of people requiring support to meet their energy needs, highlighting that economic pressures are impacting the entire community. They also noted a growing number of elderly people, particularly women, living alone, raising concerns as to the suitability of current housing solutions to service the needs of aging demographics.
Decreased Affordability	A general trend of declining housing affordability was noted across the community, with key stakeholders describing the affordability of housing as 'rapidly exceeding community reach'.
Demand for Quality Medium-Density Housing	Community members identified a high demand for quality medium-density housing, the provision of which would contribute to mitigating affordability concerns.

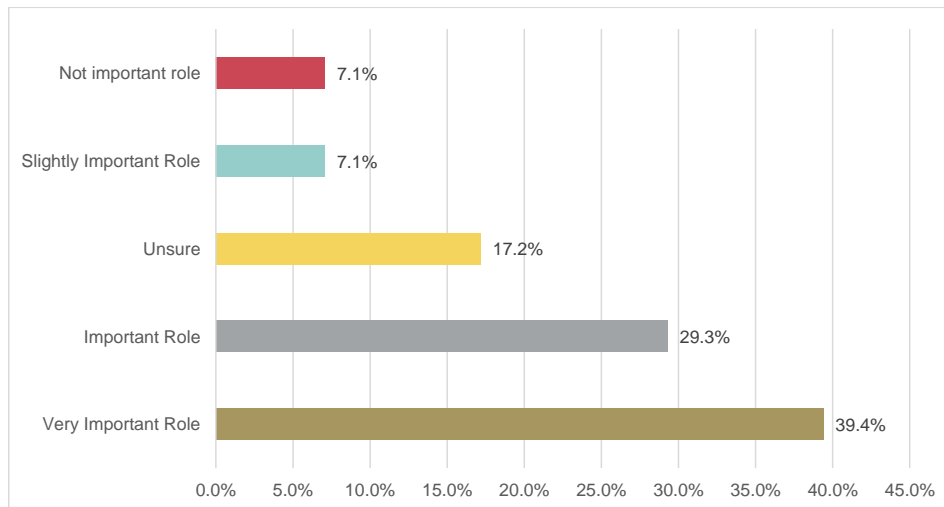
The figure below demonstrates the community's strong belief that housing affordability is an issue in the region.

FIGURE 11. HOUSING AFFORDABILITY IS AN ISSUE/CHALLENGE IN THE DUBBO REGION



Similarly, Figure 12 represents the community's recognition of social housing as a priority in meeting future housing needs. Community engagement suggests that Council has a strong mandate to play a more active role in regulating, advocating for, and delivering social and community housing.

FIGURE 12. TO WHAT EXTENT DO YOU CONSIDER SOCIAL HOUSING TO HAVE AN IMPORTANT ROLE IN MEETING FUTURE HOUSING NEEDS IN THE DUBBO REGION?



6.3 Drivers of Housing Trends

Barriers to housing supply, rising demand for housing, and growing economic pressures were noted by the community as key drivers of housing trends in the region. These drivers collectively indicate a trend toward declining social and affordable housing opportunities in the region.

Identified Driver	Description
Population Growth	Stakeholders identified population growth as a key factor shaping regional housing trends, driven by an influx of temporary workers, immigration, and urban-rural migration.
Urban-Rural Migration	Stakeholders identified an increase of urban-rural migration and professionals working remotely as factors driving demand for housing solutions that accommodate both a rural lifestyle and the needs of remote work.
Increased Cost of Living	Increases in the cost of living were identified as placing additional strain on the community. One social and affordable housing stakeholder cited rising expenses as having created 'new clients that have never accessed welfare previously', referencing casual and part-time workers now unable to afford rent.
Influx of Temporary Workers	An influx of temporary workers associated with regional infrastructure projects particularly those relating to REZ in the Central-West Orana region was identified. Participants noted that accommodating these temporary workers places additional strain on housing supply and affordability, disproportionately affecting those unable to compete with increased rents.
Regulatory Frictions	Discussion around affordable housing drivers routinely returned to regulatory frictions, particularly around zoning, land use regulations, and development applications processes. One community member linked high construction sector tax rates to a public responsibility for social housing provision.
High Interest Rates	High interest rates were identified as contributing to a decreased capacity of buyers, particularly first home buyers, a corresponding increase in rental competition, and to continued pressure on rents generally.
Homeless Migration	The community identified Dubbo as having a growing homelessness issue, listing several factors that might contribute to the attraction of homeless individuals, including family connections, local events like the Dubbo show, the availability of shops, prevailing cultural norms, and Dubbo's role as a service hub in the region.

6.4 Barriers & Challenges

The following section identified barriers and challenges to affordable and social housing outcomes as perceived by community and relevant stakeholders.

Barrier	Description
Over-Reliance on Market Solutions	Community members described the limited policy support for the supply of affordable and social housing as indicative of an over-reliance on market solutions.
Limited Development Incentives	High construction costs, a small local pool of developers with limited market incentive and capability to diverge from traditional regional housing typologies, and limited incentives or subsidies for developers to build affordable and social housing were raised as factors inhibiting supply.
Inefficiencies in Collaboration & Communication	Inefficiencies in communication within Council, between key stakeholder partnerships, and between levels of government were described by engagement participants as 'siloed sectors'.
Limited Funding for Social Housing	Community members noted a perception of limited allocation of government funding towards social housing as contributing to poor standards and capacity of social housing stock.
Regulatory Restrictions	Regulatory restrictions related to higher density housing solutions were noted as a barrier to affordable housing development.
Limited Demand for High-Density Housing	Some community members perceived demand-side reluctance to adopt high-density housing solutions.
Differentiating Urban & Rural Solutions	Engagement participants noted that urban housing models do not translate readily to the regional environment limiting relevant case studies to draw from.

6.5 Community Priorities

The following section identifies priorities that were expressed across community and stakeholder discussions as housing issues in need of addressing.

Priority	Description
Review Vulnerable Peoples Policies	Key stakeholders raised concerns with the policy and selection processes of housing opportunities for vulnerable peoples. Identifying a review of these policies as a priority.
Address Homelessness	A broad array of stakeholders urged Council to acknowledge and address homelessness.
Distribute Affordable & Social Housing	Addressing existing concentrations of social and affordable housing solutions was routinely identified as a key priority. Moving away from concentrated or clustered approaches to social and affordable housing towards distribution throughout the community.
Adopt a Holistic Approach to Housing Strategy	Community discussed the opportunity to engage in a more holistic manner in providing affordable and social housing, with a stronger focus on sustainability, accessibility, and cultural diversity.
Ensure Adequate Service Delivery	Community members reiterated the necessity of integrating the housing strategy with the broader service delivery plan within the affordable and social housing context.
Improve Housing Support Mechanisms	A need was identified to improve support services for community members, particularly immigrant communities, to find access to housing solutions.
Demonstrate Leadership	Community and stakeholder feedback highlighted the need for strong Council leadership and well-defined housing direction, some stakeholders argued for greater risk appetite within Council.
Improve Housing Diversity	Housing diversity emerged as a significant community priority. Consideration included that given to accommodating accessibility, cultural, and aged care needs.
Revisit Regulation	Community and stakeholders across sessions identified reviewing zoning and sub-division regulation as an opportunity to improve affordability outcomes.
Education & Communication	Engagement participants put forward an opportunity for Council to undertake initiatives aimed at reducing stigma attached to social and affordable housing in order to encourage community engagement and responsibility, and foster support for greater integration of these solutions throughout the community.

6.6 Council Opportunities

The following section identifies specific opportunities mentioned by individuals or groups of engagement participants rather than broader aspirations.

Opportunity	Description
Collaborate Across Government	Strengthening collaboration and partnering with state and federal governments was raised as a means to improve access to resources for social and affordable housing and develop innovative housing solutions.
Use Waitlist Data	Waitlist data was noted as a potential resource to use to determine housing typology needs and preferences and inform social and affordable housing strategies.
Streamline Development Regulation	Reducing regulatory friction related to dual occupancy and secondary dwellings was raised as an opportunity to improve housing affordability. Development stakeholders raised the opportunity to originate specific planning pathways for affordable housing related projects to overcome regulatory frictions inhibiting supply.
Provide Development Incentives	Providing exemptions from land taxes, allocating land for affordable housing at concessional prices, utilising contribution plan mechanisms, exploring mechanisms like Heritage Floor Space obligations, or providing free gross floor area were raised as potential incentives that might encourage the supply of affordable and social housing.
Improve Communication of Council Initiatives	Participants noted an opportunity to improve the marketing of Council initiatives and incentives, as well as improve how Council decisions and regulatory changes are communicated.
Explore Partnership Models	Exploring partnership models such as the Shoalhaven NSW partnership model, and leveraging partnerships with organisations like Southern Cross Housing, were raised as opportunities to improve the supply of affordable rental properties.
Investigate Successful Case-Studies	Stakeholders identified potential for Council to investigate analogous case studies of affordable and social housing initiatives and apply key insights. Redmond Place under Orange City Council was identified as a significant and relevant development worth investigating.
Focus on Medium & Mixed Density Housing Solutions	Focusing on medium density housing solutions and using mixed social housing developments were consistently raised as an opportunity to improve housing affordability and the supply of social housing in the region.

6.7 Key Findings

Across engagement several key findings were identified relating to affordable and social housing strategy:

- ▶ Rising cost of living, high interest rates, and regional population growth, largely driven by an influx in temporary workers, are placing significant strain on rental availability, housing affordability, and the community's economic capacity
- ▶ Social and affordable housing stock is generally constrained in supply, over-concentrated, and lacking in typology diversity
- ▶ The market is failing to respond to demand for affordable and social housing, medium-high density housing, and aged care housing
- ▶ Regulatory frictions in the form of zoning and subdivision regulations, development applications processes, and restrictions relating to secondary dwellings, duplexes, and higher density development are key barriers to social and affordable housing provision
- ▶ Key community priorities relating to affordable and social housing are to ensure greater typology diversity, to spread higher density and social housing within Dubbo city, and for Council to play a larger role in addressing affordability, social housing provision, and homelessness
- ▶ Council has numerous opportunities to improve social and affordable housing outcomes through regulatory levers, direct development, and improved collaboration and communication

7. Village Place Plans



The Village Place Plans aims to outline future growth directions and opportunities while defining the vision and desired character for the village. Community engagement is essential for shaping village characteristics and priorities that reflect the community's unique identity.

7.1 Key Village Priorities

The following are common themes raised throughout engagement relating to the community's priorities in accommodating growth across the region's villages:



Celebrate Village Character

Strengthen and protect the character and lifestyle of villages through engagement, representation, and reflective strategy.



Align Infrastructure with Strategy

Ensure housing strategy supports the provision and maintenance of essential infrastructure and services within the villages.



Promote Safety & Security

Maintain safety and security within village communities.



Represent Village Interest

Recognise village governance and representation concerns through continued engagement and responsive action.



Prioritise Beneficial Growth

Design with a focus on vibrant, sustainable growth directed toward enhancing services, improving amenities, and strengthening communities.

7.2 Village Character & Vision







Character statements for the villages have been developed with a focus on ensuring that each village reflects the representations put forward by its community members. As village engagement sessions were generally conducted in pairs, there is some overlap in insights gathered. However, between village engagement sessions, survey data, and voluntary submissions there is substantial weight to be assigned to statements for each village.

7.3 Wongarbon

The Wongarbon community were receptive to sustainable growth that retains their distinct character, with concerns raised as to ensuring adequate distinction from Dubbo's urban edge. Support for growth was linked to incentivising local businesses, encouraging housing diversity, building on the village's character, and respecting natural parks and reserves.

Category	Description
Characteristics	Strong and friendly community with pride in its history and a rural village atmosphere
	Significant rural lifestyle benefits and attractive green and family environment
	Friendly community with large housing lot-sizes
	Some issues were identified regarding service and infrastructure provision, increases in traffic in recent years, concerns with traffic safety, as well as affordability concerns
Priorities	The C=community is receptive to steady and sustainable growth, provided the village's unique character is maintained, preserving its distinct separation from Dubbo's urban edge
	Community value housing diversity and characterful development, with support expressed for ½ acre blocks within the village
	Housing growth was repeatedly linked to infrastructure and service provision such as improvements to bitumen roads, public transport, drainage infrastructure, and water supply
	Housing growth was seen as a means to encourage local businesses and amenities, some community members called for greater Council advocacy toward commercial growth
	Review subdivision regulation, and enable greater subdivision of larger lots on the outskirts of the village
	Respect the natural environment

7.3.1 Wongarbon Key Statistics²

No. of Private Dwellings	Population	Median Weekly Household Income
289	814	\$1,892
		
Median Monthly Mortgage Repayments	Median Weekly Rent	Median Age
\$1,517	\$320	38
		







² Australian Bureau of Statistics. (2021). *Wongarbon, Census All Persons QuickStats*, Retrieved from <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL14391>

7.4 Geurie

The Geurie community expressed a receptivity to housing growth that retains its village character and contributes to improving services, infrastructure, and community outcomes.

Category	Description
Characteristics	Strong village character distinct from Dubbo city
	Open spaces with attractive views, peace and quiet, bushland and birdlife
	Small, characterful local businesses and heritage places
	Low crime rate and a feeling of safety
Priorities	Community expressed a receptivity to growth
	Retain village character and safety standards
	Ensure the adequate upkeep of public spaces and heritage buildings, and that infrastructure and service provision is linked to housing strategy
	Capitalise on temporary worker opportunities such as through increased opportunities for small businesses
	Improve development application processes and outcomes
	Improve Council communications relating to subdivision and development applications

7.4.1 Geurie Key Statistics:³

No. of Private Dwellings 301 	Population 706 	Median Weekly Household Income \$1,416 
Median Monthly Mortgage Repayments \$1,321 	Median Weekly Rent \$300 	Median Age 42 







³ Australian Bureau of Statistics. (2021). *Geurie, Census All Persons QuickStats*, Retrieved from <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL11612>

7.5 Brocklehurst

The Brocklehurst community engaged with were unreceptive to housing and population growth and expressed a desire to maintain current low-density housing typologies.

Category	Description
Characteristics	Attractive natural environment with protected parks, 'spacious living', and a quiet and safe community
	Most housing is owned, with limited rental accommodation
	Some concerns were expressed regarding an increase in traffic in recent years and limited public transport options, particularly with regard to the effect this has on the access of the elderly community to amenities, services, and entertainment
Priorities	Community engaged with were unreceptive to housing growth in Brocklehurst
	Community noted a preference for maintaining low-density housing opportunities, with a focus on preserving current block-sizes and zoning
	Improving transport options including a pedestrian bridge, cycleways, and public transport were raised as opportunities to increase commercial options and liveability in the village
	There was no appetite for industrial growth. However, the community expressed appreciation of commercial growth: 'service station was a win'

7.5.1 Brocklehurst Key Statistics⁴

No. of Private Dwellings 113 	Population 308 	Median Weekly Household Income \$1,890 
Median Monthly Mortgage Repayments \$1,436 	Median Weekly Rent \$320 	Median Age 44 







⁴ Australian Bureau of Statistics. (2021). *Brocklehurst, Census All Persons QuickStats*, Retrieved from <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL10580>

7.6 Stuart Town

The Stuart Town community engaged with were receptive to slow housing growth that is linked to improvements in infrastructure and service provision.

Category	Description
Characteristics	Strong sense of community, safety and security, with community connection to Stuart Town's heritage, historical value, and traditional layout
	Access to the railway station and service is appreciated by the community
	Local festivals and cultural events are supported by the community
	Traffic calming is identified as a key issue
	Limited services and infrastructure inhibit potential growth with concerns raised regarding sewage, water supply, roads, and waste disposal
Priorities	Limited community receptivity to growth
	Slow growth, fit to access to infrastructure, services, amenities, and local businesses
	Some desire for smaller building blocks and sub-division
	Desire for sustainable and energy efficient development and traffic calming
	Need to address implications of aging population
	Opportunity to capture benefit from REZ projects

7.6.1 Stuart Town Key Statistics:⁵

No. of Private Dwellings 121 	Population 241 	Median Weekly Household Income \$909 
Median Monthly Mortgage Repayments \$802 	Median Weekly Rent \$200 	Median Age 51 







⁵ Australian Bureau of Statistics. (2021). *Stuart Town, Census All Persons QuickStats*, Retrieved from <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL13695>

7.7 Mumbil

The Mumbil community expressed limited receptivity to growth with key concerns raised regarding water supply, however realising long term benefit to the community from REZ related projects was expressed as a priority.

Category	Description
Characteristics	Attractive natural environment with quiet rural lifestyle and strong heritage value
	Strong community support for local festivals and desire for better funding
	An aging and declining population is straining the supply of local businesses, services, and amenities
	Key issues were identified by the community regarding sewage and water supply, with the latter identified as lacking in both quality and accessibility
	Limited access to local businesses, services, and amenities
Priorities	Limited receptivity to population growth
	Desire to capture long term benefits related to REZ projects
	Focus is to improve Council provision of infrastructure and services, particularly water supply, and incentivising local businesses
	Retain, protect, and build on village character and history

7.7.1 Mumbil Key Statistics:⁶

No. of Private Dwellings 174 	Population 298 	Median Weekly Household Income \$864 
Median Monthly Mortgage Repayments \$858 	Median Weekly Rent \$140 	Median Age 48 







⁶ Australian Bureau of Statistics. (2021). *Mumbil, Census All Persons QuickStats*, Retrieved from <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL12843>

7.8 Ballimore

The Ballimore community expressed mixed receptivity to housing growth, with support strongly linked to improving drainage infrastructure. Residents identified demand for residential development and preferred low-density solutions, highlighting opportunities for infill development within the village and advocating for revised sub-division limitations on its outskirts. The importance of strong Council engagement and representation was also emphasised by the community.

Category	Description
Characteristics	Strong village aesthetic, beautiful bush and rural feel, and a strong community that prides itself on a safe and a positive environment
	Drainage issues and a lack of adequate drainage infrastructure is a key challenge for the community
	Aging demographics were repeatedly raised as a key concern for housing strategy
	Limited local supply of education services, environmental upkeep, and access to age care
	Half acre blocks were identified by community members as both standard and appreciated
Priorities	Community receptivity to housing growth is contingent on improving drainage infrastructure
	Balancing village character and population growth was linked to ensuring adequate improvements to infrastructure and service delivery
	Community expressed that development related regulations are limiting population growth, and a desire for more lenient sub-division regulations on the outskirts of the village
	There was no desire for high density developments expressed, with detached houses identified as the preferred housing typology
	Further consultation, active engagement, and greater Council's transparency, particularly relating to service delivery changes, infrastructure projects, and regulatory decisions were identified as key community priorities

7.8.1 Ballimore Key Statistics:⁷

No. of Private Dwellings 97 	Population 240 	Median Weekly Household Income \$1,857 
Median Monthly Mortgage Repayments \$1,441 	Median Weekly Rent \$240 	Median Age 43 







⁷ Australian Bureau of Statistics. (2021). *Ballimore, Census All Persons QuickStats*, Retrieved from <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL10162>

7.9 Elong Elong

The Elong Elong community expressed only limited receptivity to housing growth, contingent on well-planned development, the preservation of prime agricultural land, and improving water supply. They also called on Council to revisit subdivision regulations to allow for smaller building blocks.

Category	Description
Characteristics	Rural village aesthetic with a strong bush environment and quiet community
	Strong heritage value in historic buildings such as the old public school and hall
	Aging population is a key concern for the community
Priorities	Limited receptivity to housing growth
	Desire to preserve agricultural nature and prime farming land
	Revise zoning and subdivision regulations to allow smaller building blocks
	Focus on developing a well-planned community and public spaces
	Match housing growth to improved infrastructure and service provision particularly town water, transport and roads, bushfire management, and maintenance of historic buildings

7.9.1 Elong Elong Key Statistics:⁸

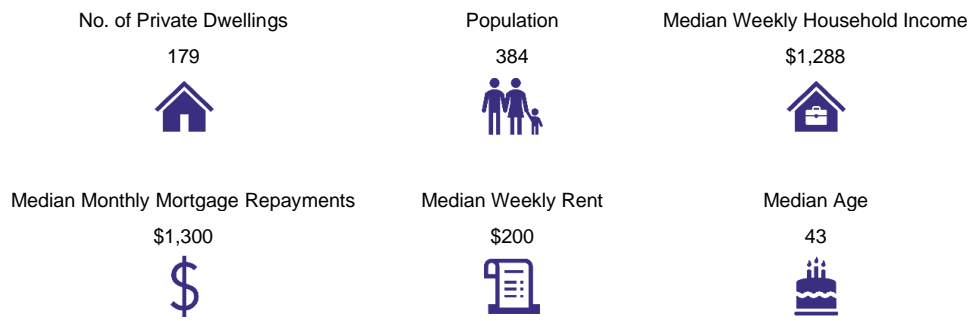
<p>No. of Private Dwellings</p> <p>68</p> 	<p>Population</p> <p>142</p> 	<p>Median Weekly Household Income</p> <p>\$1,145</p> 
<p>Median Monthly Mortgage Repayments</p> <p>\$867</p> 	<p>Median Weekly Rent</p> <p>\$250</p> 	<p>Median Age</p> <p>43</p> 

⁸ Australian Bureau of Statistics. (2021). *Elong Elong, Census All Persons QuickStats*, Retrieved from <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL11409>

7.10 Eumungerie

The Eumungerie community expressed a receptivity to strategic population growth. Key priorities for directing housing growth include preserving the village's historical character and improving infrastructure, particularly drainage systems, and services. Community members emphasised maintaining current local amenities and reorienting infrastructure and services to better support families and younger demographics. Additionally, they called for reducing regulatory barriers to development and encouraging stronger Council engagement.

Category	Description
Characteristics	Strong village community with historical character and attractive natural environment
	The town's history is rooted in its origins as housing railway line and saw-mill workers
	Key features of the village include the pub, oval/leisure/caravan park, the cemetery, and the hall/cenotaph
	Strong children and park facilities, and community spaces such as tennis courts are appreciated by the community
	Limited access to education and aged care services
	Roads and road safety, digital connectivity, and weed control were listed as requiring infrastructure and service uplifts
	Drain infrastructure and significant insurance costs related to flooding were identified as key issues
Priorities	The community was receptive to directional and strategic housing growth
	Maintain community safety and security standards, and the village community and lifestyle
	Match infrastructure and services to housing growth and ensure basic commercial services such as the pub and post office remain open
	Provide youth facilities and family-oriented infrastructure to retain and encourage the growth of younger demographics
	Preserve historically listed properties to maintain the history and character of the village
	Increase the supply of building blocks and address development barriers such as block sizes, multi-block owners, and other 'red tape' friction
	Improve communication pathways, representation, Councillor engagement, encourage responsive governance, and strengthen partnerships with the community
	Implement a Flood Plan and address drainage infrastructure issues

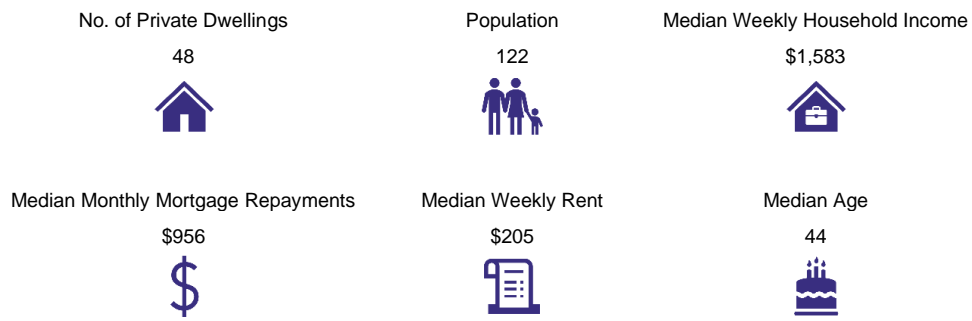
7.10.1 Eumungerie Key Statistics:⁹

⁹ Australian Bureau of Statistics. (2021). *Eumungerie, Census All Persons QuickStats*, Retrieved from <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL11459>

7.11 Moriguy

Representatives of the Moriguy community expressed a widespread demand for housing to purchase and rent. Housing affordability, limited housing block diversity, and shifting demographics resulting from COVID-19 and aging demographics were cited as driving forces for housing demand in Moriguy.

Category	Description
Characteristics	Dispersed and low density with lifestyle blocks, access to a variety of key services, strong infrastructure, an aesthetic natural environment, rural tranquillity, and immediate access to urban convenience
	Key available services include strong internet connectivity, water supply, public transport, garbage collection, and postal and delivery services, with some services operating on a 'user pays system'
	Strong transport links with access to Dubbo Regional Airport and strong employment and business opportunities
	Prospective REZ, gas pipeline, and various mining and infrastructure projects offer economic opportunities for the village to capitalise on
	Limited housing and block diversity consisting of established small holdings, lifestyle blocks including small primary production businesses
	Key activities and amenities include the Kart Racetrack, Pony Club, Liberty Oil store and fuel stop, and access to the Moriguy National Park and Moriguy Creek
	Aging community with a desire to age-in-place
Priorities	Demand for sustainable housing growth, with community evidencing widespread desire from a variety of stakeholders
	Provide greater housing and block diversity, by providing more building blocks, including larger residential lots, dual occupancy/duplex typologies, and aged care housing such as secondary dwellings
	Preserve the history and character of the village, particularly the Moriguy Pioneer Memorial
	Develop and capitalise on economic opportunities in the community
	Address regional challenges with housing affordability

7.11.1 Mogriguy Key Statistics:¹⁰







¹⁰ Australian Bureau of Statistics. (2021). *Mogriguy, Census All Persons QuickStats*, Retrieved from <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL12676>

7.12 Euchareena

Community representatives of Euchareena indicated openness to limited housing growth in keeping with the village's small size. They also expressed an interest in housing temporary workers, contingent on the preservation of the village's character and lifestyle.

Category	Description
Characteristics	Nice, quiet, village, with relaxed country lifestyle
	The community identified the village as not constituted by 'high quality farming land', believing that this makes the land an attractive prospect for rezoning, subdivision, and development that would not disrupt productivity
	Local businesses were identified as receptive to population and housing growth
Priorities	Retain village lifestyle and character
	Ensure housing and population growth helps builds community such as through developing local sports teams, and providing for a shop, a school, and volunteers.
	Revisit sub-division regulations of land surrounding the village
	Play a role in housing temporary worker populations

7.12.1 Euchareena Key Statistics¹¹

No. of Private Dwellings 73 	Population 170 	Median Weekly Household Income \$900 
Median Monthly Mortgage Repayments \$1,073 	Median Weekly Rent \$168 	Median Age 40 







¹¹ Australian Bureau of Statistics. (2021). *Euchareena, Census All Persons QuickStats*, Retrieved from <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL11455>

7.13 Kerrs Creek

Representatives of Kerrs Creek expressed support for limited housing growth. The village was identified as a small rural village. Support for housing growth was balanced by concerns with damaging current lot sizes.

Category	Description
Characteristics	Small rural village with a close community
	Not constituted by prime agricultural land
Priorities	Receptive to limited housing growth, 'a new house or two a year at the most'
	Retain village lifestyle and character, a note was made that village growth would require the damaging of current lot sizes

7.13.1 Kerrs Creek Key Statistics¹²

No. of Private Dwellings 23 	Population 58 	Median Weekly Household Income \$1,416 
Median Monthly Mortgage Repayments \$2,200 	Median Weekly Rent \$255 	Median Age 47 

¹² Australian Bureau of Statistics. (2021). *Kerrs Creek, Census All Persons QuickStats*, Retrieved from <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL12116>

7.14 Key Findings

The following are key findings from across engagement relating to the Village Place Plans:

- ▶ Several priorities were consistent across almost all villages, including:
 - Fitting housing strategy and growth to the provision of infrastructure and services
 - Increasing access to amenities and economic opportunities
 - Retaining village character, lifestyle, and sense of safety
- ▶ Almost across the board villages were receptive to a small degree of housing and population growth with the degree of receptivity holding a strong relationship to the size of the village
- ▶ Village communities that expressed the strongest desires for housing and population growth were Wongarbron, Geurie, and Mogriguy
- ▶ Wongarbron and Geurie expressed some receptivity to higher density housing opportunities, diversity in housing typology, and smaller building blocks, providing the villages' distinct identities are preserved
- ▶ All other village communities except Brocklehurst expressed a desire for limited population growth including Stuart Town, Eumungerie, Euchareena, Kerrs Creek, Ballimore, Elong Elong and Mumbil
- ▶ The community engaged with in Brocklehurst expressed no desire for accommodating housing and population growth
- ▶ Several communities identified key infrastructure challenges that might inhibit housing development with Ballimore and Eumungerie identifying key drainage issues, water supply and quality issues identified in Mumbil, and the Stuart Town community expressing generally limited infrastructure and service provision
- ▶ Discussions of zoning and subdivision recurred throughout village engagement with a general preference for greater block diversity and the provision of more building blocks. Reducing regulatory frictions to development was generally viewed positively within village communities
- ▶ Limited provision of facilities and education services for families was consistently raised, however, aged care was an overwhelming concern across village communities, with strong community desire to improve access to age and health care services, age care housing opportunities such as secondary dwellings, and for a generally stronger capability to age-in-place
- ▶ Growth within villages was predominantly seen as a balance between retaining a village's character and lifestyle and improving community outcomes

8. Full Survey Analysis

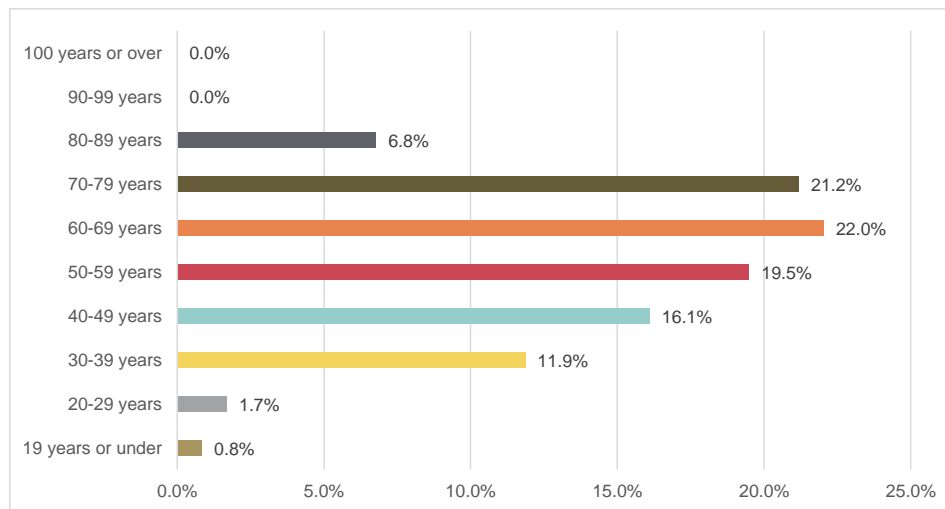


The following survey data was collected both through an online portal on the Council's YourSay page and printed survey forms distributed during in-person engagement sessions. The total number of participants in the survey was 122.

The following representations and analysis will encompass all participants that have answered each question. Each representation is analysed in terms of relative frequency, such that the percentage calculation of each selectable survey option measures the total number of participants that have selected that option in relation to the total number of responses to that question. The number of respondents to a question will be identified in analysis of all questions where participation drops by 10% of the total number of participants.

In some instances, questions were posed requiring open text responses. Analysis and representations of these open text questions has been conducted by manually identifying any key positive identifications made within that open text response that relate to the survey question.

FIGURE 13. WHAT IS YOUR AGE GROUP? (QUESTION 1)



The survey results indicate a strong spread in the age of respondents with an overrepresentation of older demographics. There is a significant gap in representation between local demographics and respondents younger than 30.

FIGURE 14. WHERE DO YOU CURRENTLY RESIDE IN THE DUBBO REGION? (QUESTION 2)

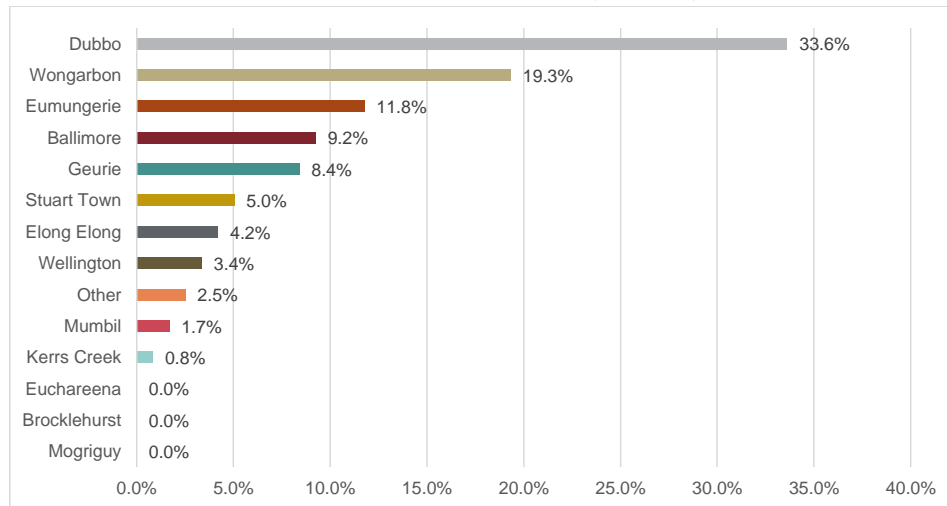


Figure 14 portrays a strong depth in survey participation particularly in Dubbo, as well as in a number of villages, particularly Wongarbron, Eumungerie, Ballimore, and Geurie.

Notably, there was limited survey participation from the Wellington community despite its significantly larger population, however this is balanced by strong in-person engagement. Similarly, while there is no survey data from Brocklehurst there was significant in-person engagement.

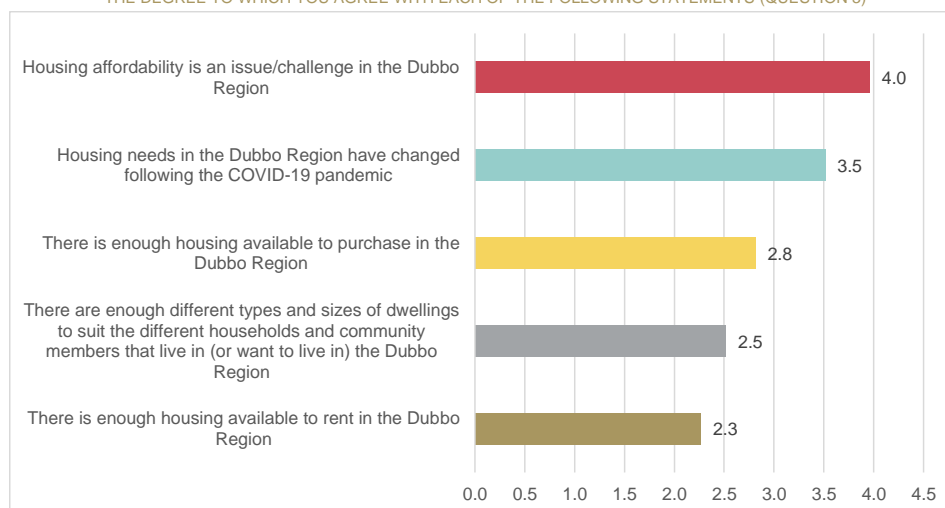
Weaker representation in Euchareena, Kerrs Creek, and Mogriguy may in part be a consequence of the size of these villages. However, all village, town, and city communities are represented through survey data, in-person engagement material, or additional submissions.

Two participants that selected 'Other' identified themselves as residing in Sydney, with one participant listing Cumboogle.

Figure 15 is a representation of the average level of agreement to each of the below statements, with Table 2, also below, setting out the legend. Responses were totalled under each degree of agreement category, multiplied by the value assigned to that category, and the result of that multiplication was divided by the total number of participants that responded to the relevant statement.

Notably, phrasing relating housing affordability differs in its framing as a challenge compared to the phrasing of other statements which are framed by the term 'enough', with the statement relating to the COVID-19 pandemic being neutral.

FIGURE 15. CONSIDERING YOUR EXPERIENCE AND UNDERSTANDING OF THE HOUSING IN THE DUBBO REGION, INDICATE THE DEGREE TO WHICH YOU AGREE WITH EACH OF THE FOLLOWING STATEMENTS (QUESTION 3)



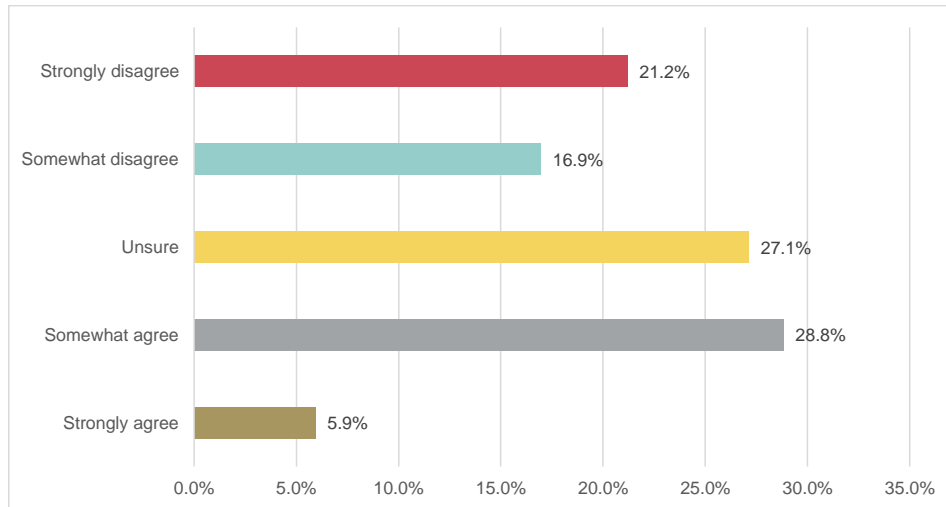
Survey data identifies three areas where the community believes housing supply is not meeting demand and community needs, these are affordable housing, available rental opportunities, and housing diversity. Affordable housing is the area of the housing market where respondents most strongly agree with a gap in supply and meets the threshold for somewhat agree.

TABLE 2. LEGEND FOR FIGURE 15

Degree of Agreement	Value Assigned
Strongly agree	5
Somewhat agree	4
Unsure	3
Somewhat disagree	2
Strongly disagree	1

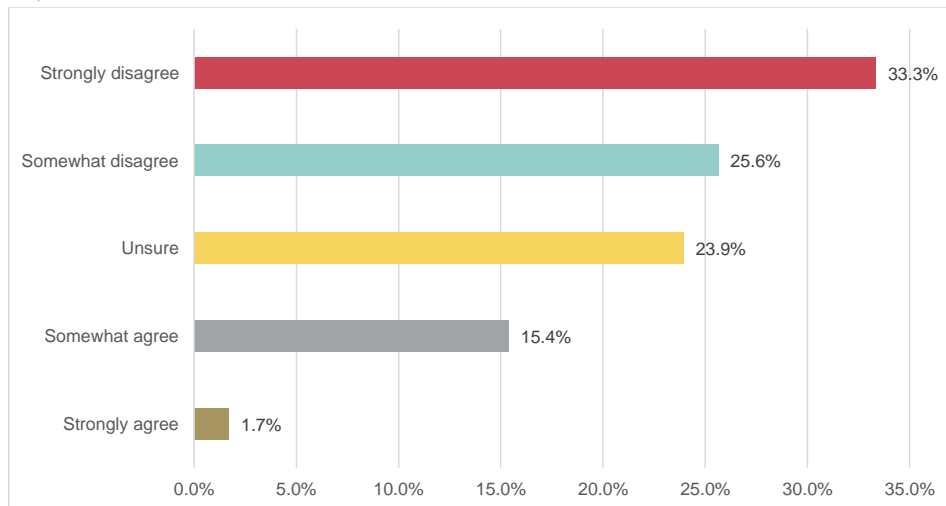
Representations and corresponding analysis in relation to each statement in Figure 15 are depicted below.

A) THERE IS ENOUGH HOUSING AVAILABLE TO PURCHASE IN THE DUBBO REGION



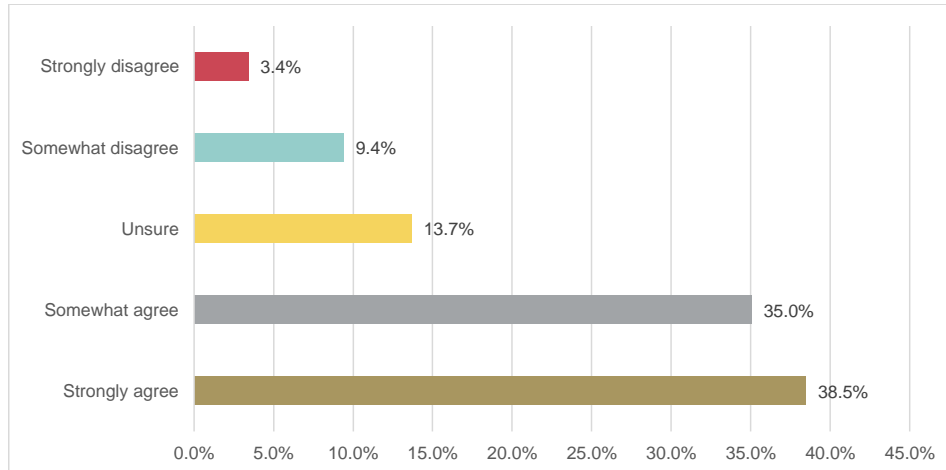
There is varied perspective within the community on the issue of the availability of housing to purchase in the region, with a tendency amongst respondents to disagree that there is enough availability.

B) THERE IS ENOUGH HOUSING AVAILABLE TO RENT IN THE DUBBO REGION



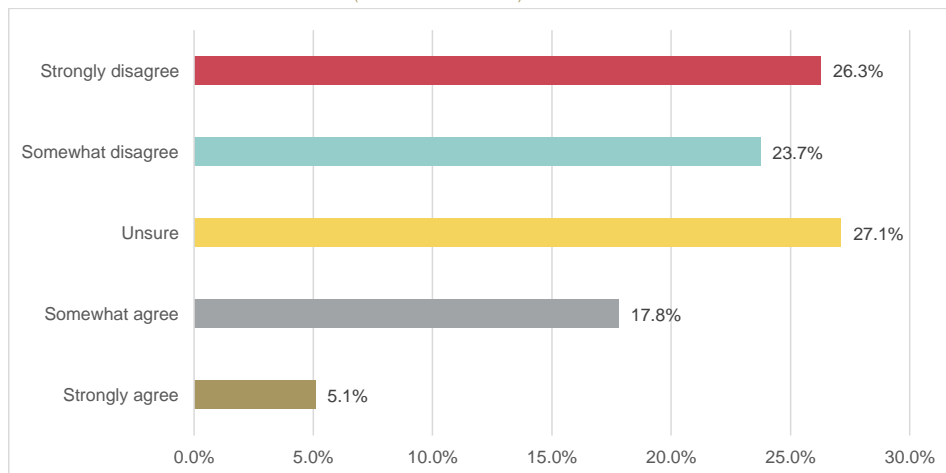
The majority of survey participants believe that there is not enough housing available to rent in the Dubbo region. Only 1.7% of survey participants agreed to any degree that there was enough housing available to rent, while a third of respondents indicated a strong disagreement.

C) HOUSING AFFORDABILITY IS AN ISSUE/CHALLENGE IN THE DUBBO REGION



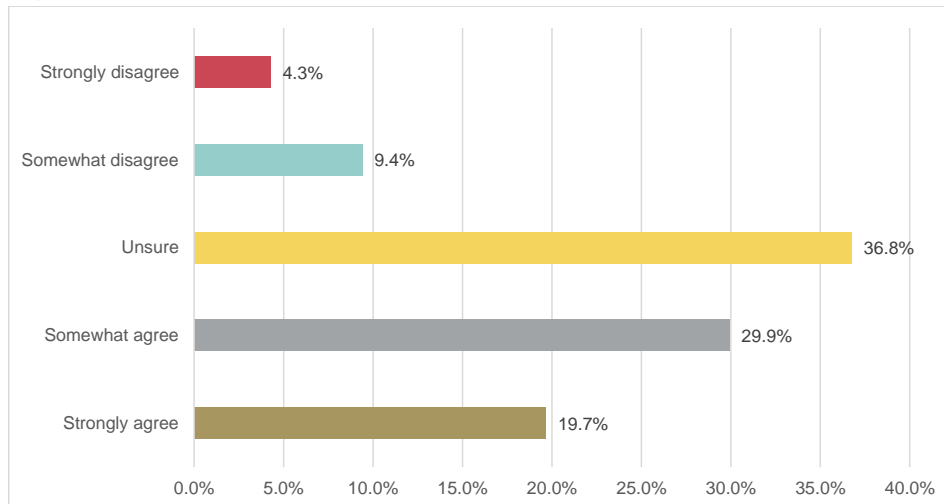
The community overwhelmingly indicated that housing affordability is a challenge in the Dubbo region. Housing affordability was identified as a challenge by 73.5% of respondents, while only 12.8% disagreed, and with a mode response of strong agreement that housing affordability is a challenge at 38.5%.

D) THERE ARE ENOUGH DIFFERENT TYPES AND SIZES OF DWELLINGS TO SUIT THE DIFFERENT HOUSEHOLDS AND COMMUNITY MEMBERS THAT LIVE IN (OR WANT TO LIVE IN) THE DUBBO REGION



The majority of respondents believe that there is not enough housing diversity to meet the needs of the community. A significant portion of the community were unsure on this issue at 27.1%, indicating an opportunity for Council to improve communications on the community's housing needs and to advocate for essential housing typologies.

E) HOUSING NEEDS IN THE DUBBO REGION HAVE CHANGED FOLLOWING THE COVID-19 PANDEMIC

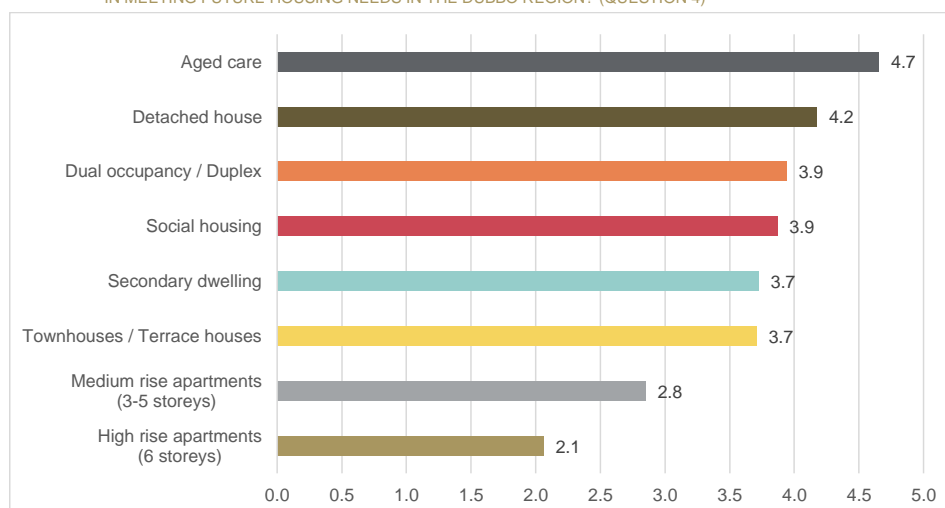


There is significant uncertainty within the community with regard to shifting housing needs following the COVID-19 pandemic. However, participants that expressed an opinion tended to agree with the statement, 49.6% at least somewhat agreed, while only 13.7% disagreed.

During in-person engagement sessions, references to the effect of COVID-19 on housing needs often cited the effects as a stronger demand for rural housing with internet connectivity, to support professionals looking for a rural lifestyle with the capacity to work from home.

Figure 16 represents the average level of importance across respondents calculated for each housing typology in a similar fashion to Figure 12, with Table 3, below, setting out the legend. Responses were totalled under each degree of importance category, multiplied by the value assigned to that category, and the result of that multiplication was divided by the total number of participants that responded to the relevant housing typology. Between 98 and 101 participants responded to each housing typology below, with the exception of 'secondary dwelling' to which there were 94 respondents.

FIGURE 16. TO WHAT EXTENT DO YOU CONSIDER THE FOLLOWING HOUSING TYPOLOGIES TO HAVE AN IMPORTANT ROLE IN MEETING FUTURE HOUSING NEEDS IN THE DUBBO REGION? (QUESTION 4)

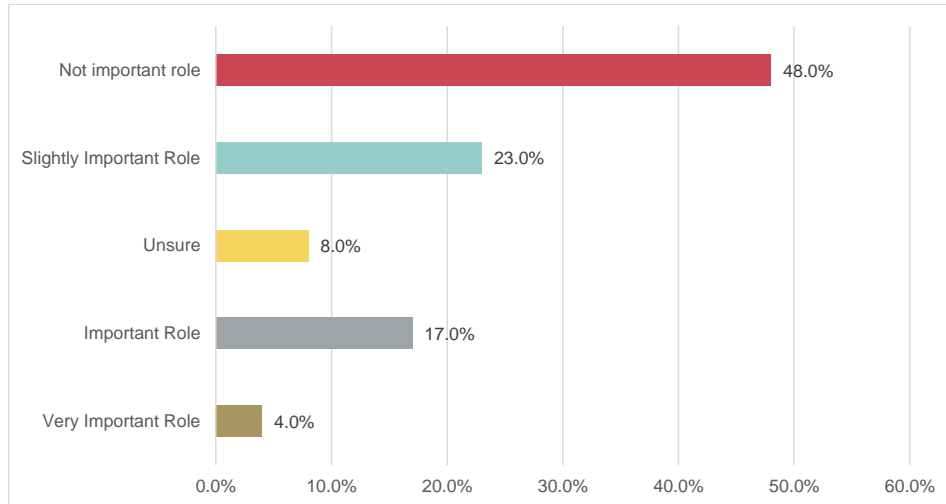


Aged care housing is identified as playing a very important role in meeting future housing needs, while social housing is identified as playing an important role. Respondent's assessment of the importance of the role of other housing typologies in meeting future housing needs has a direct relationship with the density of that housing typology, with the possible exception of dual occupancy and secondary dwellings. While both medium and high-rise apartments are assessed by respondents as playing a less important role, both still meet the average threshold for 'slightly important role'.

TABLE 3. LEGEND FOR FIGURE 16

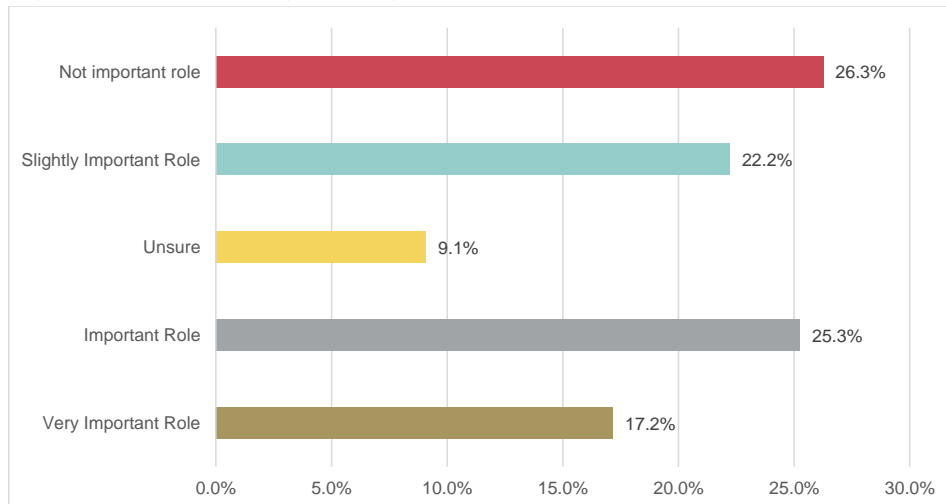
Degree of Importance	Value Assigned
Very Important Role	5
Important Role	4
Unsure	3
Slightly Important Role	2
Not Important Role	1

A) HIGH RISE APARTMENTS (6 STOREYS)



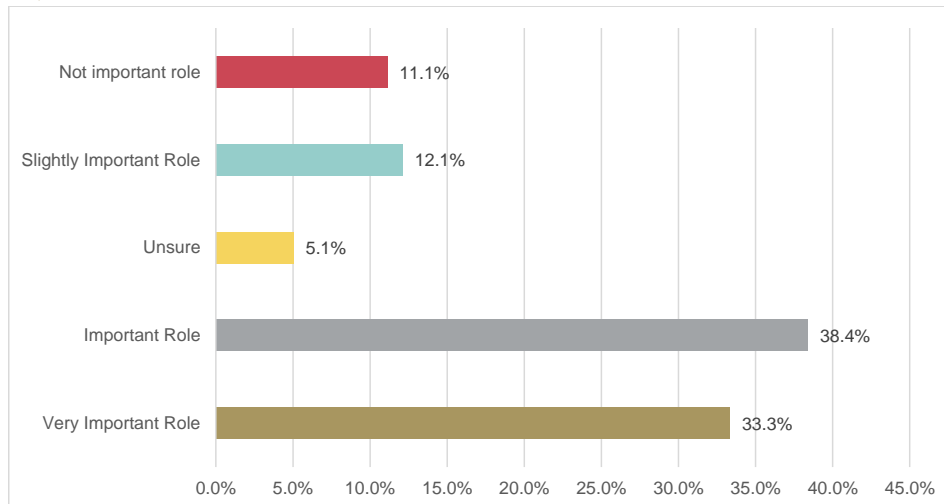
High rise apartments are a polarising issue within the community with almost a majority of respondents identifying such housing as not playing an important role in addressing housing needs in the Dubbo region. While 44% of the community surveyed believe that high rise apartments have at least a slightly important role to play.

B) MEDIUM RISE APARTMENTS (3-5 STOREYS)



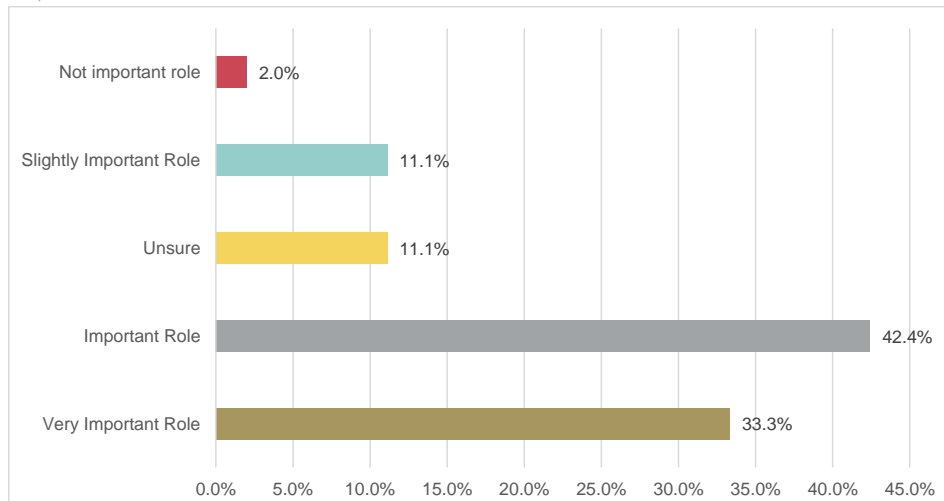
The survey data demonstrates an understanding within the community of the role medium-rise apartments will play in meeting Dubbo region's future housing needs, with 64.6% indicating at least a slightly important role, and with 42.4% indicating either an important role or very important role.

C) TOWNHOUSES / TERRACE HOUSES



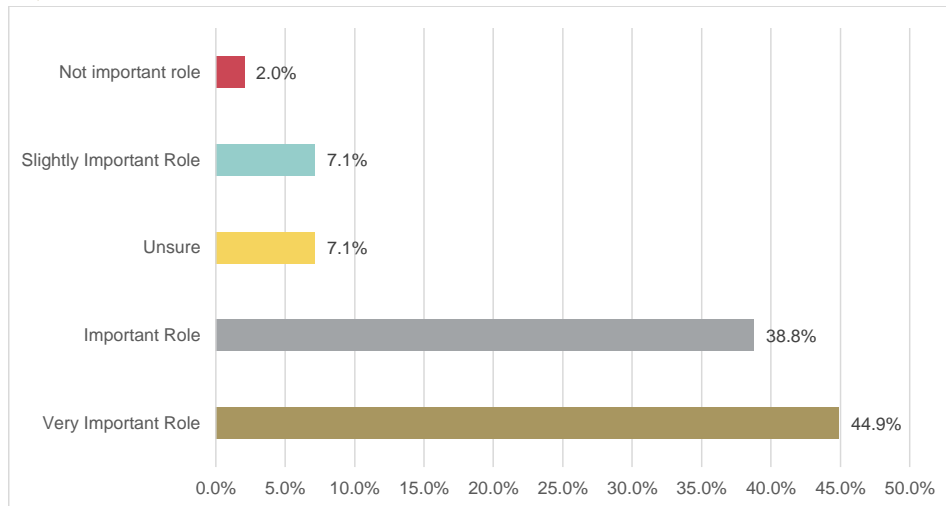
Townhouses are identified by the community as playing an important role in meeting Dubbo region's future housing needs, with 71.7% of the community indicating an important or very important role.

D) DUAL OCCUPANCY / DUPLEX



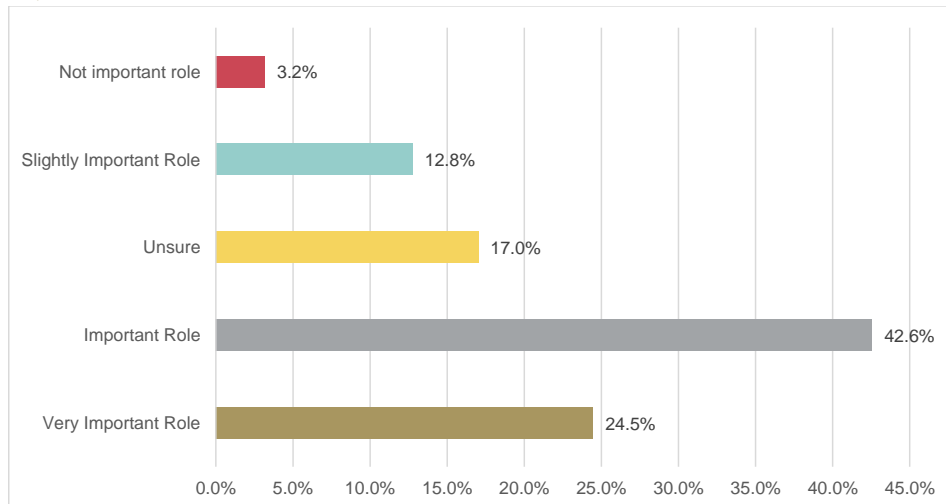
Dual occupancy typologies are identified by the community as playing an important role in meeting Dubbo region's future housing needs, with 75.8% indicating an important or very important role.

E) DETACHED HOUSE



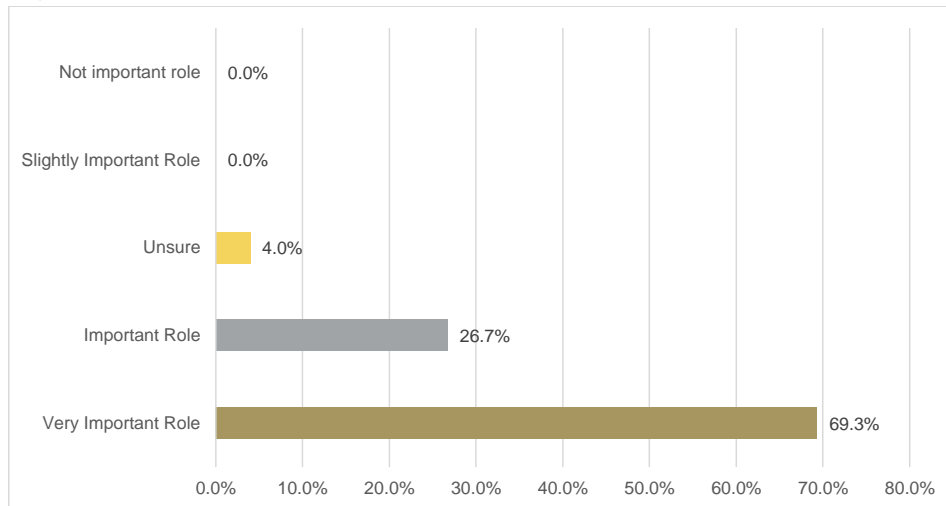
Detached housing is identified by the community as playing an important to very important role in meeting Dubbo region's future housing needs, with 83.7% indicating an important to very important role. Detached housing is the dominant housing typology in the region and the community recurrently linked detached housing to the character and lifestyle of the region.

F) SECONDARY DWELLING



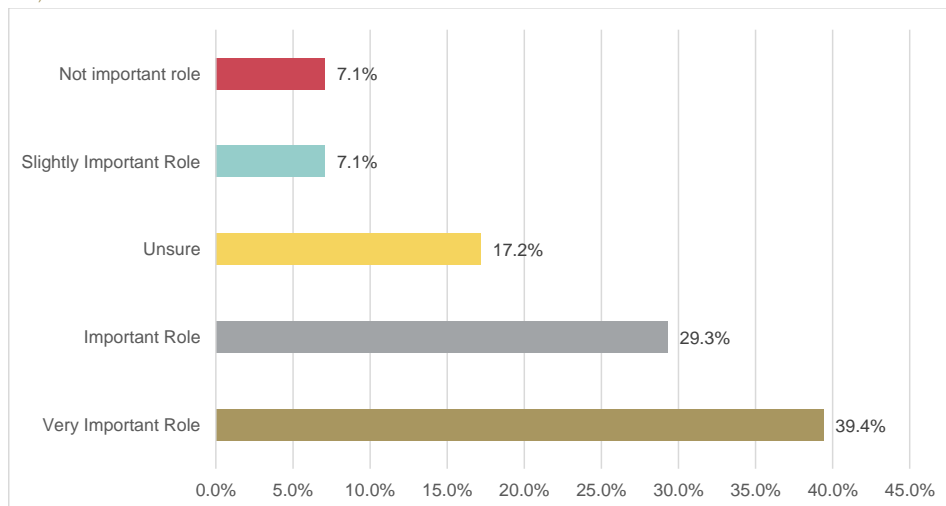
Secondary dwellings are identified by the community as playing an important role in meeting Dubbo region's future, with 67.6% indicating an important to very important role. Notably, this typology has a high percentage of respondents that are unsure of its role at 17%.

G) AGED CARE



Aged care housing is very important to the community, with 96% of the community indicating an important or very important role. Aged care is the only typology where a majority of respondents identify it as playing a very important role in meeting housing needs. The next highest is detached housing (which the community regularly identified as a significant contributor to the culture of the community) at 44.9%, an increase of 24.4%.

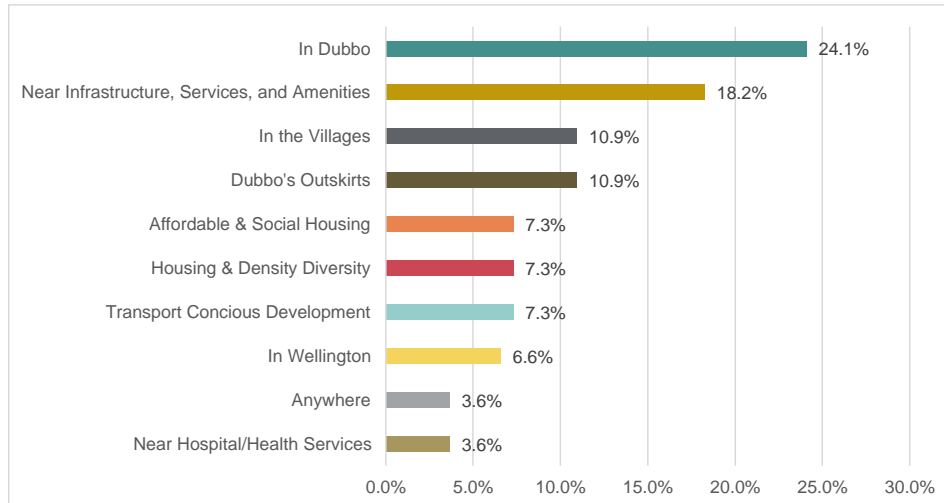
H) SOCIAL HOUSING



Social housing is identified by the community as playing an important to very important role in meeting Dubbo region's future housing needs, with 68.7% indicating an important to very important role. Notably, social housing is the typology with the highest degree of uncertainty amongst respondents at 17.2%.

The following figures translate open text responses into measurable categories. Each category in Figure 17 represents a key theme identified across responses. Whenever a response contains a particular theme, it is counted toward that theme's total. Because a single response may touch on multiple themes, it can be counted in more than one category. There were 73 unique responses to this question, of which 137 identifications across the key themes were made. Percentage calculations are in relation to this total number of identifications.

FIGURE 17. WHERE IN THE DUBBO REGION DO YOU THINK ADDITIONAL HOUSING SHOULD BE PRIORITISED, AND WHY? (QUESTION 5)



Dubbo is clearly the priority area for future housing growth in the region, with Wellington identified the second most singular priority location, followed by the villages in general, and Wongarboron and Geurie in particular. Mentions of Dubbo consisted of Dubbo generally, central Dubbo and the CBD in particular, as well as areas on the outskirts of Dubbo which will be broken down in Figure 17A.

Identifications of such priority areas had significant overlap with other key themes such as prioritising Dubbo due to its access to infrastructure, services, and amenities. Mentions of Central Dubbo and the CBD were frequently linked to affordable and social housing and housing density. However, there was also significant variation, with responses often framed within a particular priority consideration rather than with a focus on a positive location. This is particularly true with relation to affordable and social housing, transport conscious development, and access to health and services. This indicates that while identification of priority areas is linked to several key themes which act both as drivers and constraints, there are also underlying priority concerns with regard to housing development, and priority locations may change given investment in relevant priority concerns.

Other recurring themes include:

- ▶ The agricultural value of land
- ▶ Zoning allocations and block size preferences
- ▶ Cleared land and sustainability
- ▶ Heritage buildings and historical value

A) DUBBO OUTSKIRTS IDENTIFIED

There were 15 unique participants that identified either specific areas of Dubbo's outskirts, or Dubbo's outskirts generally, as priority areas for future housing development. From these 15 participants, identifications within the following categories were made 19 times.

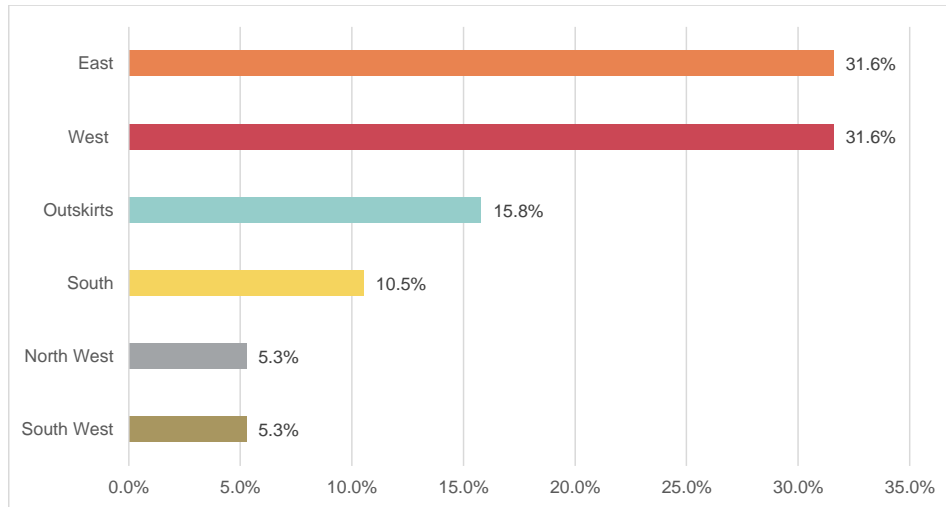
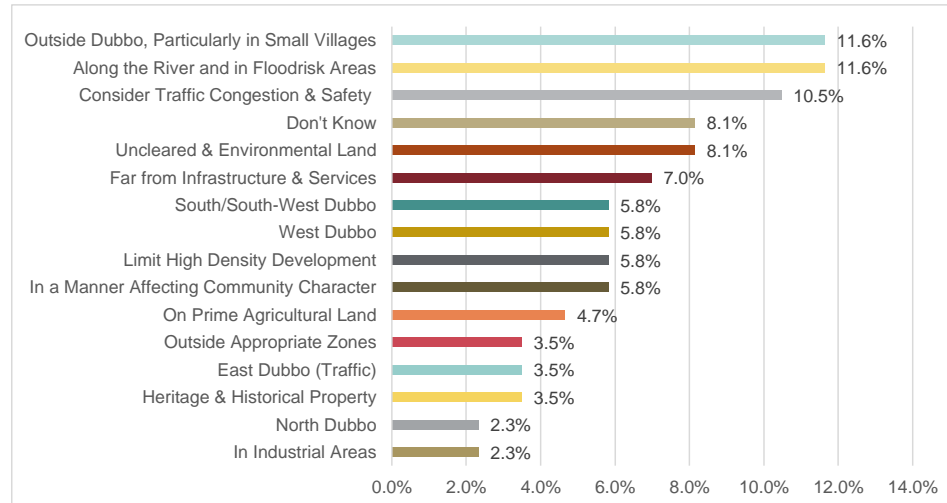


Figure 18, below, translates open text responses into measurable categories using the same methodology as above. Each category in Figure 18 represents a key theme identified across responses. Whenever a response contains a particular theme, it is counted toward that theme's total. Because a single response may touch on multiple themes, it can be counted in more than one category. There were 62 unique responses to this question, of which 86 identifications across the key themes were made. Percentage calculations are in relation to this total number of identifications.

FIGURE 18. WHERE IN THE DUBBO REGION DO YOU THINK HOUSING SHOULD NOT BE PRIORITISED, AND WHY? (QUESTION 6)



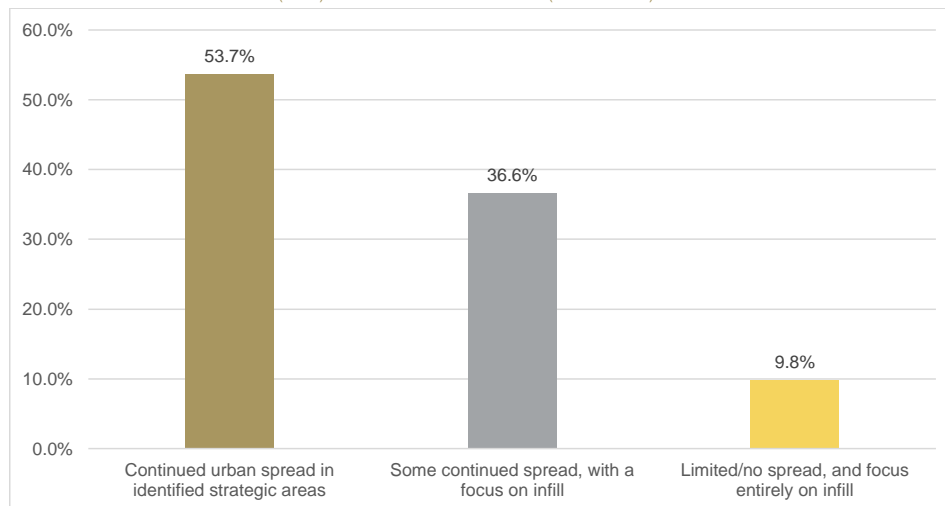
When asked to identify areas in the Dubbo region that housing should not be prioritised, most participants answered with a principal consideration rather than an identifiable location. When participants did respond with an identifiable location, this was often linked to a principal consideration. For instance, East Dubbo was often linked to traffic congestion, South-West and South Dubbo were often linked to infrastructure and service concerns, and village development was linked to retaining village character.

Given the open text and interpretative nature of Figures 17, 17A, and 18, these representations should not be taken as comprehensive, nor as a complete ranking of concerns within the surveyed community. Instead, these representations indicate the types of concerns and the areas that are brought to mind when the community are asked to voice their thoughts on the future of housing in the region.

Analysis of these figures echoes what we heard during in-person engagement, with principal themes such as:

- ▶ Protecting the Environment
- ▶ Promoting Heritage and Historical Value
- ▶ Providing Appropriate Infrastructure and Services
- ▶ Retaining the Character of a Place
- ▶ Limiting Flood Risk

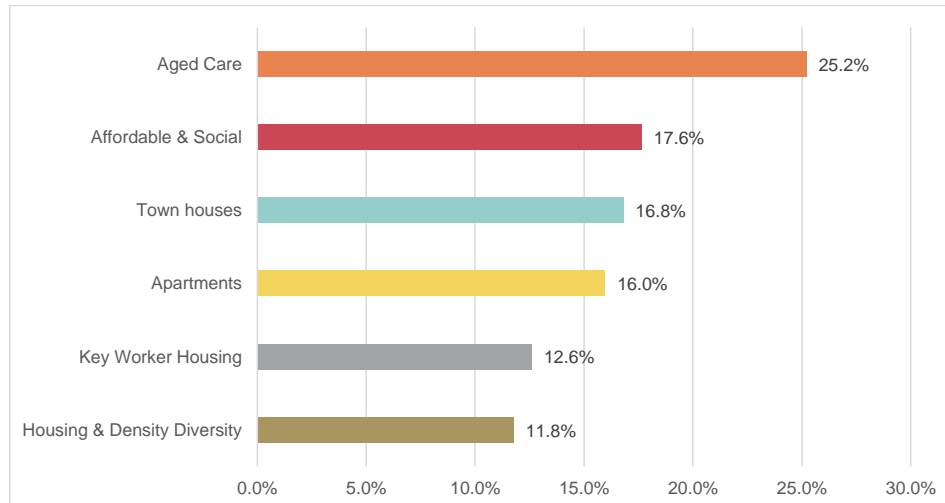
FIGURE 19. HOW SHOULD DUBBO (CITY) GROW MOVING FORWARD? (QUESTION 7)



When asked to identify growth pathways for Dubbo, participants had mixed responses. The majority indicated favouring a continued urban spread in identified strategic areas, however, this majority was slim, with 46.3% favouring a focus on infill. There were 82 respondents to this question.

Figure 20, below, translates open text responses into measurable categories using the same methodology as in Figure 17 and 18. Each category in Figure 20 represents a key theme identified across responses. Whenever a response contains a particular theme, it is counted toward that theme's total. Because a single response may touch on multiple themes, it can be counted in more than one category. There were 69 unique responses to this question, of which 119 identifications across the key themes were made. Percentage calculations are in relation to this total number of identifications.

FIGURE 20. DO YOU SEE A NEED FOR A SPECIFIC TYPE OF HOUSING (I.E. AGED CARE, TOWN HOUSES, APARTMENTS, KEY WORKER HOUSING ETC.)? IF SO, PLEASE DESCRIBE (QUESTION 8)



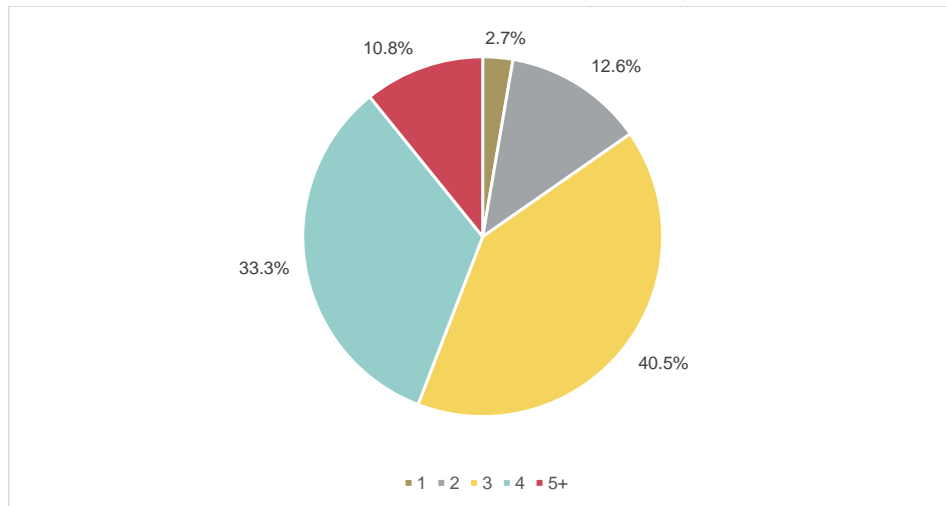
The question that this figure represents listed four housing typologies as examples and these examples comprise four of the five top responses. Aged care housing is the primary housing typology identified as in need by respondents, however, references to a need for affordable and social housing are made more often than any of the other listed examples. Respondents regularly identified a need for town houses, apartments and key worker housing.

Housing density and diversity were regularly linked to both aged care housing and affordable and social housing, as were typologies such as town houses and apartments. This indicates that aged care and affordable and social housing were often seen as underlying areas of concern driving the need for the listed housing typologies. For instance, town houses, 'villa-style' housing, apartments, and smaller housing opportunities were regularly linked to opportunities for elderly community members. Likewise, affordability was regularly linked to apartments, town houses, and key worker housing.

Other recurring themes included:

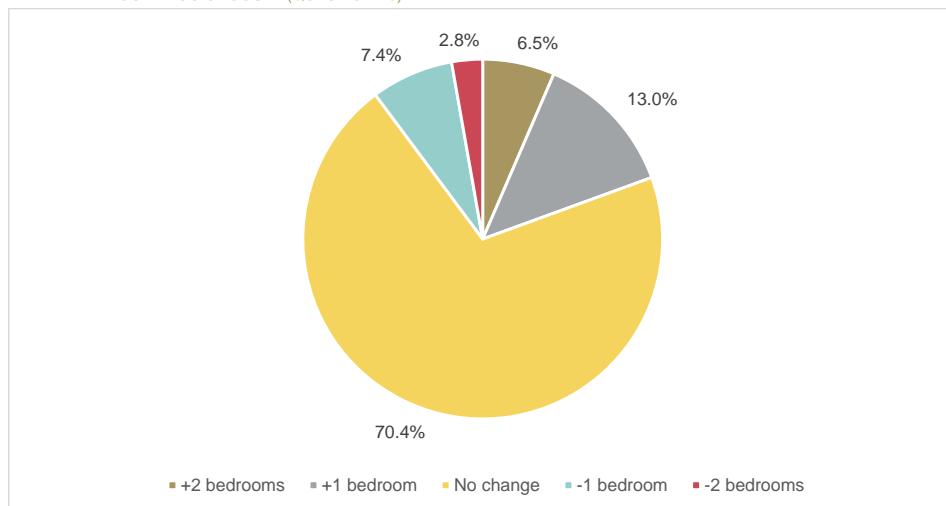
- ▶ Rental Opportunities
- ▶ Detached Housing & Larger Blocks
- ▶ Share Houses, Duplexes, & Co-Living
- ▶ Secondary Dwellings
- ▶ Family Housing
- ▶ Sustainable Buildings & Practices
- ▶ Hobby Farms
- ▶ Transport and Parking Concerns

FIGURE 21. HOW MANY BEDROOMS DOES YOUR CURRENT HOME HAVE? (QUESTION 9)



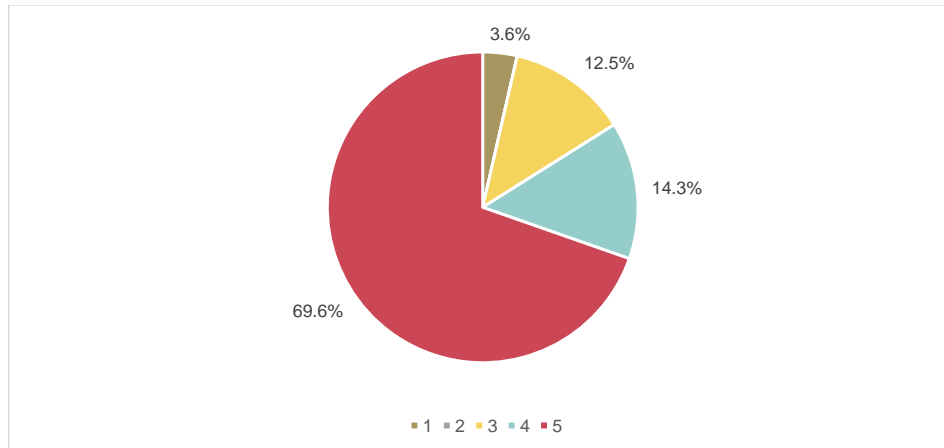
The housing snapshot of survey respondents largely reflects the current state of housing in Dubbo, with the average house having between 3-4 bedrooms. The average number of bedrooms indicated by survey participants is 3.7. There were 111 responses to this question, with 108, and 56 responding to the following linked questions respectively.

FIGURE 22. FOR YOUR CURRENT CIRCUMSTANCES, IF YOU COULD CHOOSE TO HAVE MORE OR FEWER BEDROOMS, WHAT WOULD YOU CHOOSE? (QUESTION 10)



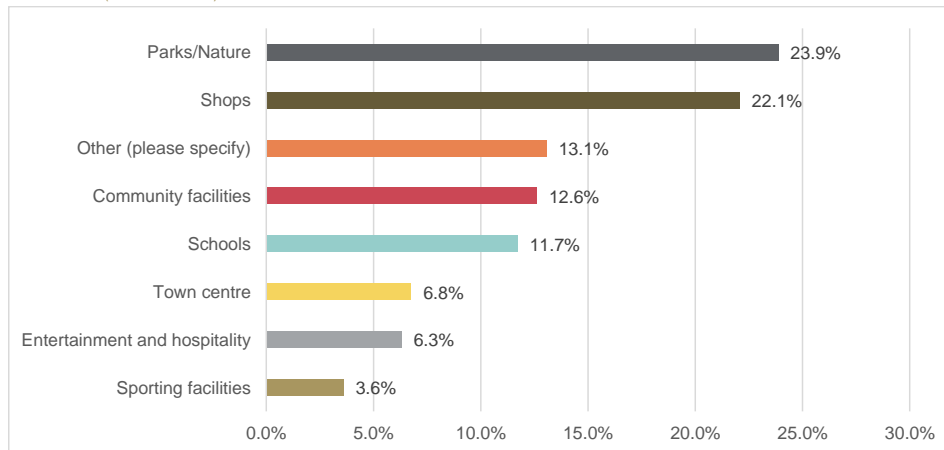
Respondents generally indicated that the current number of bedrooms was their ideal preference, with 19.4% indicating a desire for more bedrooms, and with 10.2% indicating they would prefer fewer.

FIGURE 23. TO WHAT EXTENT ARE YOU HAPPY WITH THE LOCATION OF YOUR HOME (CONSIDERING FACTORS OF AMENITY, CONVENIENCY, LIFESTYLE ETC)? (QUESTION 11)



Respondents overwhelmingly indicated that they were happy with the location of their home. This resonates with a key engagement theme of 'retaining character', indicating the community's pride in the region and lifestyle.

FIGURE 24. IN PRIORITISING WHERE YOU LIVE, WHAT IS IT MOST IMPORTANT FOR YOUR HOME TO BE CLOSE TO? (QUESTION 12)

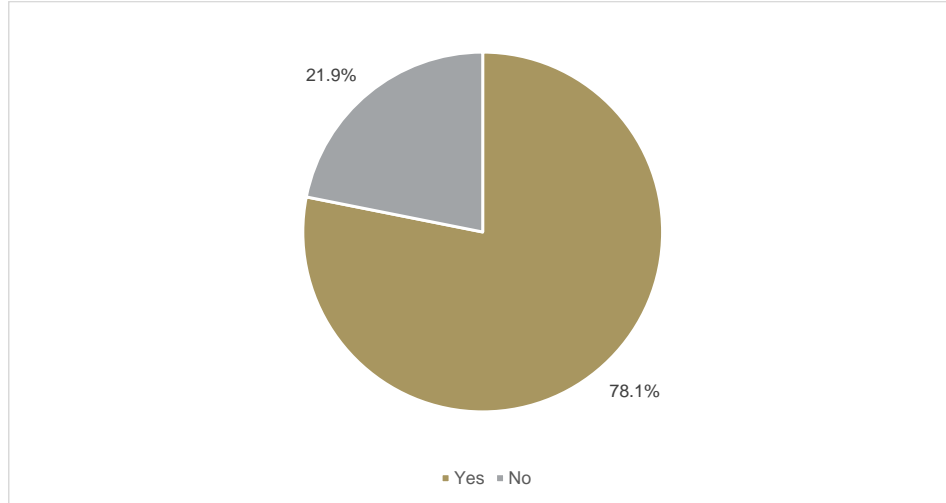


From the above list of options, 102 respondents made 222 identifications of priority considerations in the location of their home, with proximity to parks, nature, shops, and schools being most prevalent. Other identifications include:

- ▶ R5 Blocks & Rural Lifestyles
- ▶ Health Services
- ▶ Cycleways/Walking Tracks & Public Transport
- ▶ Postal Services

The following survey question functioned as a logic gate, wherein a series of questions were subsequently posed only to participants that identified themselves as villagers. The number of respondents to this question was 96, with 75 respondents identifying themselves as villagers. The subsequent questions posed to villagers will be presented in the tables below.

FIGURE 25. ARE YOU A RESIDENT IN A VILLAGE? (QUESTION 13)



The high percentage of respondents identifying themselves as villagers is a result of a significant number of Dubbo residents choosing to skip this question. This is demonstrated by Figure 14, which showed that Dubbo residents made up 33.6% of survey participants.

The following tables represent comments from members of village communities. Varied perspectives between village community members are depicted when raised. Responses to questions relating to the villagers are all open text. While varied perspectives are inevitable, recurring themes within and between villages emerge, particularly when analysed in conjunction with in-person engagement.

TABLE 4. HOW SHOULD YOUR VILLAGE GROW? (QUESTION 14)

Village	Growth Priorities
Eumungerie	Match infrastructure and services to growth particularly roads, sewers, gutters & drainage, internet connectivity, and postal service
	Provide more building blocks
	Address outdated and inhibiting development application processes
	Ensure asset upkeep, maintenance, and an attractive environment
	Orient to families
Ballimore	Use opportunities for continued development of residential housing within the village
	Revisit subdivision of outskirts of the village to release more large building blocks
	Address inadequate drainage infrastructure to support housing growth
Elong Elong	Through improved infrastructure and services particularly town water, transport and roads, and bushfire management
Wongarbon	Focus on improving the provision and maintenance of infrastructure such as bitumen roads, public transport, drainage and water supply, and growth in local businesses and amenities
	Support for ½ acre blocks within the village
	Support for addressing sub-division regulation to allow more varied block sizes on the village fringes
Geurie	Retain village character – amenity, views, bushland and ensure adequate upkeep, service provision, and infrastructure
	Support for more environmental and sustainability focused development
	Some support for development with infill of current vacant lots and improved development application processes particularly for secondary dwellings
	Improve Council communication of information relevant to subdivision and development applications
	Capitalise on opportunities for small business in surrounding areas by providing grants and incentives
Kerrs Creek	Support for limited growth, with acknowledgement that this would require 'damaging current lot sizes of blocks'
Stuart Town	Limited desire for growth; slow, minimal growth that retains character.
	Ensure adequate infrastructure, services, amenities and local businesses
	Desire for sustainable and energy efficient development and traffic calming
	Some desire for smaller building blocks and sub-division

TABLE 5. WHAT DOES A GOOD LEVEL OF GROWTH LOOK LIKE (QUESTION 15)

Village	Growth Priorities
Eumungerie	Support for limited growth matched to infrastructure and services
Ballimore	Mixed growth priorities, ranging from significant growth to limited growth
	Tendency to favour steady, ongoing growth, linked to the provision of drainage and other infrastructure and services
Elong Elong	Tendency towards a receptivity to some growth linked to critical population mass to support improved community and services.
	Support for well planned community and public spaces
Wongarbon	Tendency towards support of steady growth
	Repeated desire to match growth with infrastructure and service provision
Geurie	Receptive to growth that is matched to infrastructure and service provision
	Retaining country, village, and rural lifestyle
	Mixed perception relating to development application processes, with negative perception related to retaining village character
Kerrs Creek	Limited capacity for growth, one or two houses a year
Stuart Town	Limited and slow growth matching infrastructure and services provision

TABLE 6. WHAT IS THE IDENTITY OF YOUR VILLAGE, AND WHAT NEEDS TO BE PRESERVED? (QUESTION 16)

Village	Characteristics
Eumungerie	History stems from housing railway line workers and the sawmill workers that cut the rail sleepers
	Key features include oval/leisure/caravan park, the cemetery, the pub, and the hall/cenotaph
	Desire stronger focus on preserving historically listed properties and history/character of Eumungerie
Ballimore	Rural village feel with no streetlights, ½ acre minimum block size, desire to continue detached single story, elevated residential dwellings
	Strong Community
	Key features include strong treescape, pubs, springs.
Elong Elong	Historic features including old public school and hall that require care
	Key features include shop, petrol station, main centre and hall
	Desire expressed to preserve agricultural nature and prime farming land
Wongarbon	Strong and friendly community with a rural village atmosphere
	Low rise housing, ½ acre blocks, wide roads, trees, public reserves and building with historical value such as the hall
Geurie	Distinct character from dubbo with a small, friendly community and large residential blocks
	Low crime rate and feeling of safety
	Small, characterful local businesses and heritage places
	Open spaces with attractive views, peace and quiet, bushland and birdlife
	Support for preserving the heritage of the village and the Bald Mill Nature reserve, as well as Geurie pool
Stuart Town	Strong focus on the history of the village and layout as well as support of local festivals and cultural events
	Traffic calming is a key issue

TABLE 7. DO YOU HAVE ANY ADDITIONAL COMMENTS YOU'D LIKE TO SHARE? (QUESTION 17)

Village	Comments
Eumungerie	Comments relating to matching infrastructure to services
	Desire expressed for Council to address development barriers such as block sizes, multi-block owners, and other building policies
	Support for regular engagement
Ballimore	Need to address flood and drainage issues
	Issues with the Old GrainCorp Silo site
	Concerns with development application processes and communication around drainage issues
	Desire to maintain rural lifestyle
Elong Elong	Growth would likely require better water supply
	Potential for rezoning to allow smaller building blocks
Wongarbon	Concerns with traffic safety
	Comments relating to Council maintenance of roads, trees, and water/flood management, as well as promoting Council advocacy, particularly in relation to commercial growth and amenities
	Concerns relating to the potential for unsustainable growth
Geurie	Strong desire for growth to improve access to infrastructure and services and community outcomes
Stuart Town	Comments relating to limited services and infrastructure inhibiting potential growth particularly sewage, water supply, roads, and waste disposal
	Strong appreciation shown of the railway station and service

A similar question to that depicted above in Figure 25 functioning as a logics gate for real estate agents, or those representing real estate agencies was posed to survey participants. Only one participant identified themselves as a real estate agent, or as someone representing a real estate agency in response to Question 18. The following table represents that individual's answers to questions posed within that logic gate.

TABLE 8. REAL ESTATE RESPONSES (QUESTIONS 19-25)

Question Subject	Response
Housing Typologies in Demand	<ul style="list-style-type: none"> ▶ Detached Housing ▶ Dual Occupancy/Duplex
Housing Typologies with Unmet Demand	<ul style="list-style-type: none"> ▶ Dual Occupancy/Duplex ▶ Townhouses/Terrace Houses
Areas receiving most interest from prospective buyers	<ul style="list-style-type: none"> ▶ Dubbo ▶ Also noted demand for new subdivisions
Perceived Dwelling Size Preferences Ranked (top to bottom)	<ul style="list-style-type: none"> ▶ 3 Bedroom ▶ 4 Bedroom ▶ 2 Bedroom ▶ 1 Bedroom ▶ 5 Bedroom ▶ Studio
Over the last 3 years, have you noticed a shift in demand towards a specific housing type such as student accommodation, key worker, senior living, or aged care?	<ul style="list-style-type: none"> ▶ Notes a history of poor supply of flexible housing types to supply the community. ▶ Notes the LEP of 2011 permitting dual occupancy in residential zoning and in Council land releases ▶ 'Other than this there has been no noticeable move by Council to increase density of housing'
Townhouses, apartments, studios, or downsizer dwelling options have increased in demand over recent years	<ul style="list-style-type: none"> ▶ Strongly Agree

As the dominant housing typology, it is unsurprising that detached housing is in demand. Noting the limited sample size, this individual perceives an unmet demand for dual occupancy and duplex housing, as well as town houses is perceived by this individual as in unmet demand. This resonates with majority community identifications of the important role that these typologies will play in addressing future housing needs in Figures 15C and 15D respectively.

Identification of Dubbo as the area receiving the most interest from prospective buyers resonates with survey data, such as in Figure 17, and with data and analysis of in-person engagement. Likewise, the assessment of perceived dwelling size preference correlates with survey data that provided a snapshot of survey participants

current housing situations in Figure 20, with the exception of a lower perception of the preference ranking of 5-bedroom dwellings.

Strong agreement with an increase in demand for diverse, smaller, and higher density housing typologies over recent years is in line with survey and in-person engagement across the board. This is demonstrated through survey data that identified the importance of the role of these housing typologies individually, an unmet demand for housing diversity generally, shifting demographic preferences, affordability and rental opportunity concerns, and increasing housing demands in the region.

A series of similar questions function as logic gates relating to affordable/community housing providers, statutory planners, and developers were posed. The only positive responses were to Question 38 relating to developers, within which two developers identified themselves. The following table represents these individual developers answers to questions posed within that logic gate.

TABLE 9. DEVELOPER RESPONSES (QUESTIONS 41-45)

Question Subject	Response
Are there any notable regulatory or legislative challenges/barriers to developing? Please explain	<ul style="list-style-type: none"> ► Regulatory challenges limit development approvals, increase development timeframes, and reduce housing supply ► Recommends originating specific planning pathways for affordable housing related projects or the allocation of land for affordable housing at concessional prices ► Recommends Council look to secure funding from Housing Australia Future Fund and other State and Federal loans and grants ► Recommends other incentives such as exemptions from land taxes, developer contributions, Heritage Floor Space acquisition obligations, or providing free gross floor area as an incentive.
Are there particular market or community factors limiting development? Please explain	<ul style="list-style-type: none"> ► Notes community resistance to density and a responsibility of Council to potential residents linking this to a call for increased affordability and density.
There is sufficient land supply to meet market demand for dwellings	<ul style="list-style-type: none"> ► Disagree ► Somewhat Agree
Where do you recommend fostering development?	<ul style="list-style-type: none"> ► More development could be done in East Dubbo to provide businesses owners with close housing opportunities
What types of development do you mostly deliver	<ul style="list-style-type: none"> ► Commercial ► Detached houses, duplexes, vacant land on quarter acre blocks, large rural subdivisions
There is opportunity, or demand, for higher density development with the centres	<ul style="list-style-type: none"> ► Somewhat Agree ► Strongly Agree
Do you think townhouse products are feasible in the Dubbo region?	<ul style="list-style-type: none"> ► Somewhat Agree ► Strongly Agree

Further questions functioning as logic gates were posed asking participants to identify themselves as part of the Aboriginal or Torres Strait Islander Community, as representing an organisation employing more than 100 FTE, or as representing or working for the LALC. The only question that received affirmative responses was Question 46 relating to Aboriginal or Torres Strait Island community members to which four participants identified themselves as part of these communities.

TABLE 10. ABORIGINAL OR TORRES STRAIT ISLANDER RESPONSES (QUESTION 46-50)

Question Subject	Response
Does available housing adequately accommodate the needs of your community?	<ul style="list-style-type: none"> ▶ Responses generally indicated that there was not enough housing
What are the current gaps in the housing market in relation to your community?	<ul style="list-style-type: none"> ▶ Affordable and social housing ▶ Culturally appropriate housing ▶ Housing for larger families ▶ Housing for single men
Are there specific areas where housing concerns are more prevalent in your community?	<ul style="list-style-type: none"> ▶ Areas in high demand for affordable housing ▶ Areas with limited availability of culturally appropriate housing ▶ Areas with limited housing and rental supply as areas where housing concerns are more prevalent
How can Council better support housing for your community?	<ul style="list-style-type: none"> ▶ Increase the supply of affordable housing particularly close to essential services ▶ Increase the supply of public and social housing ▶ Supporting the development of housing estates, subdivision, and rezoning targeted at lower-income households ▶ Engaging with and listening to the needs of these communities

A final opportunity to provide additional commentary on the current state, aspirations, or opportunities for housing in the Dubbo region was offered to participants. The major themes of these open text responses are collated below, with 47 participants choosing to offer additional comments.

- ▶ Match infrastructure and services to growth
- ▶ Improve access to aged care housing such as improving secondary dwelling development applications
- ▶ Retaining place character
- ▶ Calls for greater rezoning and subdividing to allow supply of diverse building blocks
- ▶ Calls for sustainable housing and housing that celebrates Dubbo region's cultural and historical heritage
- ▶ Engage and listen to communities
- ▶ Improve Council communication including marketing of engagement
- ▶ Improve housing affordability and diversity and addressing homelessness
- ▶ Calls for infill and development in Central Dubbo
- ▶ Concerns relating to minimum lot sizes of R5 zoned land, development applications, and council maintenance of land

9. Conclusions



The engagement process was comprehensive, encompassing 32 engagement sessions, 122 survey responses, and multiple voluntary submissions.

The breadth of stakeholders consulted included:

- ▶ Extensive engagement sessions with the Wellington and Dubbo communities,
- ▶ Village sessions targeting Ballimore, Elong Elong, Euchareena, Kerrs Creek, Stuart Town, Mumbil, Eumungerie, Mogriguy, Brocklehurst, Wongarbon, and Geurie
- ▶ Stakeholder sessions targeted towards the Local Aboriginal Land Council, First Nations Community Leaders, Developers, Multi-cultural Stakeholders, Council Affordable Housing Representatives, R5 Large Lot Residential Stakeholders, NSW Government Consultation Representatives, Real Estate Agents, and the Housing Supply Reference Group

The engagement process was met with a high level of buy-in and enthusiasm from groups consulted and significant demand for continued engagement, collaboration, and co-design of future Council plans and strategies. Meaningful insights were garnered from across the stakeholder spectrum and for all four scope areas of the Housing Strategy.

9.1 Regional Housing Strategy

Community routinely identified a housing supply shortage (particularly in rental opportunities), escalating affordability challenges, and growing aged care needs. Market conditions were often raised as incapable of meeting demand for rental opportunities, affordable and social housing, and housing diversity. To address these gaps in the market, community identified opportunities for Council to explore, such as to:

- ▶ Play a greater role as a developer
- ▶ Reduce regulatory friction and encourage successful and timely development applications
- ▶ Revisit zoning and subdivision regulation

Dubbo and its outskirts were identified as priority locations for growth, with Wellington community representatives also receptive to diverse housing growth. While continued urban spread was the preferred approach of the community, there is strong interest in targeted infill, with central Dubbo regularly referenced as a priority location for higher-density housing typologies. There was a degree of community mandate for all housing typologies and a call for housing strategy to encourage the supply of diverse housing opportunities to provide for the full range of the community's needs including providing aged care, cultural, accessible, and key worker housing.

9.2 Large Lot Residential Strategy

The role that R5 zoning plays in meeting Dubbo region's housing needs and character was generally well recognised and celebrated. Across engagement, community regularly indicated an unmet demand for R5 Large Lots in the region, while identifying priority locations for increasing the supply of these lots through revisiting subdivision allotments within the outskirts of Dubbo City and surrounding most villages. Increasing the supply of R5 land was linked to mitigating affordability concerns, attracting families and more diverse migration to the region, limiting the strain on infrastructure and services from higher-density solutions, and restoring economic productivity to inefficiently zoned land.

9.3 Affordable Housing Framework

The community overwhelmingly identified housing affordability challenges in the region. Market conditions were regularly identified as incapable of meeting community needs, with community members calling on Council to play a greater role in encouraging the development of social and affordable housing. Suggestions to improve affordable housing outcomes included providing development incentives such as subsidies, concessions, or obligations, creating alternative planning pathways for affordable and social housing, and streamlining development application processes related to secondary dwellings, duplexes, and other higher density typologies. Key affordable housing priorities include providing for adequate typology diversity to cater to the range of cultural, inclusive, and aged care needs and geographically distributing higher density and social housing throughout Dubbo city.

9.4 Village Place Plans

Villages were generally receptive to small scale population and housing growth. Key priorities in accommodating growth include improving community outcomes, aligning housing strategy to infrastructure and service provision, addressing aged care concerns, and preserving village character. Reviewing zoning and subdivision allocations and reducing regulatory and development frictions were generally accepted mechanisms supporting growth. Larger villages such as Wongarbron and Geurie were identified as priority locations for growth given their capacity and receptivity for growth.

Appendix A – Engagement Schedules



The following engagement schedules for Block A, B, and C, includes all delivery and housing sessions. This is as engagement sessions targeting the delivery program also contained content and questions related to housing.

Block A Engagement Schedule					
Online Engagement Schedule – Sessions 17-18 October					
Session 1	Date: 17/10/24	Session 2	Date: 18/10/24	Session 3	Date: 18/10/24
	Location: Online		Location: Online		Location: Online
	Stakeholders Targeted: Council affordable housing		Stakeholders Targeted: NSW Government Consultation		Stakeholders Targeted: Housing Supply Reference Group
Block A Engagement Schedule – Sessions 30 October – 1 November					
Session 1	Date: 30/10/2024	Session 2	Date: Date: 30/10/2024	Session 3	Date: Date: 30/10/2024
	Location: Dubbo		Location: Dubbo		Location: Dubbo
	Stakeholders Targeted: Dubbo Community		Stakeholders Targeted: Dubbo Community		Stakeholders Targeted: Mayoral Forum, Dubbo
Session 4	Date: 31/10/2024	Session 5	Date: 31/10/2024	Session 6	Date: 31/10/2024
	Location: Wellington		Location: Wellington		Location: Wellington
	Stakeholders Targeted: Wellington Community		Stakeholders Targeted: Wellington Community		Stakeholders Targeted: Wellington Village Committee
Session 7	Date: 01/11/2024	Session 8	Date: 01/11/2024	Session 9	Date: 01/11/2024
	Location: Dubbo		Location: Dubbo		Location: Dubbo
	Stakeholders Targeted: Dubbo Community		Stakeholders Targeted: Dubbo Community		Stakeholders Targeted: Brocklehurst Community

Block B Engagement Schedule - Sessions 11-13 November					
Session 1	Date: 11/11/24	Session 2	Date: 11/11/24	Session 3	Date: 11/11/24
	Location: Dubbo		Location: Dubbo		Location: Dubbo
	Stakeholders Targeted: Real estate agents		Stakeholders Targeted: Dubbo Community		Stakeholders Targeted: Social/affordable housing providers
Session 4	Date: 11/11/24	Session 5	Date: 12/11/24	Session 6	Date: 12/11/24
	Location: Wongarbron		Location: Dubbo		Location: Dubbo
	Stakeholders Targeted: Village - Wongarbron/Geurie focus		Stakeholders Targeted: Developers		Stakeholders Targeted: R5 large lot residential stakeholders
Session 7	Date: 12/11/24	Session 8	Date: 12/11/24	Session 9	Date: 13/11/24
	Location: Dubbo		Location: Eumungerie		Location: Wellington
	Stakeholders Targeted: Dubbo Community		Stakeholders Targeted: Village - Eumungerie/Mogriguy focus		Stakeholders Targeted: Wellington Community
Session 10	Date: 13/11/24	Session 11	Date: 13/11/24	Session 12	Date: 13/11/2024
	Location: Wellington		Location: Wellington		Location: Stuart Town
	Stakeholders Targeted: Social/affordable housing providers		Stakeholders Targeted: Real estate agents		Stakeholders Targeted: Village - Stuart Town/Mumbil focus

Block C Engagement Schedule - Sessions 27-29 November					
Session 1	Date: 27/11/24	Session 2	Date: 28/11/24	Session 3	Date: 28/11/24
	Location: Stuart Town Hall		Location: Wellington, Aquatic Leisure Centre		Location: Wellington, Aquatic Leisure Centre
	Stakeholders Targeted: Euchareena/Kerrs Creek villages		Stakeholders Targeted: First Nations Community Members		Stakeholders Targeted: LALC
Session 4	Date: 28/11/24	Session 5	Date: 28/11/24	Session 6	Date: 29/11/24
	Location: Wellington, Aquatic Leisure Centre		Location: Ballimore Hall		Location: Dubbo Western Plains Cultural Centre
	Stakeholders Targeted: R5 large lot residential stakeholders		Stakeholders Targeted: Ballimore/Elong Elong villages		Stakeholders Targeted: Multi-cultural stakeholders
Session 7	Date: 29/11/24	Session 8	Date: 29/11/24		
	Location: Dubbo Western Plains Cultural Centre		Location: Dubbo Western Plains Cultural Centre		
	Stakeholders Targeted: LALC		Stakeholders Targeted: First Nations Community Members		

Tim Howlett

From: Andrew Wise [REDACTED]
Sent: Monday, 20 January 2025 4:25 PM
To: Tim Howlett
Subject: Re: Dubbo RU4 Review

CAUTION: This email came from outside the organisation. Be cautious clicking links and do not open attachments unless they are expected.

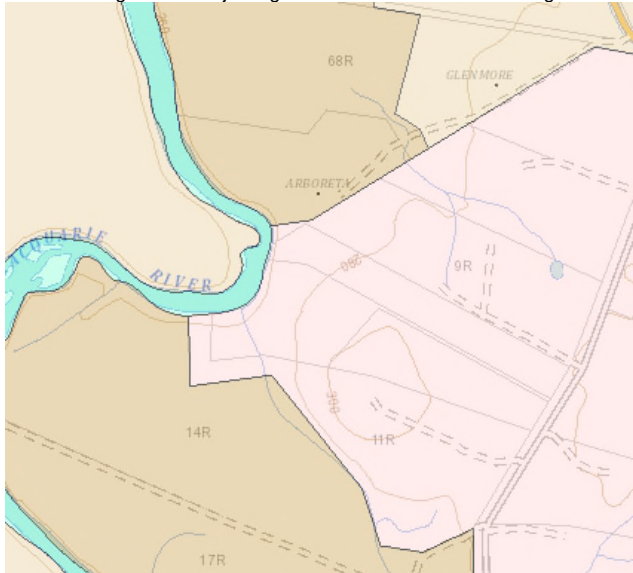
- Hi Tim,

Thanks for the response and I appreciate you investigating.

The following would provide further context. Overall I wonder whether the premise of RU4 in the current agricultural environment is still relevant and whether many of the smaller lots within this zoning should be considered to be rezoned to R5 to increase residential lifestyle supply.

'Well-Located' Homes:

- Currently there is a mixture of zonings throughout with an example shown below with some of these R5 zoned properties adjoining the river and likely to have similar agricultural purposes however zoned differently. Difficult to argue what adjoining lots below with different zoning are not similarly located?



-
- Whilst I understand we cannot look at precedences, The Angle Estate comprises lots which are zoned RU4 and are significantly below the minimum lot size however each has a building entitlement.

Sustainable Primary Industry/Promoting Employment Industries

- Economics of primary industry continue to evolve and generally speaking significant economies of scale are required to ensure a viable operation. It would be extremely rare for a rural property of less than 30-50 hectares to be economically viable along the Macquarie River (arguably significantly greater areas would be required). Market gardens no longer exist due to labour costs and the only real use would be lucerne (which would still require off-farm income) or possibly lawn production.
- As such, there are currently lots within the region which are not being utilised for intensive sustainable primary industry and are definitely not promoting employment industries however also cannot be utilised for residential use.

Could a possible consideration be to rezone smaller RU4 zoned lots (say sub 20ha) to R5 to increase residential supply whilst not impacting the intended use i.e. they are not currently sustainable primary industry. Alternatively, consider rezoning all RU4 to R5 and I am doubtful that this would significantly impact employment and or agricultural economic output for the region. Perhaps a survey for all landholders of RU4 land greater than 50ha to assess the economic performance of each holding?

Hopefully some of these thoughts assist and happy to discuss further as required.

Regards

Andrew

[REDACTED]

Hi Andrew,

Thanks for your patience.

Unfortunately RU4 land can't be included in the Strategy as the grant and program guidelines aim to improve planning capacity for "well-located" homes that are close to work, schools, transport and other amenities. The definition of well-located is available in the guidelines on the Federal Government's website at <https://www.infrastructure.gov.au/territories-regions-cities/cities/housing-support-program>

RU4 land has the objective of enabling sustainable primary industry and promoting employment industries that are developed in conjunction with agricultural uses, while R5 land has the objective of providing residential housing in a rural setting.

Whilst RU4 land won't be considered in the Strategy, we are still keen to hear your thoughts on RU4 land and how you think it might be suitable for consideration in a future and separate strategy.

Kind regards,



Tim Howlett (He/Him)

Manager Growth Planning

Growth Planning

P 02 6801 4671

Tim.Howlett@dubbo.nsw.gov.au

We acknowledge the traditional custodians of the Wiradjuri land where we work and their ongoing connections to land and community.

Your experience matters!
Click an Icon to let us know how we went.



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From: Andrew Wise [REDACTED]

Sent: Thursday, January 9, 2025 4:26 PM

To: Tim Howlett [REDACTED]

Cc: Clr Shibli Chowdhury [REDACTED]; Clr Jen Cowley OAM [REDACTED]

Subject: Re: Dubbo RU4 Review

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Hi Tim,

Appreciate you investigating and look forward to your response.

Regards

Andrew

On 9 Jan 2025, at 1:30 pm, Tim Howlett [REDACTED] wrote:

Hi Andrew,

My name is Tim and I'm the Manager Growth Planning at Council.

Thanks for your enquiry. This is just a quick email to confirm I have received it, and I will provide a more detailed response shortly. In the interim, I encourage you to read the FAQs on our website about the strategies, which are available at <https://yoursay.dubbo.nsw.gov.au/dubbo-region-housing-our-future>.

Kind regards,

From: Andrew Wise [REDACTED]
Date: 8 January 2025 at 3:12:52 pm AEDT
To: Cllr Shibli Chowdhury [REDACTED], Cllr Jen Cowley OAM [REDACTED]
Subject: Fw: Dubbo RU4 Review

CAUTION: This email came from outside the organisation. Be cautious clicking links and do not open attachments unless they are expected.

Good afternoon Councillor Chowdhury and Councillor Cowley,

I hope you have both had an enjoyable Christmas break.

I understand that the council is currently reviewing long-term strategies revolving residential land supply including the supply of large lot residential land. As part of this review I am wondering if the minimum lot size for RU4 zoned land could also be included.

I have attached a spreadsheet with my findings of RU4 zoned land surrounding Dubbo focused on lots that are less than 20ha (below minimum lot size). My calculations cross-referencing SixMaps suggest that the majority of these lots have dwellings and appear standalone (not operating with other lots) yet a number of outliers (including a property I own) does not qualify for a dwelling (unless exception granted).

Reviewing the minimum lot size or providing exceptions for the smaller existing lots could assist in the goal of increasing rural residential land in the surrounding Dubbo region without impacting agricultural use.

It is a very rudimentary spreadsheet and I am happy to discuss over a coffee if beneficial. I can enhance the visibility of the spreadsheet if you wish to share more broadly.

Application of Interest for Subdivision Consideration

Dubbo Regional Council Delivery Program 2025-2029

Dear Dubbo Regional Council,

I would like to submit an application of interest regarding the Dubbo Regional Council Delivery Program 2025-2029 for the Wongarbon district. Specifically, I am seeking consideration for the future subdivision of our property located at [REDACTED].

Currently, our property is classified as RU1 due to its size exceeding 100 acres. However, there have been three other blocks along Veechs Rd that have been classified as residential and subdivided into lots of 20-25 acres over the past few decades. One of these blocks was attached to our land when we purchased it back in 2021.

Given this precedent, we believe that smaller lots of land have been developed and approved by the Council previously. Therefore, we respectfully request consideration for the opportunity to subdivide our [REDACTED] into allotments similar in size to those already existing.

We appreciate your time and consideration of our request and look forward to any positive developments.

Yours sincerely,

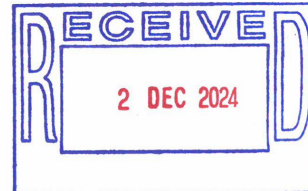
Philip & Catherine White

[REDACTED]

Christopher Foyster
[REDACTED]
[REDACTED]
[REDACTED]

28th November 2024

Howlett
Tim ~~Howard~~, Future Growth Plan Manager
Stephen Wallace, Director Development and Environment
Dubbo Regional Council
Cnr Church & Darling Streets, Dubbo NSW 2830



RE: Consideration for Urban Release of the Mugga Hill Precinct

Dear Tim & Stephen,

I am writing to Council to seek consideration for re-zoning of the Mugga Hill precinct in North East Dubbo. I have outlined some of the major advantages available if approval could be granted to urban release. The offering in the Mugga Hill precinct would be unique in aesthetic, diversity and future development whilst assisting Council in meeting the housing capacity requirements. Please consider my points highlighted in following paragraphs as to the benefits of re-zoning the precinct.

The Mugga Hill Precinct should be the ideal candidate for consideration on the Council's Urban Release Areas marked on the attached map. Geographically, the precinct is strategically located between to major highways, the Golden and Newell. The existing road infrastructure requires minimum adjustment to accommodate such an expansion. Connections outside the major highways are also present. Numerous residential roads etch through the precinct, providing a skeletal yet strategic architecture for further development.

The existing utility infrastructure is largely already established and future population growth would require minor adjustments. The precinct can be connected to the Troy Gully sewerage main and coupled with an advantageous topography. All three boundaries of the precinct have town water connections with power lines and NBN infrastructure as well. The bus services in Dubbo already run daily schedules throughout the area.

The aesthetic of the natural landscape of Mugga Hill is unique. The offering would rival the most luxurious estates in Dubbo whilst also providing the opportunity for more suburban housing to assist in meeting Council's goals. It has been noted that Dubbo has suffered severely from a shortage of larger land parcels. This is evidenced by the attached table 2. The Mugga Hill precinct would help satisfy this demand.

The current land use is not viable for commercial agriculture or even 10ha lifestyle blocks. The tightening regulations due to proximity to essential services will further remove attractiveness of

large lifestyle blocks and commercial agriculture. The changing regulations will support the precinct's evolution into providing blocks from 4,000sqm to 2ha. A clear demand exists for these blocks.

Mugga Hill precinct would further provide another avenue to expand Dubbo in a northeast direction. This development would not be hindered as severely by competition for space from industry, irrigated agriculture and other critical Council assets like the airport.

To further enhance desirability, the precinct is within 3 kilometres of most major facilities and shopping districts in Dubbo. Educational institutions such as Charles Sturt University, Dubbo Senior College and TAFE. All three hospitals are in proximity as well as Bunnings and Orana Mall. Two industrial estates are also close by, with numerous large employers within a 15-minute drive from the precinct. A flow on effect would be reducing congestion from the daily commute from west to east Dubbo during peak periods.

In the 1990's part of this land was included in a rezoning and a DA approved subdivision. (the maps are attached illustrating site A & B).

Site A – Buninyong area, expired under a 5-year sunset clause.

Site B – Richmond Estate, now fully developed.

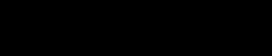
Recently, most residents within the precinct signed an expression of interest I presented to them, agreeing to rezoning of the land. Hence, minimal resistance will be encountered for rezoning. This opportunity can provide a stratified diverse housing option for Dubbo. Low to medium density housing on a relatively unexplored area of Dubbo.

We ask for your consideration to investigate and consider the Mugga Hill precinct in your strategy for Dubbo's future housing growth plan. The area offers significant advantages against the other competing offers. Hence, I highlight you consider the re-zoning of the precinct, from rural lifestyle area to urban release area due to the aforementioned points.

I would be eager to meet with you to discuss this proposal in more detail. Please advise if a meeting can be arranged to discuss this opportunity further.

Thankyou & I look forward to hearing from you.

Yours sincerely,



Christopher Foyster

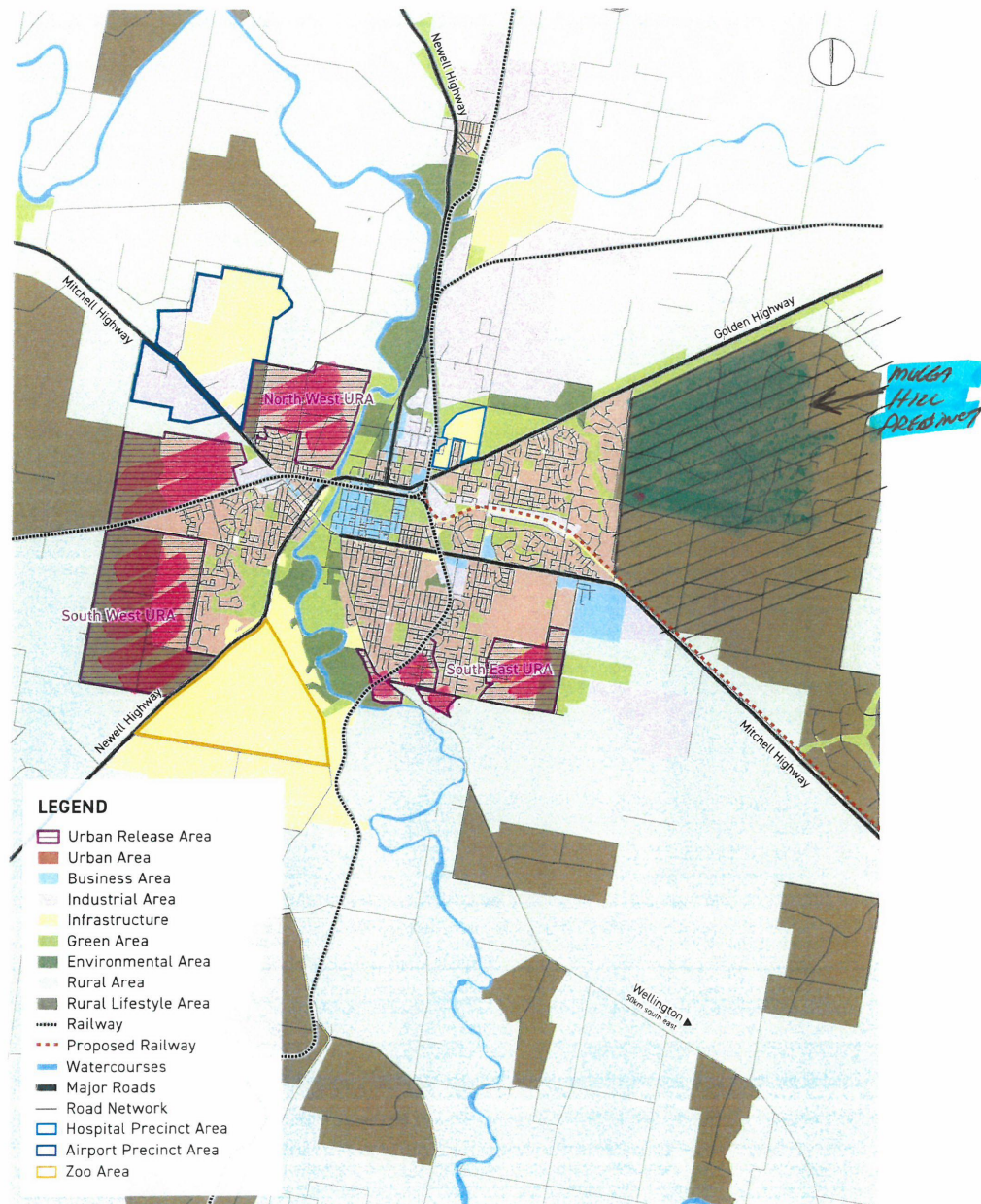


Figure 13 Dubbo Urban Release Areas

TABLE - 2

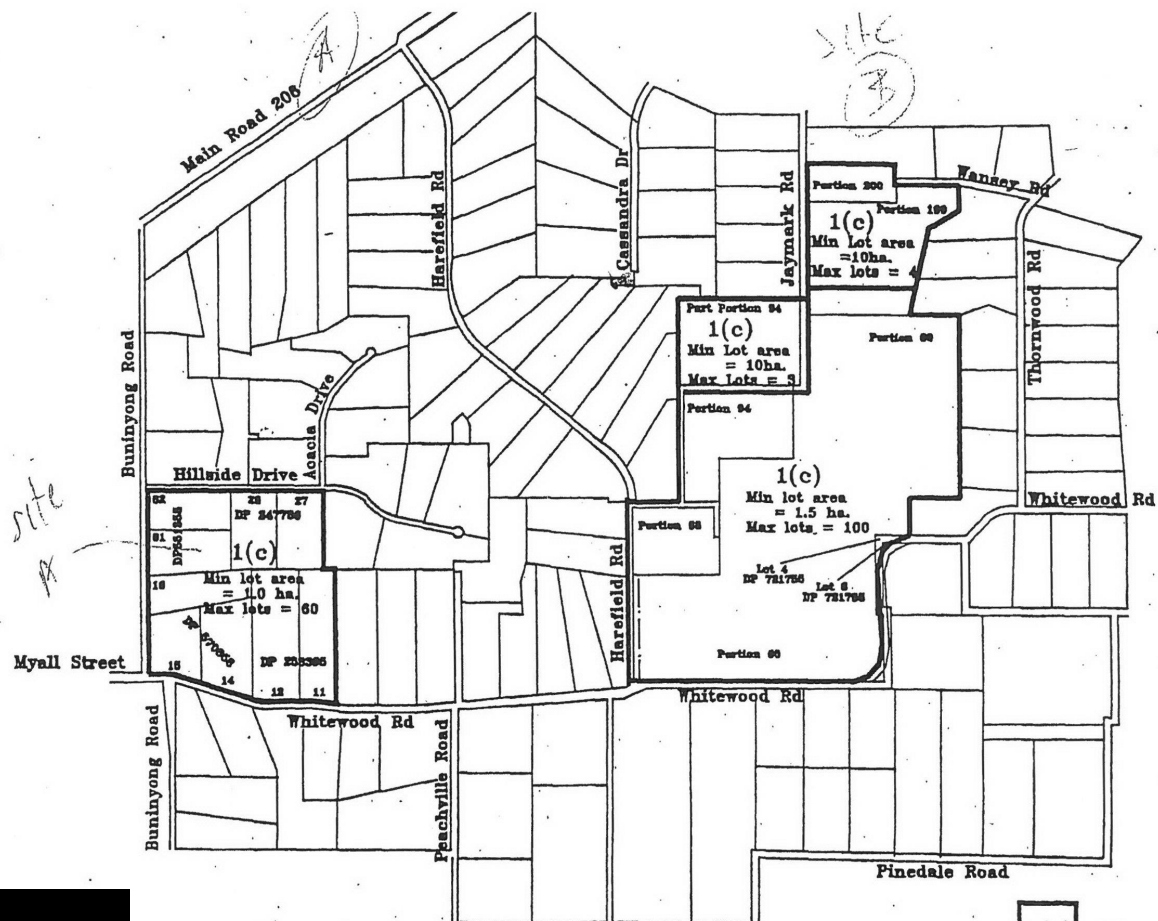
Table 2: Land Supply - As At 31 December 2005

The details in the following table are intended for strategic purposes to provide patterns and trends and are indicative only.

STEP 5 150 lots are vacant (on the market for sale or no dwelling constructed) Subdivision Certificate has been issued. 70 lots are located in the west and 80 lots are located in the east.			
<u>West</u> Grangewood [$<1,000\text{m}^2$] 7 lots Delroy Park (including Baird drive) [$<1,000\text{m}^2$] 24 lots Delroy Gardens [$<1,000\text{m}^2$] complete Stage 1 Kintyre [$>2,000\text{m}^2$] 39 lots		<u>East</u> Stage 3 Keswick [$1,000\text{m}^2$] 17 lots Holmwood [$<1,000\text{m}^2$] 25 lots Yarrowonga/Rawsons [$<1,000\text{m}^2$] 38 lots	
STEPS 3 & 4 84 lots are to be prepared or currently being prepared for subdivision/market [Construction Certificate has been issued]. 17 lots are located in the west and 67 lots are located in the east.			
<u>West</u> Grangewood [$1,000\text{m}^2$] 17 lots under construction Delroy Park [$1,000\text{m}^2$] nil lots under construction		<u>East</u> Regand Park stages 1 and 2 [$<1,000\text{m}^2$] 67 lots	
STEP 2 Potential 899 lots are zoned residential but not yet developed/serviced [Development Consent has been issued but Subdivision Construction Certificate has not been issued] construction cannot commence. 424 lots are created in the West and 475 lots are located in the East.			
<u>West</u> Grangewood [$<1,000\text{m}^2$] 200 lots Delroy Park [$<1,000\text{m}^2$] 200 lots "Acoz" property (Urban LEP clause 42) average $60,000\text{m}^2$ 24 lots		<u>East</u> Southlands (Hennessy Road) Stage 1 [$<1,000\text{m}^2$] 90 lots Southlakes [$<1,000\text{m}^2$] 90 lots Keswick [$<1,000\text{m}^2$] 88 lots Boogadah [$1,000-2,000\text{m}^2$] 40 lots Fardell (Boundary Road) [approximately 700m^2 to $1,000\text{m}^2$] 28 lots Holmwood [some $<1,000\text{m}^2$ and some $2,000$ & $4,000\text{m}^2$] 100 lots "Peachville Park" property (Urban LEP clause 42) [average $60,000\text{m}^2$] 39 lots	
STEP 1 14,390 potential lots are located within "Future Residential" notation on LEP but not zoned residential or zoned residential and no development consent issued. 10,740 lots are located in the West and 3,650 lots are located in the East .			
<u>West</u> Land zoned 1(e) Urban expansion and forming part of Draft West Structure Plan. This land comprises 3 major areas as explained below.		<u>East</u> Land zoned 1(e) Urban Expansion and forming part of the draft South East Sector Structure Plan. This land generally is located as follows.	
<u>Location</u> Area A Generally bounded by Minore Road, Joira Road, Chapman's Road and Blackbutt Road Area B Generally bounded by Main Western Railway line and Narromine Road Area C Generally bounded by Narromine Road, Blizzardfield Road and the Macquarie River	<u>Ha/Lots</u> Approximately 386 Ha to yield approximately 3,860 lots based on lot sizes $<1,000\text{m}^2$ Approximately 277 Ha to yield approximately 2,700 lots based on lot sizes $<1,000\text{m}^2$ Approximately 418 Ha to yield approximately 4,180 lots based on lot sizes of approximately $1,000\text{m}^2$	<u>Location</u> Generally north of Hennessy Road and bounded by Margaret Crescent and Sheraton Road Keswick (remaining stages)	<u>Ha/Lots</u> Approximately 245 Ha to yield approximately 2,450 lots based on lot sizes $<1,000\text{m}^2$ Approximately 183.6 Ha [1,200 lots. Lots of 800 to $1,000\text{m}^2$]
Note: part of the above areas form part of the boundary of the urban area and lots sizes will be larger in some cases.		Note: part of the above area forms the boundary of the urban area and some lots will be larger in size.	

People Should Have A Choice As To Where They Live

7 of 17



1(c) Rural Small Holdings

DUBBO

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

CITY OF DUBBO

LOCAL ENVIRONMENTAL PLAN 1990 – RURAL LANDS

(Amendment No. 1)

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

**Amends the Dubbo Local
Environmental Plan 1990 –
Rural Lands**

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT



Tim Howlett

From: Tim Howlett
Sent: Tuesday, 7 January 2025 11:53 AM
To: 'Kate Smith'
Cc: Eric Smith; Tracie Smart
Subject: RE: Housing Strategies query - RU1 land on edge of town

Hi Kate,

[REDACTED]
[REDACTED]. For the allotment on the edge of town, I can't confirm or deny if it'll be included just yet. Could you please let me know the specific lot? It may have merit for inclusion, but below is included in the [FAQs on our website](#). The Strategies are focussing on residential/urban land as that is a requirement of the grant funding we were successful in receiving.

? Are there any limitations on the Strategies?

Council can support the supply of housing through land use planning and zoning, community partnerships, support services, data collection and analysis, community engagement to understand housing needs and preferences, and advocate to other levels of Government for action on behalf of the community.

The Housing Strategy **will not:**

- **Consider Rural zoned land**
- Force people to move house or develop their land;
- Influence housing markets or individuals' housing preferences;
- Immediately rezone land or change current planning controls;
- Influence any factors outside Council's role (e.g. housing-related taxation, social housing investment, welfare support, rental assistance, and major infrastructure funding which are the responsibility of higher levels of government).

The Strategies will look at supply of urban land in the villages, and the amount of potential land available for development will influence on what additional land is included.

Kind regards,

From: Kate Smith [REDACTED]
Sent: Wednesday, December 18, 2024 2:04 PM
To: Tim Howlett [REDACTED]
Cc: Eric Smith [REDACTED]; Tracie Smart [REDACTED]
Subject: [REDACTED]

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Hi Tim

It's a specific query about an allotment on the edge of town, currently RU1, but the owner is wondering if it will be/can be considered in your review. [REDACTED]

[REDACTED]

[REDACTED]

Kind regards,



Kate Smith – she/her
COMPASS CONSULTING SURVEYORS

[REDACTED]

[REDACTED]

[REDACTED]

7202 AON 20

R. [REDACTED] PERKINS

[REDACTED] g [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

CHIEF EXECUTIVE OFFICER
Dubbo Regional Council
P.O. Box 81 Dubbo NSW.

07 NOV 2024

R 5 Large Lot Residential Strategy

As a retired [REDACTED] I would like to submit an opinion on this matter.

Land in this zone is only partly utilised, and parts are well suited for more intensive development.

Land east of Buninyong Road, and north of Myall Street.

This land is particularly well suited to subdivision into 2000m2 residential lots, to continue the large residential lot development on the western side of Buninyong Road.

Dubbo is extremely short of this type of lot, so it will enhance the city, with better landscaping, cater for young families needs, and allow for swimming pools, tennis courts, extra garages and sheds, and also create a park like suburb.

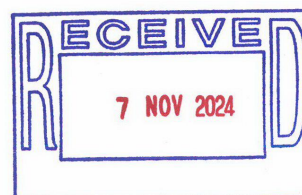
Services can be readily provided in this area, as the existing sewer main and water mains will cater for the greater need. High voltage power is already available, for extension to service homes.

The land is suited to residential use, with low soil movement, and absolutely no salinity or underground water problems. The contour of the land is well suited to sewer mains.

THIS DEVELOPMENT CATERS FOR THE NEEDS OF MANY, IT ALLOWS FOR COMPACT DEVELOPMENT OF THE LAND, AND MINIMISES THE COST OF COUNCIL SERVICES, WHILE MAKING DUBBO A MORE ATTRACTIVE CITY.

[REDACTED]
Raymond [REDACTED] Perkins.

Please see (B) attached



(B)

Land located further from Buninyong Road is well suited for subdivision into smaller lots of 1 to 2 hectares. this would conform to the 2 ha lot size in Richmond and Firgrove estates, located further east, further from Dubbo.

This size caters for the needs of most small lot holders, allowing for family development, landscaping, large sheds and tennis courts.

it caters for the needs of retired farmers, still wanting to retain a lifestyle, or tradesmen requiring more land for sheds and space for equipment.

the present zone, with a minimum subdivision size of 8HA is wasteful, as most lots are 10HA, and underutilised.

Dubbo will continue to grow rapidly, as western people graduate to the nearest large city, for better health services, and lower living costs.

A wider choice of land sizes will be beneficial to this city.



Raymond ■ Petkins

Submission for Housing - R5 large lot strategy

Introduction

I support the increase in supply of R5 Large Lot Residential zoned land in the Mogriguy area specifically along Mogriguy Road, Medway Rd, Valley View Rd, Mogriguy Forest Rd where I reside.

Please review this submission together with my earlier submission ("2024 11 30 Input_Mogriguy&Eumungerie ComCons EventDD") which is also relevant to the R5 large lot strategy.

I am interested in being on the stakeholder database.

Increase supply of R5 Large Lot Residential zoned land

There is a severe shortage of small farm, lifestyle properties relative to demand - inadequate supply of R5 Large Lot Residential zoned land - in the desirable location of Mogriguy given its proximity to Dubbo city and road network.

People find something special about being out in the country and out of Dubbo city. There is no shortage of appetite for people wanting to live in the Mogriguy area and for housing development, as evidenced by inquiries, sales, current development, etc.

Council needs to increase R5 Large Lot Residential zoned land in the Mogriguy area.

Speed up approvals for R5 Large Lot Residential zoned land

The current approval process is one of the biggest inhibitors to improving housing supply.

For example:

- There are regulations geared too far to *preserve* rural characteristics but there is no incentive or support to *develop and restore* rural landscapes through lifestyle blocks, agrihoods development, environmental living, etc. R5 Large Lot Residential zoned land would enable sustainable development in the Mogriguy area.
- There is no help or support to correct incorrectly zoned land in the Mogriguy area despite the overwhelming evidence of council's error and where zoning is inconsistent and incongruent with the reality of current land use.

Regulations and red tape impact the economics of housing development which frustrates housing development.

The approvals process is arduous and takes too long.

For example, people wanting to build homes might price something and 18 months later the price of concrete, labour, wood, etc. is 20% higher. This delay/time wasted, vaporises ambition and incentive (as opposed to anything else, such as no demand for housing). People can't be confident they will have approvals, in say three to six months, so they can build. People need certainty.

Council needs to speed up approvals for R5 Large Lot Residential zoned land to get more housing on to the market.

Add to Mogriguy's pattern of subdivision and development to supply more R5 Large Lot Residential zoned land

The pattern of subdivision and development established in the Mogriguy area makes it an ideal area for increased supply of R5 Large Lot Residential zoned land.

This includes:

- Households with agri-income and farm structures, e.g. sheds, livestock yards, row crop/orchard, water and drainage systems
- Former homes which are rebuilt
- 2nd dwellings on the same Lot
- Sport/Leisure facilities, e.g. Gun Club, Drag Strip, Dog Kennel business, Racetrack, Airstrip
- Industrial facilities, e.g. Feedstock Mill, Sewerage Effluent Treatment Plant, Solar Farm, Sand/Gravel Quarry, Antennas/Radio-Telescopes
- Medical facilities, e.g. Drug Rehabilitation Centre (refer DRC's proposal)

These settlements do not constitute the loss of rural land as evidenced by for example, Cluckers Eggs and Extraordinary Pork businesses in the Mogriguy area.

Council needs to support and grow Mogriguy's development with R5 Large Lot Residential zoned land.

Be a fierce competitor to attract R5 Large Lot Residential zoned land

Other rural councils near Dubbo are growing and developing the variety of housing options and offerings at Dubbo's loss:

- People are moving to the country and rural lifestyles where their money for housing goes further.
- Generational change creates a shift in priorities away from work and towards quality of life, time with family and the many other benefits of rural lifestyle.
- Rural economies of Narromine, Mudgee, Orange and many more are performing particularly well and are luring people out of the capital cities with available large lot residential blocks of ground.

Dubbo is failing to reap the rewards.

Contribution to the local Dubbo economy would be greatly enhanced by the addition of R5 Large Lot Residential zoned land whilst preserving the rural character for the benefit of both locals and visitors.

Council needs to be a fierce competitor to attract R5 Large Lot Residential zoned land residents. Let Dubbo grow!

Additional Comments

Active listening

There's a striking difference between hearing and listening. (reference Very Well Mind).

Hearing is simply the noise we hear during our daily life, the one our brain tunes out and ignores. It requires no effort, is involuntary, and is accidental.

On the contrary, listening requires effort. It is voluntary, focused, and intentional. That's why good listeners are revered.

Imagine, then, someone or an organisation such as a council, who's not only a good listener, but an active one as well, especially in a field of customer service or servicing communities.

Active listening is an essential skill. Council needs to actively listen to our communities and their needs and serve the people.

Housing survey

Housing in our region

I reside in Mogriguy.

Housing availability

Mogriguy has an enviable lifestyle with existing services including: superfast broadband 5G internet coverage; supermarket home delivery services; three-phase power supply; water supply; water pipeline Dubbo to Eumungerie along Mogriguy Rd; school bus; garbage collection; postal and delivery services; Mogriguy Bush Fire Brigade; fibre optic cable; operational railway line; 660kv electricity transmission line Dubbo to Gilgandra running through Mogriguy; fully operational sand, gravel and blue metal quarries.

Nearby sports, clubs, amenity, activities, include: Dubbo Kart Race Track (go cart); Dubbo Pony Club; Liberty Oil store and fuel stop; short drive and direct access to Dubbo Regional Airport bypassing Dubbo city; beautiful Mogriguy National Park (approx.400 hectares) and Mogriguy Creek providing 'green belt'.

Surveyed infrastructure and developments include gas pipeline from Dubbo to Gilgandra along Mogriguy Rd; solar farm; Orana Renewable Energy Zone; airstrip and aerodrome, east of railway corridor; Dubbo Drag Strip; Artesian Basin Resort; various exploration and mining developments.

The Mogriguy district is located in the strategic circa of Dubbo City (as per Dubbo Regional Council descriptors). Mogriguy is a desirable location to live given its proximity to Dubbo city and road network. Specifically, Mogriguy Road with east-west running connector roads directly onto the Newell highway, Golden highway, and towns to the north. Mogriguy Road also provides B-double access.

Mogriguy district needs to be considered in the plan for the sustainable growth of housing. Mogriguy has the advantage over Dubbo city in that people live on larger blocks and they have road access.

The current housing in Mogriguy consists of:

- Established small holdings and lifestyle blocks including: small lots with established, recognised, often non-farm, small businesses on land that is council zoned, and rated, as agriculture/primary production.
- People residing in sheds fitted out as a house with professional jobs in Dubbo, who have built on lots zoned, and council rated, agriculture/primary production.

There is nowhere near enough housing available to purchase or rent in the Mogriguy district.

The desire for more housing is widespread:

- The desire from elected councillors to look into the possibility to allow more dwellings to be constructed on rural land has been widespread (detailed in the Daily Liberal Newspaper as far back as July 2018).

- The desire from Mogriguy landholders has been widespread (evidenced by landholders direct requests to council).
- The desire from the real estate industry has been widespread (evidenced by their requests to list more real estate in the Mogriguy district.)
- The desire from government and business is widespread (evidenced by the purchase-of-last-resort of hotel accommodation in North Dubbo for worker accommodation by both NSW state government services and private sector business operating in North Dubbo.)

Housing affordability

Housing is affordable in Mogriguy however, there is not enough housing. There is insufficient choice. The consequences are crushing, evidenced by the many who have had to resort to living in sheds fitted out as a house, at times as a secondary dwelling on a block of land.

We need more small farm and lifestyle lots with road access.

Housing types

There are not enough different types and sizes of dwellings, nor types and sizes of blocks of land on which to build, to suit the different households and community members that want to live in Mogriguy.

Housing needs following recent shocks

1. Economic shock of COVID-19 pandemic (2019-)

Housing needs in Mogriguy have been reshaped dramatically following the COVID-19 pandemic.

The importance of access to superfast broadband was underlined when face-to-face interactions were limited by restrictions on movement during the pandemic. There has been wide ranging changes to working practices, including the need for a large proportion of the population to work from home which, for many, requires a reliable internet connection. Mogriguy currently has superfast broadband 5G internet coverage.

Post pandemic rising cost of living, work from home abilities are driving people to move to more green open spaces and exit congested cities.

The levels of inquiry for Mogriguy, the sales of real estate in Mogriguy, Australian property data and Australian statistics provide evidence of a much stronger preference to live out of Dubbo city but with proximity to Dubbo city.

2. System shock of Royal Commission into Aged Care (2021-)

Housing needs in Mogriguy have been reshaped dramatically following the of Royal Commission into Aged Care Quality and Safety.

The Royal Commission found the aged care system failed to meet the needs of our older citizens in the delivery of safe and quality care. It found that as people get older they want to stay in their own homes, maintain independence for as long as possible, and to turn to family and friends for help when needed. They want to age-in-place.

Many families want space, larger blocks of land or small acreage for adjoining accommodation or flats for elderly family members to live nearby grandchildren and be cared for by family members. This is a favourable alternative to retirement villages, couch surfing with relatives,

living in caravans and can alleviate the current and projected sustained shortage of suitable retirement living options.

Immediate action required by the Royal Commission was the provision of more Home Care Packages so that the elderly could have a higher level care at home. Increased federal and state government supported home care programs is evident.

Housing needs in Mogriguy reflect these changes.

Housing types, blocks of land

Housing which would have an important role in meeting the immediate needs of Mogriguy district include:

- Different types such as detached house, secondary dwelling, dual occupancy/duplex
- Larger blocks of land, acreage not square metres, and generally more space to call your own.

Additional Housing

Location priorities for housing

Additional housing should be located in the Mogriguy district as a priority (and away from Dubbo city).

Why? In launching the 2012 “State of Australian Cities” report in December 2012, the then Federal Government Infrastructure Minister, Anthony Albanese asks, can we move people closer to jobs? He suggests one way to do this is to increase the number of dwellings within reach of city centres.

The Mogriguy district is away from, but within reach of, Dubbo city. Employment, advanced manufacturing and business opportunities are 10 mins away from Mogriguy at the North Dubbo Industrial Precinct, an area spanning nearly 1,000 hectares. It's home to Dubbo Regional Livestock Markets, Fletcher International Exports, Ben Furney Flour Mills, Real Pet Food Company, Furney Stock feeds Head Office & Plant, a rail intermodal and multiple specialist trades, product and materials suppliers, transport & freight operators, and fabricators.

Proximity means, and the reality is, that people want to live near their jobs.

Insignificant locations for housing

Housing should not be prioritised in Dubbo city.

Why? We can't just have everybody living in Dubbo city both from the perspective of wanting growth and from the perspective of people being entitled to do what they want on their larger block of land.

Dubbo city growth

We should not be reliant on Dubbo city growth moving forward.

What's already apparent in Dubbo city is the inability to plan, provide for, and maintain city services to keep up with any current growth, let alone future growth. For example, inefficient road traffic flows including truck movements through the city, as evidenced by the levels of traffic congestion and hazards on the city's live traffic reports on business days.

Council-owned land serves its own housing development activities and limits not only residential choice but serves an outdated economic model. This will dampen growth, hold back productivity and prevent more Australians from gaining access to our great region and high-value jobs now being generated in our Central West Region.

Need for a specific type of housing

In the Mogriguy district we need family homes on larger blocks and secondary dwellings, for example, for elderly who want to live with families on larger blocks.

Current housing circumstances**Size of living space**

More important than the size of the physical house or apartment, or number of bedrooms, is the size of the living space including the physical building and the block on land on which homes are made.

People want lifestyle with room to move.

Many Australians have a preference for a lifestyle with privacy, peace and quiet, consisting of a detached house with areas for hobbies, home handy-workshops, family outdoor activities such as keeping pets, aviaries, vegetable, herb and flower gardens, outdoor entertaining, riding bikes and ponies.

Most important consideration

The most important consideration for where anyone lives is location, location, location.

And in prioritising where you live, it's most important to have road access close to your location and your home. Legal road access is most important.

Mogriguy village insights**Growth**

Mogriguy district should grow outwards from Mogriguy village.

Larger lots need to be made available (known by council as Large Lot Residential) to provide for residential housing.

This type of growth and development would facilitate and promote an increased range of living opportunities by providing for low intensity residential development compatible with the rural characteristics of the district. This is an appropriate level of growth.

The benefits of this type of growth are that there is no unreasonable increase in demand of public services or public facilities as the road network (outlined earlier) already exists. Any additional services would be covered by the existing user pays system. Indeed, it would benefit underutilised services, for example those provided by council and the school bus, postal and delivery runs, etc.

Level of growth, look of growth

Australia is facing a housing shortage mostly due to supply constraints. This is evidenced and reported widely including the latest Housing Australia's 'State of the Nation's Housing Report'.

It is with a sense urgency that we commence residential development on larger lots in the Mogriguy district. A high level of growth or large scale of growth is required to meet demand. Appropriate and proportionate to the size and scale for the Mogriguy location.

This is achievable in most part because of the existing, registered plan and layout for Mogriguy settlement and Village – the look of growth and development - a ‘place plan-led’ approach to attract residential builders. The registered plan offers a complete range of land options to suit everyone from a contained block requiring little maintenance to blocks with abundance of space.

It would make a valuable contribution to the unique character of Mogriguy and enhance the long term sustainability of Mogriguy district and its liveability.

Let our rural communities thrive!

Identity of Mogriguy district

Mogriguy has a sense of place and character. Population is dispersed and low density.

The area is connected by surrounding large lot residential developments including concentrated areas along Mogriguy Rd, Mogriguy Forest Rd, Godwins Lane, Greggs Road, Medway Rd, McAnnallys Rd, Mendooran Rd and further north at Eumungerie.

Data provided by council and state government, and with my estimate, indicates more than 400 dwellings are on small acreage or lifestyle blocks within 10kms of Mogriguy. Many are living an agrihood lifestyle, operate small businesses. Mogriguy is also home to Furney Stock feeds.

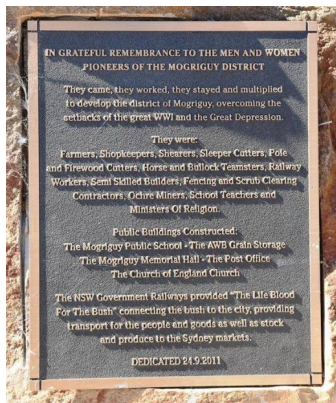
Entrepreneurs want a lifestyle consisting of a block of ground on which to operate small businesses - as per the many operators in the Mogriguy district including, but not limited to home workers and telecommuters in fully equipped home offices, cattery and kennel facilities, wineries, small scale manufacturing, small scale livestock operations, 3D printing manufacturing, green houses for food and flower production, vehicle, boat and trailer collections, heavy vehicle operators, machinery plant and equipment operators, horse facilities etc.

Residents enjoy the best of both worlds – urban convenience 10 mins away in North Dubbo and rural tranquillity. The desired character is abundant nature, relaxed, amenity, convenient, lifestyle and access to a road.

Preserve

Preserve history, in particular:

Mogriguy Pioneer Memorial:



Mogriguy Soldiers Memorial Hall:



Additional Comments

Active listening

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Active listening is an essential skill. Council needs to actively listen to our communities and their needs and serve the people.

Stakeholder database

I am interested in being on the stakeholder database



REPORT: Fluoridation of Dubbo Water Supply

DIVISION: Infrastructure
REPORT DATE: 9 April 2025
TRIM REFERENCE: ID25/340

EXECUTIVE SUMMARY

Purpose	• Addressing Council resolution	
Issue	• Supply of information relating to a Notice of Motion in relation to the fluoridation of the Dubbo water supply.	
Reasoning	• A direction provided by Council at the Ordinary Council meeting held on 25 February 2025.	
Financial Implications	Budget Area	Not applicable
	Funding Source	Not applicable
	Proposed Cost	Nil
	Ongoing Costs	Nil
Policy Implications	Policy Title	Not applicable
	Impact on Policy	Not applicable
Consultation	NSW Health	Correspondence and meetings

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

RECOMMENDATION

That the information in the report be noted.

Murray Wood
Chief Executive Officer

LR
Director Infrastructure

BACKGROUND

The approval and application of fluorine to a public water supply is controlled through the *Fluoridation of Public Water Supplies Act 1957* and the *Fluoridation of Public Water Supplies Regulation 2022*.

On 29 August 1980, the approval for the addition of fluorine to the Dubbo water supply under the *Fluoridation of Public Water Supplies Act 1957* was published in the New South Wales (NSW) Government Gazette No 121. An extract from the Government Gazette is shown below:

(4073) Health Commission of New South Wales.
FLUORIDATION OF PUBLIC WATER SUPPLIES ACT,
1957
ADDITION OF FLUORINE TO THE CITY OF DUBBO
WATER SUPPLY
PURSUANT to the provisions of section 6 of the Fluoridation of Public Water Supplies Act, 1957, the Health Commission of New South Wales, having considered the advice of the Fluoridation of Public Water Supplies Advisory Committee in relation thereto, hereby approves of the application by the Council of the City of Dubbo to add fluorine to the City of Dubbo Water Supply by the use of sodium silicofluoride, subject to the following conditions, viz.:
(a) The addition of fluorine in a form other than sodium silicofluoride is prohibited.
(b) The content of fluorine shall be maintained at a concentration of not less than 0.9 parts per million, nor more than 1.5 parts per million.
T. F. RENNIE, Director,
Division of Public Health Services.
(A Delegate of the Health Commission of New South Wales).

Figure 1. Government Gazette for the addition of fluorine to the Dubbo water supply

It is understood that in 1980, a consultant was engaged to undertake the detailed design and preparation of tender documents for the construction of a Water Treatment Plant (WTP). From 1981 to 1983 the new WTP was constructed by contract, and it was subsequently named the John Gilbert Water Treatment Plant (JGWTP) in honour of John Gilbert's 30 years of service to Council.

In 1983, tenders were called for supply and installation of fluoridation equipment at the JGWTP. Fluoride was first introduced to the Dubbo water supply on Thursday, 4 October 1984.

In January 2019, Dubbo Regional Council ceased dosing for fluoride due to issues with the fluoride dosing system. At the Infrastructure, Planning and Environment Committee meeting held on 13 April 2023, Council resolved to engage TWS Evolution for the construction of the fluoride dosing system. This work has been progressing and it is expected that the fluoride dosing system will be operational in July 2025.

Measuring the Fluoride Concentration at the JGWTP

There are critical control points (CCP) in the production of drinking water at the JGWTP. These CCP apply to chlorine, filter turbidity, pH and fluoride.

The Fluoride CCP stipulates a target range of 1.0 mg/L to 1.05 mg/L for the presence of fluoride in the drinking water. This is in accordance with the NSW Code of Practice for Fluoridation of Public Water Supplies (2018) published by NSW Health which states in Section 5.1.1 that:

“the design of the fluoridation plant shall ensure it can consistently achieve an overall accuracy of within $\pm 5\%$ of the required fluoride target dose rate over the full water flow rate range approved by NSW Health. For example, to consistently achieve between 0.95 to 1.05 mg/L of fluoride in the treated water for a target of 1.00 mg/L F”.

The instrument of approval for the fluoridation of the Dubbo water supply also reinforces this requirement with a condition that:

“DUBBO CITY COUNCIL shall maintain the content of fluoride in the DUBBO WATER SUPPLY at the at a target concentration level of 1.0 mg/L with an overall accuracy of $\pm 5\%$ and within an operating range of not more than 1.5 mg/L and not less than 0.9 mg/L in accordance with the Code of Practice for the Fluoridation of Public Water Supplies Section 10.1”.

It should be noted that the raw water that is treated for the potable water supply contains natural fluoride which sits around 0.2 mg/L. The treatment process makes the adjustment to increase the fluoride content to 1.0 mg/L and this is measured at the clear water tanks just prior to the release of water into the reticulation system.

There is an alert range listed in the CCP of <1.0 mg/L or >1.05 mg/L that requires action to be taken. For a higher range, the fluoride set points are decreased in SCADA (software that operates the WTP) and laboratory tests are taken every hour with equipment checked to ensure it is operating correctly.

If the fluoride level increases to 1.5 mg/L, the fluoride dosing plant shuts down with no fluoride added to the water supply. NSW Health and the Department Climate Change, Energy, the Environment and Water (DCCEEW) are notified that the fluoride dosing system has been shut down and actions taken at the plant including draining of the clear water tank and flushing of lines. The fluoride dosing system is reinstated when the readings are verified to be within the dosing range.

It is important to note that the fluoride level does not exceed 1.5 mg/L at the JGWTP or the Wellington WTP in context of the information provided in the body of the report.

Previous Resolutions of Council

25 February 2025 (CCL25/32)	<ul style="list-style-type: none">a. The original rationale for the fluoridation of Dubbo drinking water supply.b. The documented health risks and benefits of fluoridation.c. How fluoride is absorbed by the human body.d. Which councils and/or water authorities in NSW do not fluoridate their water supplies.
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	<ul style="list-style-type: none">e. Have any NSW councils or water authorities successfully removed fluoride from the water supply?f. Is informed consent necessary for the introduction of fluoride, if so, how is it achieved? If not, why not?g. Please advise any statistics if available of tooth decay in the years prior to and after the failure of the fluoride system.
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REPORT

This report provides responses to the seven questions provided in the Notice of Motion put forth by Councillor Toynton and subsequently resolved by the elected body at the Ordinary Council meeting held on 25 February 2025.

There are three tables at the end of this report with links to the footnotes and references within the document. Also included is a table that has links to discussion and debate items that were raised in relation to fluoride at the Ordinary Council meeting held on 25 February 2025, and at the Ordinary Council meeting held on 25 March 2025.

a. The original rationale for the fluoridation of Dubbo drinking water supply.

A search of Council records has not been able to find the original application for the addition of fluorine to the Dubbo water supply system, noting that this is likely to have occurred in the 1970s or 1980s.

The rationale for the fluoridation of water would have been around the benefits of dental health that can be provided to the wider community for a reasonably cost-effective way of reducing tooth decay. The consequences of tooth decay include dental pain, concern about appearance, costs due to time off school and work, and costs of dental treatment.

The National Health and Medical Research Council Public Statement 2017, Water Fluoridation and Human Health in Australia states that:

“fluoridation of drinking water particularly benefits children, and those on a lower income who tend to have higher rates of dental decay and less access to dental treatment and other forms of fluoride. Optimal dental health requires a combination of drinking fluoridated water, a healthy diet that minimises sugar intake, good oral hygiene, appropriate use of fluoridated toothpaste and regular dental check-ups”.¹

Decisions relating to community water fluoridation in NSW are made at local government level (whether to apply or seek a direction from NSW Health to fluoridate) and state government levels. At local government and water utility level community water fluoridation is regulated by the *Fluoridation of Public Water Supplies Act 1957*, *Fluoridation of Public Water Supplies Regulation 2022*, and the *NSW Code of Practice for Fluoridation of Public Water Supplies*, which water utilities have a legal obligation to comply with.

¹ National Health and Medical Research Council Public Statement 2017, Water Fluoridation and Human Health in Australia. Commonwealth of Australia, Canberra.

b. The documented health risks and benefits of fluoridation.

Health Risks

There are two main health risks that have been attributed to the excessive intake of fluoride. These are dental and skeletal fluorosis. The Australian Drinking Water Guidelines include these two health risks and note that dental fluorosis may occur with fluoride greater than 1.5 mg/L and greater than 4 mg/L for skeletal fluorosis. Below is some information on these two health risks:

Dental Fluorosis - The information below has been replicated from the Australian Dental Association Policy Statement 2.2.1 – Fluoride use.

“Dental fluorosis can affect the appearance of teeth, most commonly appearing as white lines/areas on tooth surfaces. It is caused by a high intake of fluoride from one or more sources during the time when teeth are developing”.

The Australian Drinking Water Guideline has a health guideline value of 1.5 mg/L for fluoride is based on preventing the occurrence of dental fluorosis.²

“Almost all dental fluorosis in Australia, however, is mild or very mild, does not affect the function of the teeth, and is not of aesthetic concern to those who have it.

Mild to very mild dental fluorosis has been associated with a protective benefit against tooth decay in adult teeth. Moderate dental fluorosis is very uncommon and severe dental fluorosis is rare in Australia. The very small amount of moderate and severe dental fluorosis in Australian children aged 8-14 years is not statistically different between fluoridated and non-fluoridated areas, meaning there is no evidence that community water fluoridation at Australian levels gives rise to these forms of dental fluorosis.

In Australia dental fluorosis has declined, over a period when the extent of water fluoridation in Australia has expanded. The decline in dental fluorosis in Australia is linked to reduced exposure to fluoride from other sources such as toothpaste, due to the availability and promotion of low fluoride toothpastes for children and public health messages and guidelines about the appropriate use of these products”.

Skeletal fluorosis - Skeletal fluorosis is a bone condition caused by long-term exposure to high fluoride levels. This condition is extremely rare in Australia and typically only occurs at fluoride concentrations significantly higher than those used in water fluoridation.

The National Health and Medical Research Council publication of the Health Effects of Water Fluoridation Evidence Evaluation Report 2016 identified two low quality ecological studies that assessed the occurrence of skeletal fluorosis in areas with different levels of fluoride in

² National Water Quality Management Strategy, Australian Drinking Water Guidelines 6 (2011) Version 3.9 Updated December 2024. National Health and Medical Research Council, National Resource Management Ministerial Council, Commonwealth of Australia, Canberra.

drinking water. Both studies were from areas of India where skeletal fluorosis is found and where the levels of fluoride in the drinking water are much higher than current Australian levels (>5.0 mg/L in one study and ranging from 1.51 to 3.71 mg/L in the other).

The evidence evaluation identified two ecological studies which provided insufficient evidence to draw a conclusion about any association between skeletal fluorosis and water fluoridation at current Australian levels.³

Other Documented Health Risks

The National Health and Medical Research Council published an Information Paper – Water fluoridation: dental and other human health outcomes which found no reliable evidence of an association between water fluoridation at current Australian levels and other human health outcomes. Most of the evidence on humans is from areas with higher levels of fluoride than current Australian levels.

The National Health and Medical Research Council Public Statement 2017, Water Fluoridation and Human Health in Australia also states that there:

“is reliable evidence that community water fluoridation at current Australian levels is not associated with cancer, Down syndrome, cognitive dysfunction, lowered intelligence or hip fracture.

*There is no reliable evidence of an association between community water fluoridation at current Australian levels and other human health conditions such as chronic kidney disease, kidney stones, hardening of the arteries (atherosclerosis), high blood pressure, low birth weight, all-cause mortality, musculoskeletal pain, osteoporosis, skeletal fluorosis, thyroid problems or self-reported ailments such as gastric discomfort, headache, and insomnia”.*⁴

This conclusion is also supported in the Health Effects of Water Fluoridation – Evidence Evaluation Report (2016), National Health and Medical Research Council Clinical Trials Centre, University of Sydney with either no reliable evidence connecting the health risks explored with the current levels of fluoride in the current Australian levels or there was limited evidence to draw any conclusion about an association of fluoride at Australian levels and explored health effects.

In 2024 the US National Toxicology Program published a ‘Monograph on the State of Science Concerning Fluoride Exposure and Neurodevelopment and Cognition’⁵. The monograph found possible neurodevelopmental and cognition effects statistically associated with naturally occurring levels of fluoride higher than the concentrations used in fluoridated drinking water in Australia. The monograph did not address whether the exposure to fluoride added to

³ Health Effects of Water Fluoridation – Evidence Evaluation Report (2016), National Health and Medical Research Council Clinical Trials Centre, University of Sydney.

⁴ National Health and Medical Research Council Public Statement 2017, Water Fluoridation and Human Health in Australia. Commonwealth of Australia, Canberra

⁵ National Toxicology Program (NTP). 2024. NTP monograph on the state of the science concerning fluoride exposure and neurodevelopment and cognition: a systematic review. Research Triangle Park, NC: National Toxicology Program. NTP Monograph 08. <https://doi.org/10.22427/NTP-MGRAPH-8>

drinking water is associated with a measurable effect on IQ. The monograph did not find harmful health outcomes associated with the current recommended levels for optimally fluoridated water. Importantly, the monograph did not address whether the exposure to fluoride added to drinking water is associated with a measurable effect on IQ.

Health Benefits

The Water Fluoridation and Human Health in Australia: Questions and Answers, published by the National Health and Medical Research Council states:

“There is consistent and reliable evidence that community water fluoridation helps to reduce tooth decay. The National Health and Medical Research Council (NHMRC) found that water fluoridation reduces tooth decay by 26 to 44% in children and adolescents, and by about 27% in adults. Recent Australian research suggests that access to fluoridated water from an early age is associated with less tooth decay in adults.

The consequences of tooth decay are costly due to time off school and work, and the costs of dental treatment. Tooth decay also leads to pain and can cause concerns about appearance. In Australia, community water fluoridation programs are considered a safe, ethical and effective way of reducing tooth decay across the population. Fluoridated water helps reduce tooth decay in all members of society, at all stages of life. This includes those who have less access to dental care and other measures that protect the teeth from decay

Fluoridating water in Australia is a population-wide investment. In Australia, for every dollar that is spent on fluoridation, between \$7 and \$18 is saved due to avoided treatment costs.

Studies have reported that following the introduction of water fluoridation in Victoria, the community saved about \$1 billion over a 25 year period through avoided costs from dental treatment and days absent from work/school”.

Based on the evidence available to date, NSW Health continues to endorse community water fluoridation at optimal levels as safe, equitable and beneficial to oral health.

c. How fluoride is absorbed by the human body.

Ingested fluoride is absorbed in the gastrointestinal tract, mostly in the stomach and upper small intestine. Approximately 80% or more of orally ingested fluoride is absorbed in the gastrointestinal tract. In adults, about 50% of absorbed fluoride is retained in the body, with all but 1% stored in bones and teeth. The other 50% is excreted in urine.

In young children, up to 80% of absorbed fluoride is retained because more is taken up by bones and teeth than in adults. ⁶

d. Which councils and/or water authorities in NSW do not fluoridate their water supplies.

Today around 97% of all NSW population receiving potable reticulated water have fluoridated water supplies.

⁶ National Institutes of Health, Office of Dietary Supplements - US Department of Health & Human Sciences website

Sydney Water Corporation, Hunter Water Corporation and 72 out of 83 local water utilities have approval to fluoridate (or bulk supply fluoridated drinking water, from a neighbouring utility), for at least one of their public water supplies.

There are six local water utilities that have not sought approval to fluoridate. These are Byron Shire Council, Carrathool Shire Council, Liverpool Plains Shire Council, Murrumbidgee Council, Narramine Shire Council and Wentworth Shire Council.

In addition, there are three local water utilities (Narrandera Shire Council, Narrabri Shire Council and Warren Shire Council) that have supplies with source water that already contains adequate levels of fluoride (naturally fluoridated) and two others (Brewarrina Shire Council and Upper Hunter Shire Council) have raised the question of fluoridation and have in principle support from NSW Health to fluoridate.

There are some local water utilities with approval to fluoridate that are yet to commence and are at various stages of implementation.

Fluoridation plants can experience operational and maintenance issues. These issues include equipment failure and loss of trained staff. The plants need to temporarily stop operating while these issues are fixed. Some plants remain non-operational for longer periods, awaiting assessment, replacement or recommissioning.

Plants in this situation in and close to Dubbo Regional Council area are shown in the table below:

Utility	Fluoride Plant	Status
Bogan Shire Council	Nyngan WTP	Plant technical failure – requires assessment
Dubbo Regional Council	John Gilbert WTP	Plant replacement ongoing
Dubbo Regional Council	Wellington WTP	Plant repair ongoing
Gilgandra Shire Council	Gilgandra WTP	Plant replacement ongoing
Lachlan Shire Council	Condobolin WTP	Plant repair ongoing, plant replacement in planning
Mid-Western Regional Council	Mudgee WTP	Plant replacement ongoing
Warrumbungle Shire Council	Baradine WTP	Plant replacement in planning
Warrumbungle Shire Council	Binnaway WTP	Plant replacement in planning
Warrumbungle Shire Council	Coolah WTP	Plant replacement ongoing
Warrumbungle Shire Council	Coonabarabran WTP	Plant replacement ongoing
Warrumbungle Shire Council	Mendooran WTP	Plant replacement in planning

Table 1. Plants approved to fluoride the water supply that are currently not fluoridating

e. Have any NSW councils or water authorities successfully removed fluoride from the water supply?

The *Fluoridation of Public Water Supplies Act 1957* section 6B requires that a water supply authority not discontinue fluoridation unless the approval or direction is revoked by the Secretary of NSW Health. NSW Health is not aware of this having occurred.

A local council water utility may request that NSW Health revokes a direction to fluoridate a water supply. In considering any request to revoke a direction, NSW Health would consider any information provided by the council. NSW Health would also seek advice from a number of other sources, which may include officers of NSW Health and other agencies, dental practitioners, and the Fluoridation of Public Water Supplies Advisory Committee. This process allows NSW Health to make an informed decision in the best interests of the community.

f. Is informed consent necessary for the introduction of fluoride, if so, how is it achieved? If not, why not?

From the Australian Commission on Safety and Quality in Healthcare website:

“informed consent is defined as a person’s decision, given voluntarily, to agree to a healthcare treatment, procedure or other intervention that is made:

- Following the provision of accurate and relevant information about the healthcare intervention and alternative options available; and*
- With adequate knowledge and understanding of the benefits and material risks of the proposed intervention relevant to the person who would be having the treatment, procedure or other intervention”.*

Informed consent is not required as the fluoridation of water is not considered a healthcare treatment, procedure, or other intervention.

There is information about individual consent relating to fluoride which is contained within the Water Fluoridation Questions and Answers published by NSW Health in November 2015. Below is an extract from this document relating to individual consent:

“Is individual consent required to fluoridate?

Some people argue that fluoride is a medical treatment and that individual free and informed consent is required and that this is denied them when a decision is made to fluoridate an entire community. Reference is sometimes made the Universal Declaration on Bioethics and Human Rights and Bioethics which in Article 6 states that any preventive, diagnostic or medical therapeutic intervention is only to carried out with prior free and informed consent (UNESCO 2005).

The view of most public health bodies is that fluoridation is not an individual therapeutic intervention and individual free and informed consent is not required. Fluoridation is not individually prescribed or recommended and side effects are restricted to a minor cosmetic condition (dental fluorosis).

Fluoridation is more closely related to a supplementation or fortification of foods, such as the addition of iodine to salt, and folate to bread. The framework for decisions about fortification of foods for public health benefit includes safeguards for proper process and proper consultation. For fluoridation and other similar public policy decisions ethical tests are met by transparent government processes, community consultation and engagement”.

Further information on consent is contained in the National Health and Medical Research Council publication of Water Fluoridation and Human Health in Australia: Questions and Answers. An extract from this document is provided below:

“IS INDIVIDUAL CONSENT REQUIRED FOR WATER FLUORIDATION?

No. Governments and health professionals have a responsibility to make decisions that balance the best possible community health outcomes with individual choice. Decisions relating to community water fluoridation are made at state and/or local government level by representatives who are responsible directly or indirectly to the people. Many Government decisions impact on individual choice to some extent.

People are free to choose whether or not to drink fluoridated water supplied to them, as they please. Some effort and expense is required to avoid fluoridated water by the use of bottled water, the provision of rainwater tanks, or the installation of specifically designed filters. But in the absence of community water fluoridation, great effort and expense is required of those who wish to provide the protective benefits of fluoride for themselves and their children. A greater effort is required to ‘opt in’ to access fluoride if there is no community water fluoridation, than to ‘opt out’ of community water fluoridation. In Australia, the large majority of the public support water fluoridation. From a social equity perspective, water fluoridation protects a whole community including those who might be less likely to adopt preventive dental behaviours or who struggle to pay for dental care”.

From the information provided above, neither informed consent or individual consent is required for the fluoridation of a drinking water supply system and the National Health and Medical Research Council considers that it is ethical to fluoridate water.

“The 2017 National Health and Medical Research Council Information Paper – Water fluoridation: dental and other human health outcomes states that water fluoridation is ethical because it provides an oral health benefit by reducing tooth decay in people of all ages and social groups”.

g. Please advise any statistics if available of tooth decay in the years prior to and after the failure of the fluoride system.

NSW Health has also advised that they do not have access to any data regarding dental decay in Dubbo for the years prior to and after the failure of the fluoride system.

Consultation

- Consultation has been undertaken with NSW Health and a member of the Australian Dental Association to collate the information for this report.

Resourcing Implications

- There are no resourcing implications as a result of the recommendation of this report.

Footnotes

No.	
1 & 4	<p>National Health and Medical Research Council Public Statement 2017, Water Fluoridation and Human Health in Australia. Commonwealth of Australia, Canberra</p> <p>https://www.nhmrc.gov.au/about-us/publications/2017-public-statement-water-fluoridation-and-human-health</p>
2	<p>National Water Quality Management Strategy, Australian Drinking Water Guidelines 6 (2011) Version 3.9 Updated December 2024. National Health and Medical Research Council, National Resource Management Ministerial Council, Commonwealth of Australia, Canberra</p> <p>https://www.nhmrc.gov.au/about-us/publications/australian-drinking-water-guidelines#block-views-block-file-attachments-content-block-1</p>
3	<p>Health Effects of Water Fluoridation – Evidence Evaluation Report (2016), National Health and Medical Research Council Clinical Trials Centre, University of Sydney</p> <p>https://www.nhmrc.gov.au/sites/default/files/documents/reports/fluoridation-evidence.pdf</p>
5	<p>Monograph on the State of Science Concerning Fluoride Exposure and Neurodevelopment and Cognition (2024). US National Toxicology Program</p> <p>https://ntp.niehs.nih.gov/publications/monographs/mgraph08</p>
6	<p>National Institutes of Health, Office of Dietary Supplements – US Department of Health and Human Sciences website</p> <p>https://ods.od.nih.gov/factsheets/Fluoride-HealthProfessional/#:~:text=Approximately%2080%25%20or%20more%20of,excreted%20in%20urine%20%5B1%5D</p>

References

No.	Document
1	Fluoridation of Public Water Supplies Act 1957 No 58 https://legislation.nsw.gov.au/view/whole/html/inforce/current/act-1957-058#:~:text=An%20Act%20to%20authorise%20and, and%20for%20purposes%20connected%20therewith.&text=(1)%20This%20Act%20may%20be,Public%20Water%20Supplies%20Act%201957
2	Fluoridation of Public Water Supplies Regulation 2022 https://legislation.nsw.gov.au/view/html/inforce/current/sl-2022-0466
3	NSW Government Gazette No. 121 Item 4073 (29 August 1980) https://trove.nla.gov.au/newspaper/article/231349530/14616315
4	NSW Health, New South Wales Code of Practice for Fluoridation of Public Water Supplies (April 2018), NSW Health https://www.health.nsw.gov.au/environment/water/Documents/code-of-practice.pdf
5	Australian Dental Association website – Policy Statement 2.2.1 – Fluoride Use https://ada.org.au/policy-statement-2-2-1-fluoride-use
6	National Health and Medical Research Council, Information Paper – Water fluoridation: dental and other human health outcomes (July 2017) https://www.nhmrc.gov.au/about-us/publications/water-fluoridation-dental-and-other-human-health-outcomes#block-views-block-file-attachments-content-block-1
7	Health Effects of Water Fluoridation – Evidence Evaluation Report (2016), National Health and Medical Research Council Clinical Trials Centre, University of Sydney https://www.nhmrc.gov.au/sites/default/files/documents/reports/fluoridation-evidence.pdf
8	National Health and Medical Research Council, Water Fluoridation and Human Health in Australia: Questions and Answers https://www.nhmrc.gov.au/sites/default/files/documents/attachments/water-fluoridationqa.pdf
9	Australian Commission on Safety and Quality in Healthcare website https://www.safetyandquality.gov.au/our-work/partnering-consumers/informed-consent
10	NSW Health, Water Fluoridation: Questions and Answers (November 2015) https://www.health.nsw.gov.au/environment/water/documents/fluoridation-questions-and-answers-nsw.pdf

Discussion items from Ordinary Council meeting held on 25 February 2025 and 25 March 2025

No.	Document
1	Melbourne (Florida) to stop adding fluoride to drinking water – mentions Dr Lee Sheldon periodontist https://www.floridatoday.com/story/news/local/2025/01/15/melbourne-florida-will-stop-adding-fluoride-to-drinking-water/77666781007/
2	Here's why more Florida communities are pulling back from water fluoridation – mentions Dr Lee Sheldon periodontist https://health.wusf.usf.edu/health-news-florida/2025-01-22/florida-communities-pulling-back-fluoridation
3	Judge orders EPA to address impacts of fluoride in drinking water – mentions District Judge Edward Chen https://adanews.ada.org/ada-news/2024/september/judge-orders-epa-to-address-impacts-of-fluoride-in-drinking-water/
4	Florida health official advises communities to stop adding fluoride to drinking water – mentions Florida's surgeon general https://www.npr.org/sections/shots-health-news/2024/11/22/nx-s1-5203114/florida-surgeon-general-ladapo-rfk-fluoride-drinking-water
5	State Surgeon General Dr. Joseph A. Ladapo Issues Community Water Fluoridation Guidance https://www.floridahealth.gov/newsroom/2024/11/20241122-fluoridation-guidance.pr.html



REPORT: Results of Public Exhibition on the Draft 2023-2027 Community Engagement Strategy (including Community Participation Plan)

DIVISION: Strategy, Partnerships and Engagement
REPORT DATE: 1 May 2025
TRIM REFERENCE: ID25/856

EXECUTIVE SUMMARY

Purpose	Adopt a strategy	
Issue	Public exhibition of revised 2023-2027 Community Engagement Strategy (including the Community Participation Plan) in response to legislative and post-election requirements, in line with the Integrated Planning and Reporting Framework.	
Reasoning	To ensure Council meets its obligations under the Local Government Act 1993 (Section 402A) and the Integrated Planning and Reporting Handbook for Local Council's in NSW (and Guidelines) issued by the Office of Local Government.	
Financial Implications	Budget Area	Strategy Partnerships and Engagement
	Funding Source	Customer Experience and Engagement
	Proposed Cost	No financial implications arising from this report.
	Ongoing Costs	Not applicable
Policy Implications	Policy Title	2023-2027 Community Engagement Strategy (including the Community Participation Plan)
	Impact on Policy	If adopted the strategy will be replaced.

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

Theme: 4 Leadership

CSP Objective: 4.1 Council provides transparent, fair and accountable

	leadership and governance
Delivery Program Strategy:	4.1.2 Council’s decision-making processes are open, transparent and accountable
Theme:	4 Leadership
CSP Objective:	4.1 Council provides transparent, fair and accountable leadership and governance
Delivery Program Strategy:	4.1.4 Statutory requirements are met and services are provided in a cost-effective and timely manner

RECOMMENDATION

That the revised 2023-2027 Community Engagement Strategy (including Participation Plan), attached at Appendix 1, be adopted.

Jessica Brown
Director Strategy Partnerships and Engagement

TP
Engagement and
Customer Insights
Coordinator

Previous Resolutions of Council

28 February 2025 CSC25/13	<i>1. That the amended 2023-2027 Community Engagement Strategy (including the Community Participation Plan) be endorsed for public exhibition. 2. That the amended 2023-2027 Community Engagement Strategy (including the Community Participation Plan) be placed on public exhibition for a minimum of 28 days. 3. That following the public exhibition and community consultation, a further report be presented to Council, including the consultation outcomes, for consideration.</i>
15 February 2024 CCL24/23	<i>That the 2023-2027 Community Engagement Strategy (including Community Participation Plan), attached as Appendix 1, be adopted.</i>

REPORT

As part of the Integrated Planning and Reporting (IP&R) Framework and Council's commitments within the Community Engagement Strategy, the 2023-2027 Community Engagement Strategy (including the Community Participation Plan) undertook a review in response to legislative changes. Also considered was the 2024 election, change of Council and minor legislative updates.

The review provided an opportunity to reassess the organisations broader application over the past 12 months since its adoptions and undertake further consultation across internal business units. Beyond these mandatory updates, this review also provided an opportunity to assess the strategy's broader application over the past 12 months.

Since its adoption, Council has gained valuable insights and received community feedback, which has informed further refinements to enhance the strategy's effectiveness as a guiding framework.

While only the Community Participation Plan requires formal public exhibition, Council has taken this opportunity to review and refine the entire Community Engagement Strategy, ensuring it remains relevant and responsive to community needs. Over the past 12 months, Council has matured significantly in its engagement practices, identified gaps in the strategy and incorporated improvements to strengthen its effectiveness as a guiding framework.

The revised 2023-2027 Community Engagement Strategy (including the Community Participation Plan) is attached at **Appendix 1**.

Consultation

- Internal branches and divisions who contributed to the draft changes were informed of the public exhibition and their opportunity to provide feedback.

- Building and Development Services
- Environmental Compliance
- Growth Planning
- Integrated Planning

- Project Management Office
- Infrastructure Strategy and Design
- Corporate Governance
- Property and Land Development
- Customer Experience and Engagement branches and
- Strategy Partnerships and Engagement division.
- Internal Central

- No concerns were raised regarding the Community Participation Plan adjustments and minor formatting & content adjustments were made within the Community Engagement Strategy.
- A detailed engagement program, including plans for communication supported community engagement through a dedicated YourSay page. An Engagement Snapshot is attached at **Appendix 2**.

Resourcing Implications

- Resourcing levels within the Engagement and Customer Insights team are expected to manage ongoing monitoring, service consistency and standards of the Community Engagement Strategy (Including Participation Plan).

Next Steps

- Following adoption, the strategy will be made publicly available on Council's website.
- Participants and followers to the YourSay page will be notified of the outcome.
- The strategy will be reviewed in line with Local Government NSW legislation in 2027.

APPENDICES:

- 1 [↓](#) Revised draft Community Engagement Strategy (Including Participation Plan) 2023-2027
- 2 [↓](#) Engagement Snapshot - Revised Community Engagement Strategy (Including Participation Plan) 2023-2027



2023 - 2027
COMMUNITY
ENGAGEMENT
STRATEGY
(INCLUDING
PARTICIPATION
PLAN)



Legislative requirements | Integrated Planning and Reporting

The 2023-2027 Community Engagement Strategy (including Community Participation Plan) has been prepared in accordance with Section 402A of the Local Government Act 1993, Environmental Planning and Assessment Act 1979, and responds to the requirements of NSW Government Integrated Planning and Reporting Framework (IPR).

What is IPR?

IP&R is a framework that NSW councils use to plan, document, and report on their plans, ensuring a holistic approach to community needs and aspirations. The framework supports a clear vision for the future and provides an agreed direction for delivering community priorities and aspirations.

What is a Community Engagement Strategy?

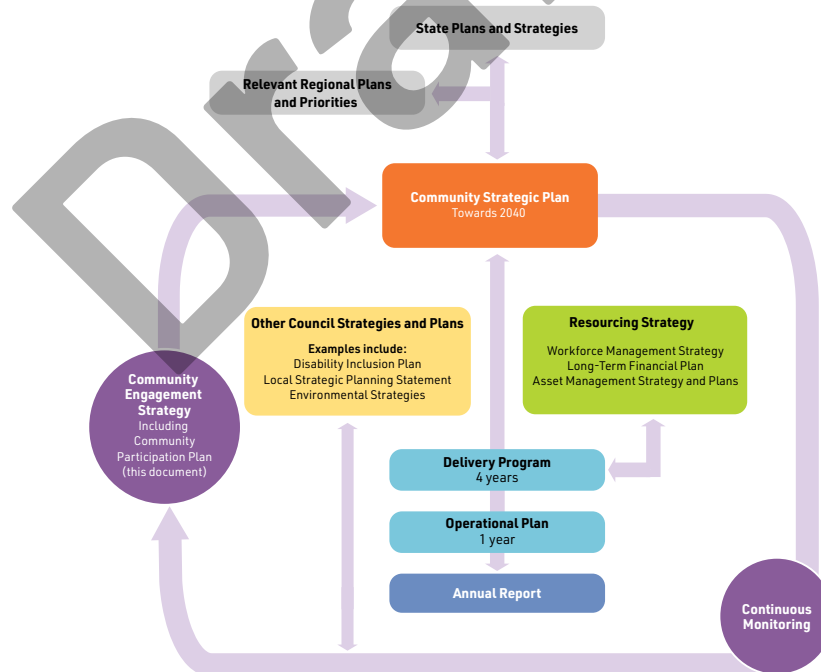
We are required to prepare a Community Engagement Strategy to support the development of all plans, policies, programs and key activities. This includes those relating to IPR, as well as strategic plans and programs required under other legislation. The Strategy is reviewed in line with Council elections and IPR requirements.

The strategy is based on the social justice principles of access, equity, participation and rights, it identifies relevant stakeholder groups in the community and outlines the methods that we will use to engage each of these groups.

It is important to understand the difference between informing the community about what the Council is proposing, and empowering the community to play an integral role in determining the goals, strategies and actions to be undertaken. The strategy acknowledges that effective engagement allows communities to be active participants in shaping their own future and play a part in positive change.

Towards 2040

Dubbo Regional Towards 2040 is our highest-level plan. This plan is developed with and on behalf of the community. Its purpose is to identify the main priorities and aspirations for the future and to plan strategies for achieving these goals.



For more information on Council's plans visit:
dubbo.nsw.gov.au/About-Council
(A-Z Plans and Strategies)



or scan the QR code



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 and present 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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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

Mayor's Message



Connecting and engaging with the community is at the centre of everything we do in Local Government. Council is responsible for delivering essential services that support our thriving region, including housing, transport, recreation, the local economy and the environment. But beyond service delivery, we must listen. Everyone in Dubbo Regional Council's Local Government Area has the right to share their ideas, concerns and aspirations for the future of our region.

At a time when wider issues such as the rising cost of living and housing supply challenges affect our communities, engaging with our residents is more important than ever. This strategy outlines Council's commitment to ensuring everyone has the opportunity to have their say and be informed about decisions and projects that shape our region. We are dedicated to an open, fair and transparent process where all voices are valued.

Through this strategy, we set out a whole-of-Council approach to engagement, one that encourages participation, builds trust and fosters meaningful conversations. We are committed to making sure that community members:

- ✓ Have opportunities to provide input and make recommendations to Council;
- ✓ Are informed about decisions that may impact them;
- ✓ Can raise issues and have their say in a way that suits them; and
- ✓ Feel confident that their feedback has been considered.

This is not just a document, it is our commitment as a Council to ongoing, proactive engagement that strengthens trust and transparency. I encourage you to assist us and be part of shaping the future of our wonderful community.

Councillor Josh Black
Mayor of Dubbo Regional Council

"This is not just a document, it is our commitment as a Council to ongoing, proactive engagement..."

About the strategy

This Community Engagement Strategy outlines our approach to engaging with the community and stakeholders. It provides transparency and clarity for all stakeholders so they can understand their role in the decision-making process.



The strategy outlines who, when and how we will engage on plans and policies. The level of community involvement varies depending on the project and the potential impact of the decision.

Engaging with our stakeholders and community allows us to gather feedback, which may include views, needs, issues and aspirations, and use this information to make effective, robust and sustainable decisions.

Community engagement is not a single activity; it's an ongoing conversation that allows us to build a stronger understanding of our community and help us make better decisions.

While engagement does not replace the final decision made by the elected body, community engagement plays an important role.

Thanks to Our Community

We encouraged community to help shape this strategy, here is what we learned from your feedback.





About the Dubbo Region

The Dubbo Regional Local Government Area (LGA) shines as a dynamic, thriving activity centre nestled in the heart of New South Wales' Central West Orana Region.

Covering 7534 square kilometres, the Dubbo Regional LGA extends from Eumungerie in the north, Kerr Creek in the south, Twelve Mile in the east and Minore in the west, and encompasses the major thriving hubs of Dubbo and Wellington.

The Dubbo Regional Council LGA benefits from significant investment opportunities and sustainable economic growth, servicing a catchment area equivalent to one third of the size of New South Wales.

The Dubbo Regional LGA is home to 56,720 people (2023 estimate), which represents an average annual increase of 1.3% over the last 10 years. This population will continue to grow, with an additional 10,000 people projected to call the Dubbo Regional Council LGA home by 2036.

Dubbo Regional Council is transitioning towards becoming a vibrant, culturally diverse destination hub. Almost 20% of the population was born overseas, with just under 20% speaking a language other than English at home.

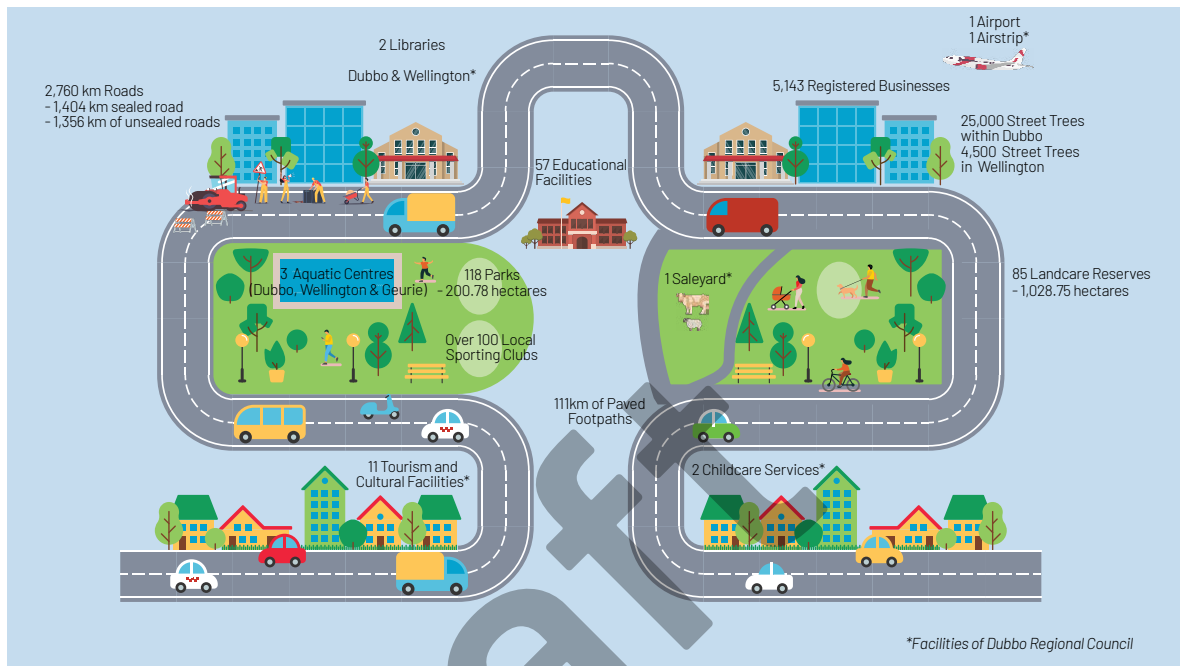
The Dubbo Regional LGA is a thriving location which will continue to expand over time.

Major projects will continue to generate economic growth within the region.

Home to approximately 5,100 successful businesses the Dubbo Regional LGA has proved to be a fantastic destination to invest in. The region also provides the opportunity for an affordable lifestyle to become an attainable reality with a median monthly mortgage repayments at around \$1,500 and median rents averaging at \$300. There is something for everyone with notably over 100 sporting clubs, three shopping malls and 57 educational facilities.

References – REMPLAN, ABS (2021 Quickstats)

Our Region



What is Community Engagement?

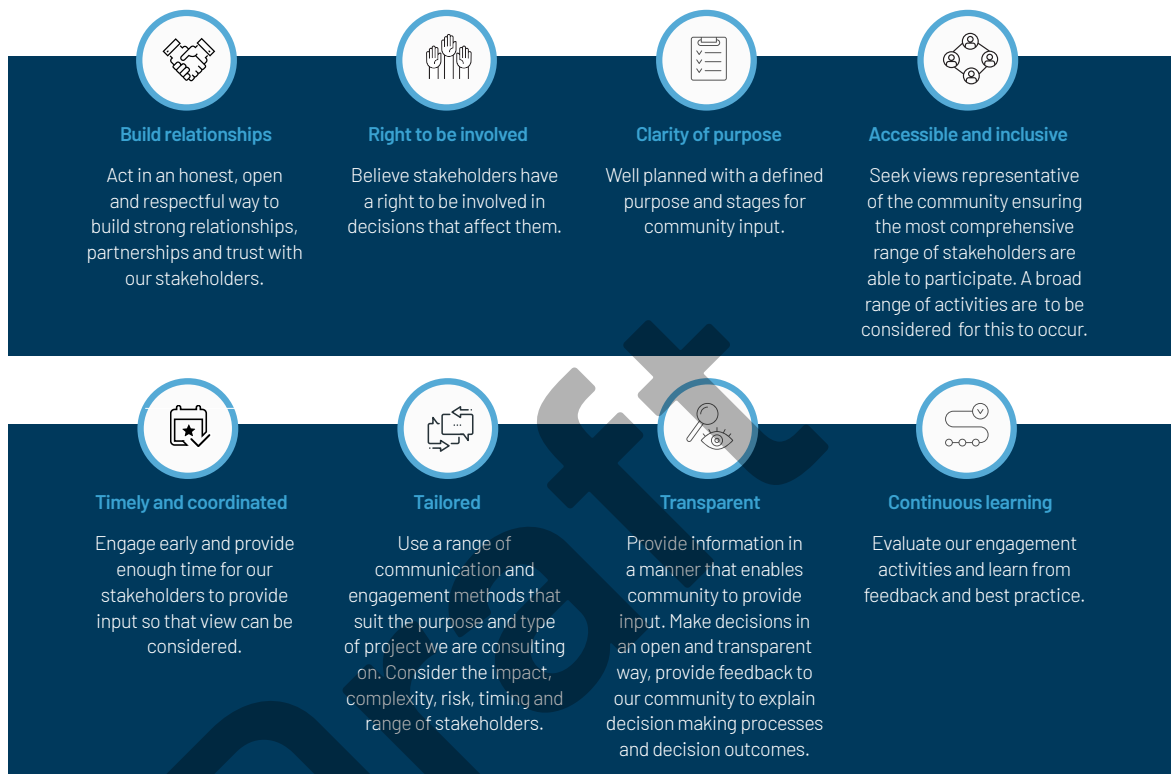
Community engagement is about Dubbo Regional Council (DRC) and the community achieving together. It is a process that encourages the community to contribute their thoughts and ideas to help shape the future of our region. Community engagement is essential for building trust and fostering relationships between DRC and our community. We proactively plan meaningful engagement opportunities to listen and respond to the current and future needs of our community.

Community engagement is not a single activity; it's an ongoing conversation that allows us to build a stronger understanding of our community and help us make better decisions.



Engagement Principles

Dubbo Regional Council have adopted the following principles which represent the foundational elements and underlying aspiration for community engagement.



Why Community Participation in Engagement is Important

Participating in community engagement contributes to improving the quality of life for those living in the Dubbo Regional Local Government Area and has a direct impact on Council planning, facilities management and service delivery.

By getting involved in an engagement activity you can:

- ✓ Be a leading voice for the community
- ✓ Share ideas, aspirations, concerns, needs and experiences
- ✓ Make connections and hear what others think
- ✓ Provide input on priorities and resource allocation
- ✓ Find out more information about projects or plans directly from the project team
- ✓ Learn about the matters Council must consider before making the decision
- ✓ Gain a better understanding of how the outcome of the decision will benefit the wider community.

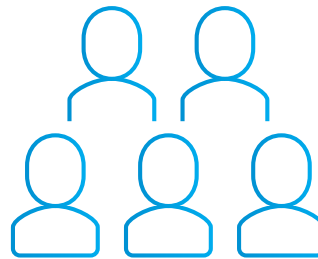


When we will seek community participation

When we engage with the community varies depending on the complexity and nature of the activity, as well as the level of impact on the community.

Times we may engage with the community include:

- ✓ Change of service or strategic direction is proposed
- ✓ New project, plan or initiative being developed
- ✓ Significant policy, strategy or plan being developed or changed
- ✓ Major infrastructure projects being considered or planned
- ✓ Issues raised that require a decision
- ✓ Decisions being made that will impact our community.



When we won't seek community participation

There are some circumstances when we will not engage with the community to seek input. For example:

- X No scope for community influence
- X Public health and safety are at risk
- X Immediate resolution is required or we are responding to an emergency
- X Matter is strictly confidential or commercially sensitive
- X Developing or reviewing internal procedures and protocols
- X Legal constraints.



Roles and Responsibilities

<p>The Mayor</p>  <ul style="list-style-type: none"> ✓ Act as the spokesperson for the Council to promote engagement on key strategic plans including developing the Community Strategic Plan. ✓ Together with the Chief Executive Officer, ensure adequate opportunities and mechanisms for engagement between Council and the local community. ✓ Promote partnerships between Council and key stakeholders. 	<p>Chief Executive Officer</p>  <ul style="list-style-type: none"> ✓ Oversee preparation of the Community Strategic Plan and Integrated Planning and Reporting documents along with endorsement by the elected Council. ✓ Ensure that community members are given enough information to participate in the Integrated Planning and Reporting process in a meaningful way. ✓ Sustain an organisational culture that values community participation and capability, seeking effective community input. ✓ Ensure appropriate performance monitoring of engagement systems, processes and practices.
<p>Mayor and Councillors</p>  <ul style="list-style-type: none"> ✓ Promote engagement on key strategic plans including supporting and participating in community engagement for the development of the Community Strategic Plan. ✓ Participate in the development of Integrated Planning and Reporting documents, including the Community Strategy Plan. ✓ Endorse and monitor the Community Strategic Plan on behalf of the community and approve the remaining components of the Integrated Planning and Reporting documents. ✓ Promote and participate in community engagement activities. 	<p>Council Staff</p>  <ul style="list-style-type: none"> ✓ Work with and support the Chief Executive Officer in the development and ongoing monitoring of the Community Engagement Strategy and plans. ✓ Implement the Community Engagement Strategy and provide timely and ongoing advice to the Chief Executive Officer on community views. ✓ Build capability to support effective community engagement practices across the organisation.



Responsible Behaviour

An effective participation framework should enable community to actively, constructively and respectfully have their voice heard and equally hear the voice of others.



Be concise and once you have voiced your feedback, let others have an opportunity.

Everyone is encouraged to participate but it is OK to just listen and observe.

Do your best to understand the pros and cons of every option. Be objective and fair-minded.

Pay attention to the person speaking. If you think you will forget an idea that comes to mind, write it down.

Listen to and respect other points of view.

Be solution focused; if identifying an issue or opportunity, you should present ideas on potential solutions and/or proposed next steps.



Insisting on an unreasonable amount of information, scale of services, or making an unreasonable number of approaches.

Making allegations with no evidence.

Rudeness, anger, aggression, harassment, threats or physical violence.

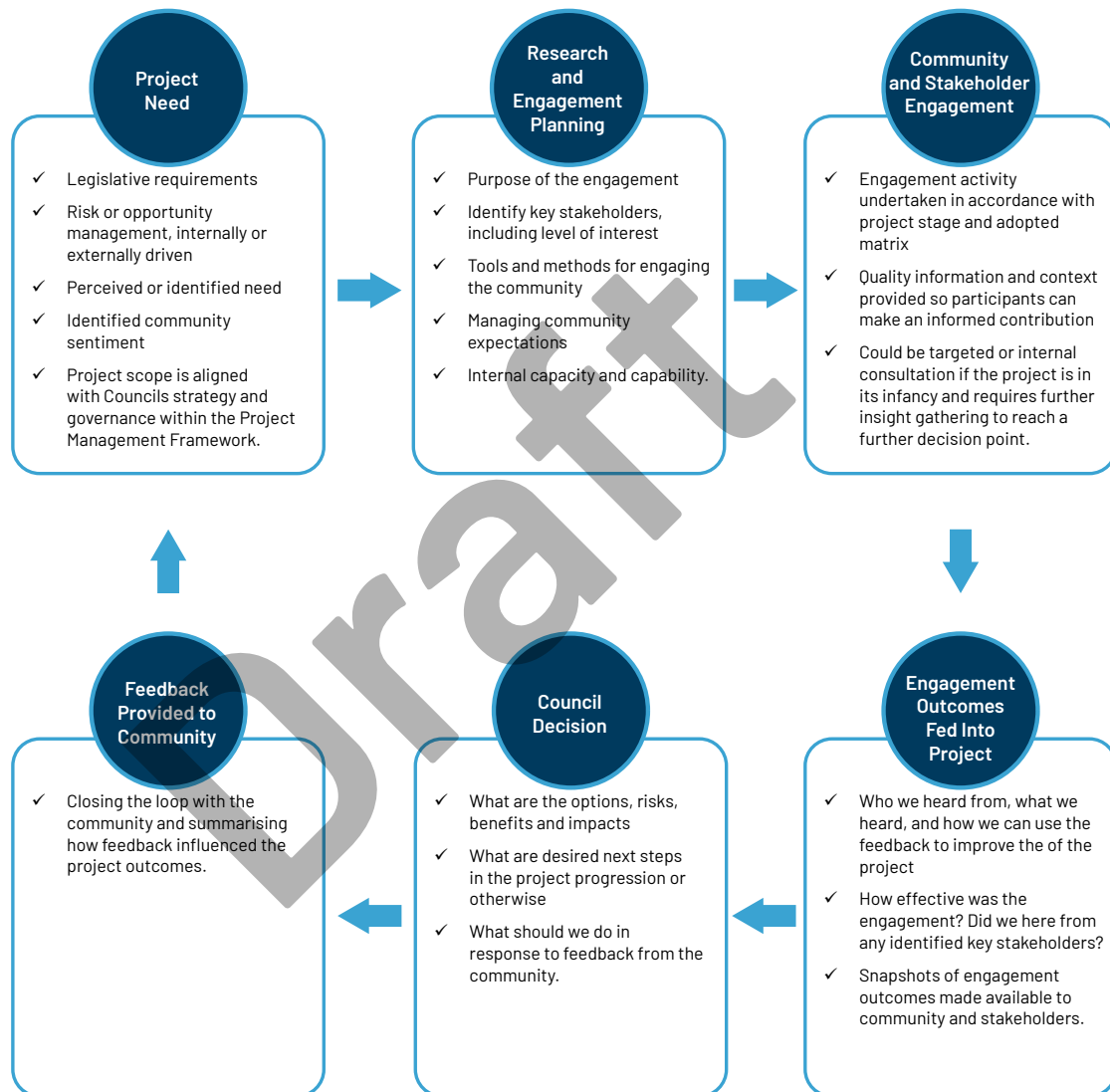
Personal attacks on individuals including Councillors, Staff or other community members.

Behaviour that is obstructive or deliberately unhelpful.

Continue to proceed with issues even though they have been dealt with.

Our Engagement Approach

An effective participation framework should enable community to actively, constructively and respectfully have their voice heard and equally hear the voice of others.



Note: Projects outside clear alignment to adopted Delivery Program or Operational Plan, or require resource allocation, must go to Council for direction prior to undertaking further community engagement.
In this circumstance, strategic direction will be sought by Council before broader or targeted community consultation.

How We Engage



A stakeholder is any individual, group of individuals, organisation or entity with a specific stake in the outcome of a decision made by Council. Our stakeholders can vary significantly from project to project.

A vital component of the community engagement process includes identifying and understanding key stakeholders who will be impacted by or who have an interest in a decision. Our engagement aims to reach the community to ensure a range of views are heard.



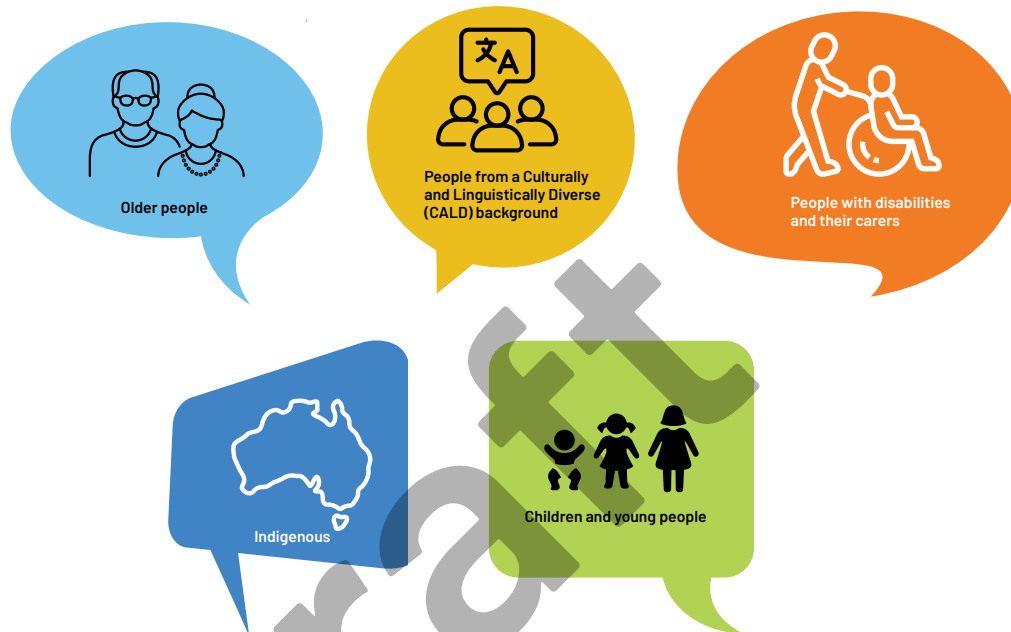
Below is a list of the stakeholder groups who may have an interest in or be impacted by our decisions and projects;

External Groups	Internal Groups
<ul style="list-style-type: none"> ✓ Residents ✓ Travellers to the region for work purposes ✓ Business, industry, investors or developer groups ✓ Dubbo Chamber of Commerce ✓ Organisations with a Council delegate ✓ Community organisations/groups ✓ Sporting organisations ✓ State and Federal agencies ✓ Members of Parliament ✓ Schools and education providers ✓ Visitors ✓ Tourism industry groups ✓ Social groups including: <ul style="list-style-type: none"> • Aboriginal and Torres Strait Islanders • People living with disabilities • Migrants and new Australian Citizens • Youth • Seniors ✓ Council Volunteers. 	<ul style="list-style-type: none"> ✓ Mayor and Councillors ✓ Council staff ✓ Standing Committees <ul style="list-style-type: none"> • Corporate Services Committee • Infrastructure, Planning and Environmental Committee • Culture and Community Committee ✓ Community Engagement Groups <ul style="list-style-type: none"> • Council Community Committees • Dubbo Regional Interests Councils • Reference Groups ✓ Working parties ✓ Project control groups ✓ Advisory groups.

Inclusive and Accessible Engagement

We want to hear from all members of our community to make sure that what we deliver for our community is informed, relevant and responsive to community needs. We recognise that some groups are less likely to participate and may face additional barriers or challenges in engaging with us.

These groups include;



We know from early engagement for this strategy that we need to make inclusion of diverse groups a key priority.

Some of the ways that we will do this are:

- ✓ Identify hard-to-reach groups during engagement planning
- ✓ Using a range of engagement methods and tools that cater to the needs of hard-to-reach groups, including DRC's Advisory Committees
- ✓ Continuing to engage with DRC's Reconciliation Action Plan Working Group to provide advice on strategic matters of importance to local Aboriginal and Torres Strait Islander communities
- ✓ Providing our engagement materials in accessible formats
- ✓ Translating our engagement materials when required
- ✓ Hosting our engagement events in accessible venues and locations
- ✓ Providing more in person opportunities, where possible.

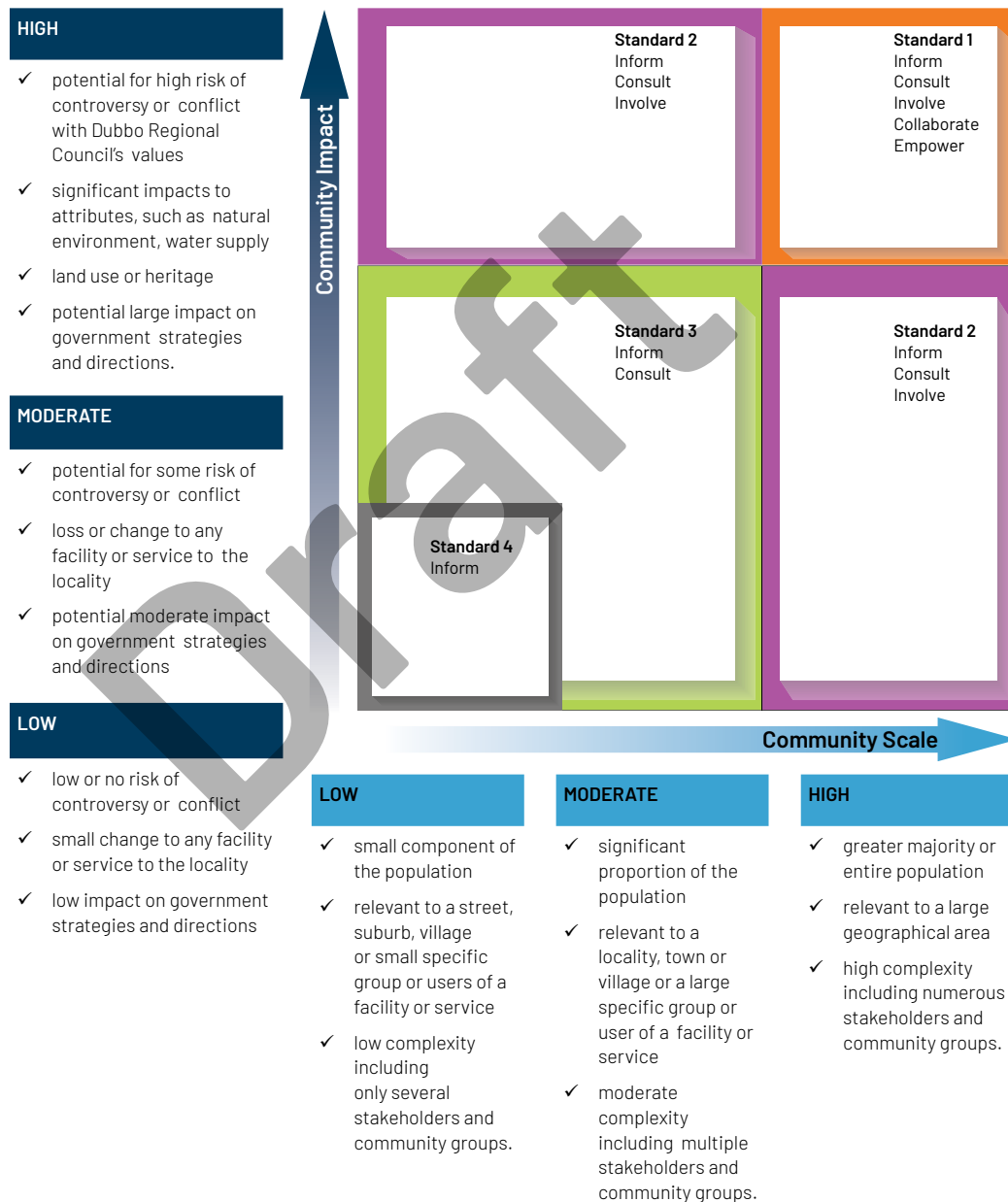


Levels of Community Participation

The International Association for Public Participation Spectrum (IAP2) has five levels of engagement that correspond to the community's increasing level of influence on decision-making. The IAP2 Spectrum helps to determine the appropriate scope of input from the community and the role that the community will have in the decision-making process.

	STANDARD 4	STANDARD 3	STANDARD 2	STANDARD 1	
	Inform 	Consult 	Involve 	Collaborate 	Empower
Goal	To provide information where the decision has already been made, in a timely manner	To obtain community feedback on ideas or projects to progress the decision-making	To work directly with the community throughout the process to ensure that concerns and aspirations are considered and understood	To partner with the community in each aspect of the decision including the development of options and identification of the preferred solution	To place final decision-making in the hands of the community
Promise	"We will keep you informed"	"We will listen to and acknowledge your concerns and provide feedback on how community input influenced the decision"	"We will work with you to ensure your concerns and aspirations are directly reflected in the options developed and provide feedback on how community input influenced the decision made"	"We will look to you for advice, so your innovations and recommendations are incorporated in the final decisions as much as possible"	"We will implement what you decide"
Role of the community	Listen	Contribute	Participate	Partner	Decide
INCREASING INFLUENCE ON THE DECISION					

Engagement Standard Matrix



Engagement Methods and Resourcing

Our engagement methods are outlined according to the level of community participation being sought, which can be determined by using the engagement standard matrix.

The following tables provide guidance on a range of engagement channels in accordance with the standard (1, 2, 3, 4). Methods from a lower level may also be utilised to support a higher level. For example, use of email campaigns to generate participation in a collaborative workshop.

KEY	Type	in person	online	traditional
	Time	0-5 hours	5-25 hours	over 25 hours minimum per task including preparation and staff time
	Cost	no cost	< \$1,000	\$1,001 - \$10,000 > \$10,000 minimum cost not including staff time
	Action	required	recommended	optional not required

INFORM	Engagement Method	In practice	Type	Time	Cost	Suggested Action per Standard			
						1	2	3	4
	Customer Experience	Information provided to Customer Experience Officers to respond to customer enquires.							
	Dubbo Regional Council Website	Information is published on Council's website example project updates, latest news, water outages and scheduled maintenance.							
	Media Release	Issued to news outlets.							
	Social Media	Social media channels (Facebook, Instagram, LinkedIn, YouTube, TikTok and Twitter).							
	Print and digital advertising	Digital marketing, newspapers, industry publications or television.							
	Public notices	Placed in traditional media outlets such as newspapers, radio or community notices.							
	E-newsletters	Council's project based or general e-newsletters. subscribers from Yoursay.dubbo.nsw.gov.au or dubbo.nsw.gov.au/newsletters.							
	Presentations	Present to internal stakeholder groups. Include exit survey of engagement process at completion of event.							
	Direct Mail	Addressed correspondence to a specific location, person or organisation.							
	Letterbox Drop	Unaddressed bulk drop (letter, flyer and/or notification) to people with a letterbox in a determined area.							
	Site specific promotions and signage	Circulate information or posters to frequently visited locations or site-specific areas such as libraries, or public spaces and facilities.							
	Information in rates notice mail out	Provide information in annual or quarterly rate notices.							

KEY

Type	in person	online	traditional	
Time	0-5 hours	5-25 hours	over 25 hours minimum per task including preparation and staff time	
Cost	no cost	< \$1,000	\$1,001 - \$10,000	> \$10,000 minimum cost not including staff time
Action	required	recommended	optional	not required

Consult		Suggested Action per Standard			
Engagement Method	In practice	Type	Time	Cost	1 2 3 4
YourSay – Online Engagement Platform	Seek feedback using consultation tools such as mapping, voting tools, polls, surveys and discussion forums on yoursay.dubbo.nsw.gov.au .				
Meetings by invitation	Invite stakeholders to meet with staff and/or Councillors to discuss and exchange views. Include onsite/location based meetings, include exit survey of engagement at completion of event.				
Reference Groups	Invite people with an active interest in a decision or problem to be part of a meeting where detailed and robust conversation occurs to inform decision making, generally held in small groups of no more than 20 people, include exit survey of engagement process at completion of event.				
Externally facilitated 'design charrette' / high participatory workshop	Intensive, hands-on workshop bringing people from different disciplines and backgrounds together to with members of the community to explore design options for a particular area. Include exit survey of engagement process at completion of event.				
Community Survey	Council undertakes a community survey every two years to understand community priorities and overall level of satisfaction with Council's performance. These in-depth community survey's aim to randomly survey a proportion of the Local Government Area and are conducted via telephone and online.				

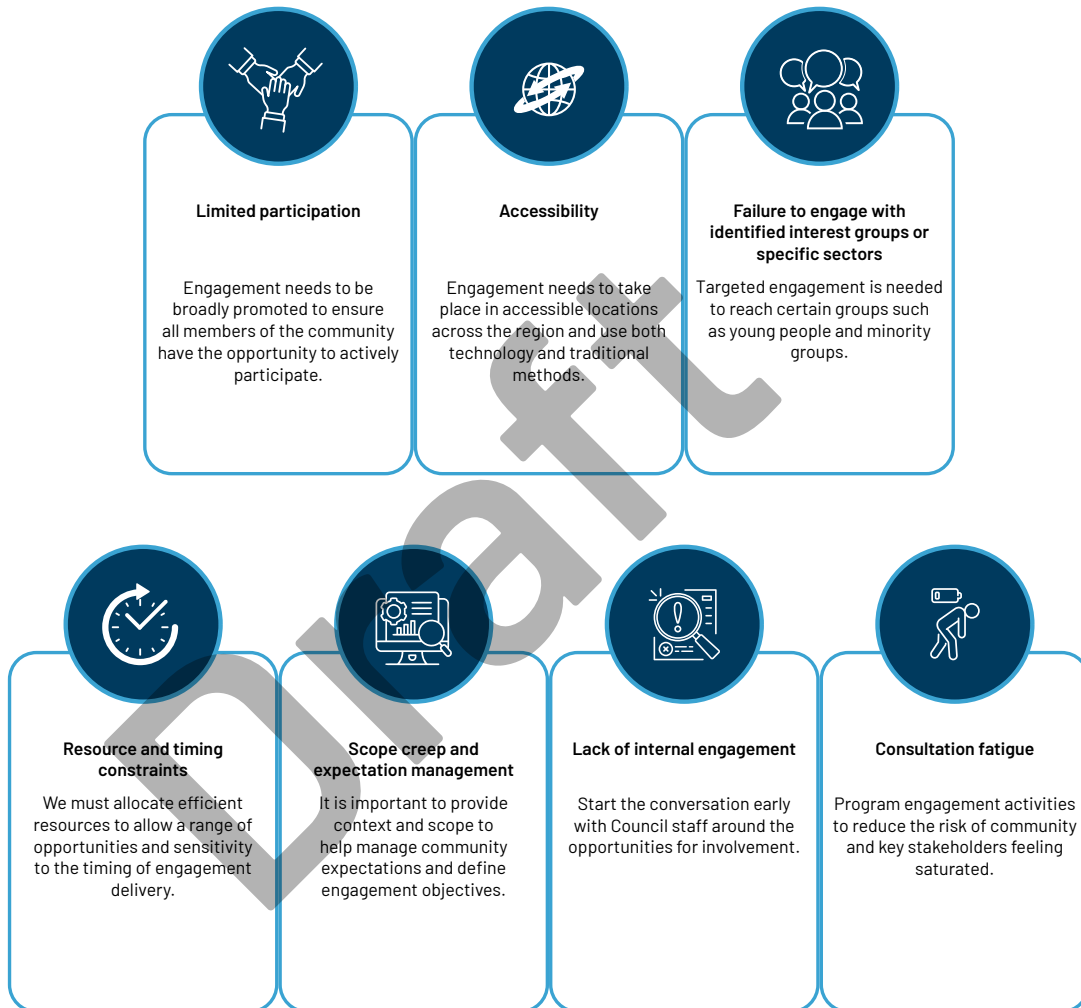
INVOLVE		Suggested Action per Standard			
Engagement Method	In practice	Type	Time	Cost	1 2 3 4
Working parties and advisory groups	Focus groups and conversations held at events such as community information pop ups.				
Standing and other Community Committees	Seek feedback using consultation tools such as mapping, voting tools, polls, surveys and discussion forums on yoursay.dubbo.nsw.gov.au .				

EMPOWER		Suggested Action per Standard			
Engagement Method	In practice	Type	Time	Cost	1 2 3 4
Community survey on a specific topic	Engage a vendor to survey a random sample of a specific topic.				
Elections and referendums	Council may seek community views on any issue through a non-compulsory poll of electors' options or it may hold a 'constitutional referendum' on certain electoral matters, in which voting is compulsory and the result is binding.				

Disclaimer: The above lists are Council's identified and preferred methods of community engagement and participation. Council is not limited to this list. Depending on project needs and industry trends alternative methods may be used as required in order to reach a range of people, interest, ages and communities.

Challenges to Engagement (Risk and Opportunities)

Council will need to overcome the following risks and challenges when undertaking engagement activities:



Implementation – What We Engage On

The following table explains how we will engage with our community about plans and strategies, as well as other work we do, so our community knows what to expect from us. Planning-related projects have specific exhibition timeframes that must be met, which are outlined in the following pages.

PROJECT	Level of Engagement	How?	What?	Exhibition period (minimum requirement)
Council's key long-term plans <ul style="list-style-type: none"> Community Strategic Plan Delivery Program Resourcing Strategy Community Engagement Strategy, including Community Participation Plan Local Strategic Planning Statement Strategies Master/Precinct plans Flood studies and risk management plans. 		<p>Involve the community to ensure priorities are reflected in the decision.</p> <p>Provide a range of opportunities/channels for the community to share their views. Prior to public exhibition there may be multiple methods of engagement undertaken to develop a draft plan.</p> <p>Council's website.</p> <p>Written notification if directly impacted.</p>	Directly reflect community concerns and aspirations in the finalised plan.	28 days.
Council's annual Operational Plan, Budget and fees and charges	Consult	<p>Involve the community to ensure priorities are reflected in the decision.</p> <p>Provide a range of opportunities/channels for the community to share their views.</p> <p>Council's website.</p>	Directly reflect community concerns and aspirations in the finalised plans.	28 days.
Crown Land Lease & Licences Crown Land managed by Council may enter a lease or licence agreement under the Crown Land Management Act 2016 act. The execution of Lease and Licence agreements are determined by Council.	Consult	<p>Council's website.</p> <p>Public notification.</p>	Acknowledge submission.	28 days.
Key Council policies <ul style="list-style-type: none"> Code of Meeting Practice Payment of Expenses and Provisions of Facilities to Councillors Policy Others as required 	Consult	Council's website.	Acknowledge concerns and provide feedback on how public input influenced the decision.	28 days or 42 days as specified by legislative requirements or Council resolution.
New capital works (for example, consultation to prepare draft master plans prior to exhibition)	Involve	<p>Involve the community to ensure priorities are reflected in the decision.</p> <p>Provide a range of opportunities/channels for the community to share their views.</p>	Directly reflect community concerns and aspirations in the finalised plan.	Minimum 21 days.

PROJECT	Level of Engagement	How?	What?	Exhibition period (minimum requirement)
Planning proposal for the Dubbo Regional Local Environmental Plan 2022, subject to a Gateway Determination <ul style="list-style-type: none"> Planning proposals explain the intended effect of and justification for a proposed amendment the Dubbo Regional Local Environmental Plan 2022. 	Consult	Council's website. NSW Planning Portal. Written notification/letter. If the planning proposal is site-specific (for example, area plans which only apply to certain sites within the region) we notify landowners and adjoining landowners. Minor amendments or general amendments that do not affect a specific site may not be notified by letter.	Acknowledge concerns and provide feedback on how public input influenced the decision.	14 days, 28 days, 42 days or as specified by the Gateway Determination.
Naming of Roads	Consult	As required by Section 7 of the Roads Regulation 2018. Council's website.	Acknowledge concerns and provide feedback on how public input was considered in the assessment.	14 days.
Land Re-classification Land that Council owns, and which: <ul style="list-style-type: none"> has been either classified as 'operational' or 'community'; and Council intends to re-classify the land to another classification, must be done in accordance with the Local Government Act 1993.	Consult	Council's website. Public notice.	Acknowledge submission	28 days and a public hearing scheduled for at least 21 days after public exhibition occurs.
Local Approvals Policy The local Approvals Policy identifies activities under Section 68 of the Local Government Act. Low impact activities that can be undertaken without approval from Council. Including (but not limited to): community events, footway dining and mobile vending, providing they meet certain criteria.	Consult	Council's website.	Acknowledge concerns and provide feedback on how public input influenced the decision.	42 days.
Land Classification Land that Council owns/ manages, or will own/manage (eg. where Council is a Crown Land Manager of Crown Land), must be classified as either 'community' or 'operational' under the Local Government Act 1993.	Consult	Council's website. Public Notice.	Acknowledge submission.	28 days scheduled prior to a council resolution.

PROJECT	Level of Engagement	How?	What?	Exhibition period (minimum requirement)
Development Control Plans A Development Control Plan provides detailed planning and design guidance to support the aims, objectives and planning controls in the Dubbo Regional Local Environmental Plan 2022.	Consult	Council's website. If the Development Control Plan amendment is site-specific (for example, area plans which only apply to certain sites within the region) we notify landowners and adjoining landowners. Minor amendments or general amendments that do not affect a specific site may not be notified by letter.	Acknowledge concerns and provide feedback on how public input influenced the decision.	28 days.
Development Contribution Plans Development contribution plans set out the framework and requirements to help fund, plan and deliver infrastructure and services to meet the needs of current and future residents.	Consult	Council's website. If the Contributions Plans amendment is site-specific (for example, area plans which may only apply to certain sites within the region) we notify landowners and adjoining landowners. Minor amendments or general amendments that do not affect a specific site may not be a notified letter.	Acknowledge concerns and provide feedback on how public input influenced the decision.	28 days.
Planning Agreements A Planning Agreement is an agreement entered into between Council and a developer where the developer agrees to fund public amenities or infrastructure, dedicate land at no cost to Council, or provide monetary contributions or any other material public benefit, for a public purpose.	Consult	Council's website. Written notification/letter. Planning agreements must be exhibited alongside the associated development application or planning proposal. If it is not practicable for notice to be given at the same time as the development application or planning proposal, it must be given as soon as practicable.	Acknowledge concerns and provide feedback on how public input influenced the decision.	28 days.
Development Applications Application for development consent (other than for complying development certificate, for designated development or for Regionally Significant Development)	Consult	Written notification/letter. Council's Application Tracker.	Acknowledge concerns and provide information on how public input was considered in the assessment.	14 days* *Council may extend the public exhibition period without further notification to those already notified. * Development applications considered to have negligible impacts are not required to be notified.
Integrated Development Applications Applicants that require concurrency from a state agency.	Consult	Written notification/letter. Council's Application Tracker.	Acknowledge concerns and provide information on how public input was considered in the assessment.	14-28 days.

PROJECT	Level of Engagement	How?	What?	Exhibition period (minimum requirement)
Designated Development Applications Refers to high-impact developments (for example if it is likely to generate pollution) or are located in or near an environmentally sensitive area (for example wetland).	Consult	Written notification/letter. Council's Application Tracker.	Acknowledge concerns and provide information on how public input was considered in the assessment.	28 days.
Council related Development Applications Council-related development application means a development application, for which a council is the consent authority, that is— a made by or on behalf of the council, or b for development on land, other than a public road within the meaning of the Local Government Act 1993— I. of which the council is an owner, a lessee or a licensee, or II. otherwise vested in or under the control of the council.	Consult	Written notification/letter. Council's Application Tracker.	Acknowledge concerns and provide feedback on how public input was considered in the assessment.	28 days.
Modified Development Applications <ul style="list-style-type: none"> Notification for all Modified Applications being Section 4.55 (1) modifications involving minor error, misdescription or miscalculation (1A) modifications involving minimal environmental impact (2) other modifications involving greater than minimal environmental impact will be at the discretion of the Statutory Planning Services Team Leader. 	No requirement.	Council's application Tracker.	Acknowledge concerns and provide information on how public input was considered in the assessment.	No requirement.

Disclaimer: For any inconsistencies, refer to the EP & A Act 1979 and regulations 2021.

Note:

- ✓ For complex applications Council may also notify and advertise in local print media.
- ✓ Where alterations or additions are proposed in statutory planning functions, the level of notification will be at the discretion of the Manager Building and Development Services.

Circumstances Where Notification is Not Required

Some minor development is of a scale and nature that does not require formal notification of adjoining properties.

Provided the proposal complies with all applicable development controls (LEP, DCP and other relevant policies) and/or is considered unlikely to detrimentally impact adjoining properties, no formal notification period applies.

This applies to development such as:

- ✓ Residential dwellings
- ✓ Alterations and additions
- ✓ Residential sheds and garages
- ✓ Rural buildings
- ✓ Landscaping
- ✓ Fences
- ✓ Pools
- ✓ Change of use
- ✓ Strata subdivisions of existing developments
- ✓ Boundary adjustments where no additional lots are created.

Where required by the plan, written notice of an application will be sent to adjoining owners of land subject of the application. This includes persons who own land that share a common property boundary with the site and land directly on the opposite side of a creek, road, pathway or similar thoroughfare.

As a minimum immediate adjoining properties are identified through Council's property system. Council at its discretion will further notify beyond, depending on the complexity of the application.

Exempt and Complying Development

Some development, such as exempt and complying development under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, does not allow opportunities for community engagement.

Public Exhibition Notification and Timeframes

The process of public exhibition and notification is an important part of how DRC engages with the community on planning decisions. This provides a regular and valuable way for the community to participate in the decision making process by making comments on development proposals or draft plans during the public exhibition period.

Council's public exhibition processes are determined by the type and locality of the draft strategic plan or proposed development. This influences who Council notifies, where the information is available and the timeframe the documents will be publicly available.

Disclaimer:

Council may go beyond these timeframes and, at its discretion, may provide additional notification or longer timeframes to those property owners and occupiers, community groups, organisations and agencies that, in the opinion of Council, may have an interest in the strategy, plan or development proposal.



What is Public Exhibition?

Public exhibition means making documents, including draft plans, strategies, policies or development applications, available for the community to view and comment on through a formal submission. The public exhibition process typically involves notifying the community that documents are available to view publicly. Depending on the type of development application or plan, notification can be provided through Council's YourSay engagement platform, yoursay.dubbo.nsw.gov.au and/or by mail (letter or email) to members of the community, adjoining landowners and residents or to relevant agencies and community groups.

How are exhibition timeframes determined?

The Local Government Act (1993) also specifies minimum mandatory exhibition timeframes for some planning related matters such as Plans of Management (POMs). For proposals and plans not covered by these Acts, Council has its own standard minimum exhibition timeframes outlined in this strategy. The EP&A Act (1979) details the types of proposals and plans that must be considered. Schedule 1 of the EP&A Act (1979) sets the minimum statutory exhibition timeframes for these plans and proposals.

What is a submission?

When comments on an engagement project, draft document or development application are provided to Council they are known as a formal submission. A submission outlines the support or concerns that an individual or group has relating to the engagement project. Submissions are encouraged to be made via the online engagement platform YourSay - yoursay.dubbo.nsw.gov.au or in writing.



Are Submissions Public Documents?

In accordance with the Government Information (Public Access) Act 2009, submissions to documents on public exhibition are public documents and may be viewed by the public and published on Council's website, listed on Council's DA Online tracker portal and/or included in Council meeting reports and agendas.

If you do not want your submission to be publicly available, a written request for confidentiality will be required.

Council may also determine a submission is not suitable for public viewing and publication. This could be because it contains personal, private or defamatory material. Further information about how Council manages submissions can be found in the "Privacy, Copyright, Disclaimer" section of Council's website, dubbo.nsw.gov.au or in the "Privacy Plan" on Council's YourSay Engagement Platform, yoursay.dubbo.nsw.gov.au.

Personal Information

- ✓ A submission should include your name, address and preferred contact method. YourSay or email correspondence for Development Applications are preferred.
- ✓ Persons have the right to remain anonymous if they so choose by refraining from submitting their personal information, however, the submission may be given less weight in the overall assessment and consideration.
- ✓ Please be aware that these details may be publicly available.
- ✓ All submissions are publicly available under the Government Information (Public Access) Act 2009 No 52.
- ✓ Effort is made to redact submissions where personal details are included; however, this may not always be possible.

Disclosing political donations

The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 imposes disclosure obligations on submitters in relation to political gifts and donations. Detailed information about your obligations under the Act can be found in the "Code of Conduct" section of Council's website, dubbo.nsw.gov.au



Key Points to Note About Public Exhibitions

- ✓ Development Applications (DAS) may be notified for longer than the minimum days if deemed necessary.
- ✓ Notification periods may be extended in consideration of the mailing process aiming to ensure that people notified receive the full notification period to consider the proposal.
- ✓ Timeframes are in calendar days and include weekends.
- ✓ If the exhibition period is due to close on a weekend or a public holiday, the exhibition may finish on the next business day.
- ✓ The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition.
- ✓ Council is not able to make available for public inspection any part of an Environmental Impact Statement whose publication, in the opinion of Council, would be contrary to the public interest because of its confidential nature or for any other reason.

Here Are Some Tips to Writing an Effective Submission

- ✓ Include the name of the Engagement Project, Draft Strategic Plan or the DA reference number and the property address the DA relates to (this information is usually included in the notification material).
- ✓ Clearly state the reasons for objecting or supporting the Engagement Project, Draft Strategic Plan or Development Proposal and why. Give details about how you arrived at your assertions.
- ✓ Be brief and to the point or include a single page summary sheet where the submission is lengthy because of a number of issues covered.
- ✓ Be specific to the Project, DA, Strategic Plan or Strategy and avoid generalising.
- ✓ Be well researched and based on facts, not on hearsay. Talk to Council staff who are dealing with the application/project prior to writing your submission and make sure you understand what is proposed.
- ✓ Avoid statements which are defamatory or offensive.
- ✓ Suggest changes that might resolve the problems identified.
- ✓ Include your name and contact details as well as a daytime telephone number, as a Council staff member may need to clarify matters you raised in your submission.







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Should I Sign a Petition?

You may find that someone has started a petition to object to a Council proposal. Someone may also ask you to sign a pro forma letter. Council will consider petitions and letters received. However, an individual letter about how the proposal will affect you gives Council a much clearer picture of the likely impacts.

Where should I send my submission?

Unless otherwise stated on the exhibition, a submission should be sent:

-  **Online** - yoursay.dubbo.nsw.gov.au
-  **By Post** - PO BOX 81, Dubbo NSW 2830
-  **In Person** - Customer Experience Centres Cnr Church and Darling Street, DUBBO
Cnr Nanima Crescent and Warne Street, WELLINGTON
-  **By email** - council@dubbo.nsw.gov.au

All submissions should be addressed to the Chief Executive Officer



Your submission must be received at Council's Customer Experience Centres by the date and time specified in the exhibition notification. If you are sending your submission through the mail, make sure you allow sufficient time for delivery on the closing date of submissions.

Objections relating to a DA or Strategic Planning document received after the exhibition period has concluded may not be taken into consideration by Council in the assessment of the DA or finalisation of the Draft Strategic Plan.

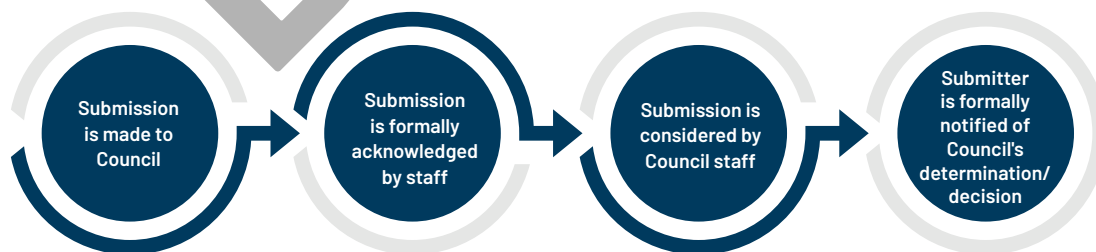
If for some reason you cannot meet the submission deadline, talk to the Council staff member handling the application/project before the closing date for submissions.

What Happens to My Submission?

You will receive notification that your submission has been received. Your submission, along with others received, will then be considered as part of an assessment of the project, DA, preparation of a strategic plan or finalisation of a draft document.

You can continue to track the process of a DA via the Online DA Tracker planning.dubbo.nsw.gov.au




You can also contact Council to find out the progress of a project or draft strategic plan after the exhibition period has closed or visit yoursay.dubbo.nsw.gov.au.



How We Consider and Respond?

We want to ensure community feedback is considered when decisions are made.
Once feedback has been considered, Council staff will recommend next steps or outcomes.

As part of the process to close the loop, we will:

-  Update the YourSay engagement project page outlining engagement outcomes and next steps.
-  Email those who provided feedback with the outcomes of the consultation and link to the project page. Prior to Council considering the matter, we will email people who have provided feedback (and who have not opted out of receiving updates) that a report will be submitted to council.
-  Submissions from the community on planning matters receive a response and notification of either the determination or when the matter is to be considered by the elected Council. In this correspondence, information is provided on how their feedback has been considered.

When an item is placed on exhibition the resulting report to Council will provide the findings of the community engagement. The council report will be a high level summary of engagement and may include:

-  Engagement and communications methods used;
-  Participation and engagement data and sentiment;
-  Information about submissions/feedback received.

The report will summarise the submissions and provide a staff response. Submissions may be provided as an attachment.

Engagement outcome reports will be provided to the elected Council to allow transparency of community feedback to assist them in making decisions that are reflective of the community's views, or to understand the community perspective on an issue or project.

Following a Council meeting, those who provided feedback (and who have not opted out of receiving updates) will be emailed Council's resolution. The YourSay project page be updated and a link to Agenda and Minutes will be accessible.



Evaluation and Measurement

To measure and evaluate the effectiveness of our engagement, we assess:

- ✓ Measurable participation levels in engagement activities;
- ✓ The methods used and if they were appropriate and relevant to the stakeholders;
- ✓ If the responses were relevant to the plan or project;
- ✓ Verbal and written feedback from the community on the effectiveness of the engagement activities used and adequacy of the material and information to give informed feedback;
- ✓ Achievement of the engagement aims in the Community Engagement Strategy;
- ✓ General and targeted monitoring to ensure diverse participation including input from under represented groups.

These evaluation results will be used to continually improve our engagement methods and inform future engagement strategies.

In line with the Integrated Planning and Reporting Framework (IP&R) this strategy will be reviewed within three months of the Local Government Election, as part of the broader review of the Community Strategic Plan, or as required in the event of legislative changes or requirements.



Our Commitment to Engagement

This strategy provides a vision and framework to support community engagement, and delivering on this will require ongoing strengthening of capability within the Council and the community to support effective engagement.

Putting our commitment into action

Action	Objectives	When
Launch an online engagement platform.	Improve Council's online engagement by providing a platform that is equipped with a range of engagement tools to gather community feedback in real-time.	April 2023
Champion engagement across the organisation.	Harnessing organisational culture to support the consistent delivery of engagement activities across Council, and include as desired leadership quality and capability.	Ongoing
Creation of internal dashboard that exhibits customer and community satisfaction as a key performance indicator.	Centralised overview of key performance indicators council wide.	September 2024
Establish centralised collection of community data and insights to support Council decision making and Council initiated projects for grants.	Insights and data support decision making and prioritisation.	September 2024
Promotion of the YourSay platform as central engagement.	Community access to information is vital to gain community input.	Ongoing
Build internal capability in data collection and survey design to ensure research method and channels utilised across the organisation are optimised.	Ability to gain quality input and as required representative input is important in ensuring data integrity and utilisation.	December 2023
Increase accessibility needs through engagement activities.	Identify assistive technology that is inclusive and encourages participation. Implement software to support equity.	June 2024
Provide transparent communication of engagement results, from initial high level snapshots to post Council decision making communications.	Engagement snapshots provided to participants within a week of public exhibition period closing, providing participant with overviews of engagement activities and next steps.	July 2023
Provide staff with information and education on the value and worth of community engagement.	Ensure staff are familiar with Council's objective for community engagement, the level of engagement required, and the methods of engagement available to them and how to access and use these methods. Increase number of face to face interactions/consultations.	Ongoing
Staff to be trained in facilitation.	Improve confidence and capability of staff to facilitate face to face interactions with groups. Increase number of face to face interactions/consultations.	Ongoing
Budget and resourcing.	Allocation of meaningful budget and resourcing to satisfy community engagement aims and standards outlined in this strategy.	Ongoing
Improved clarity and communication of sought community participation as part of Council reports and resolution.	Being clear on level of community participation (input level based on ability to influence) will ensure appropriate engagement methods and expectation management of Councillor and community.	October 2023
Consistent provision of community engagement outcomes to Council.	Consistent presentation of data, including considered responses support transparency and informed decision making through the lens of risk, opportunity, impact and benefit.	August 2023
Assessment of the Community Consultation Committees against the resolutions of Council and in alignment of adopted Engagement Strategy.	Examining current engagement practices is critical to ensuring outcomes in line with expectations and enabling opportunity to explore potentially better methods to achieved desired outcome.	November 2023
Biennial Community Satisfaction and Needs Survey undertaken to receive insight to satisfaction and service level expectations and willingness to pay.	Survey design and subsequent outputs to assist in finalising draft operational plan and budget, and inform future four year delivery program.	April 2024

Disclaimer: The actions outlined in this strategy will feed into the Integrated Planning and Reporting Framework, and progress against those actions will be reported to the elected Council and the community through that framework.

Ready to have YourSay?

"Join our online community to share
your views, keep up to date and help
shape our region."



For more information on Council's projects visit:
yoursay.dubbo.nsw.gov.au



or scan the QR code

Responsible Officer:	Manager Customer Experience and Engagement
Division:	Strategy Partnerships and Engagement
Prepared by:	Manager Customer Experience and Engagement
Version:	2
Revision:	2
Document Date:	9 May 2025
Effective:	TBC (Council to endorse)

Previous Cover



Cnr Church and Darling Streets, Dubbo
Cnr Nanima Crescent and Warne Street, Wellington

Ph: (02) 6801 4000
dubbo.nsw.gov.au





May 2025

Revised 2023-2027 Community Engagement Strategy

Engagement snapshot

Outcomes of the Ordinary Council Meeting on Tuesday 27 March 2025 resulted in Council endorsing the amended draft 2023-2027 Community Engagement Strategy to be placed on public exhibition where community and stakeholders were encouraged to participate.

A summary of the engagement activities and community participation are highlighted below.

How we reached you and raised awareness



34 days of engagement

1 April - 5 May 2025



YourSay project page

- 66 visits
- 2 project followers
- 54 document downloads



Traditional media

- 2 newspaper advertisements in the Daily Liberal and Dubbo Photo News



Digital engagement

- 44,796 social media reach (the number of times a post has been viewed)
- 514 social media engagements (the number of times a post was interacted with - which can be likes, shares, comments etc)



Customer support & information

Copies were available at:

- Council Customer Experience Centres
 - Wellington and Dubbo
- Macquarie Regional Library
 - Wellington and Dubbo



Email Campaigns

1 YourSay campaign

- 357 recipients
- 27 click throughs

Outcomes and next steps

A report will be presented to Council at the Ordinary Council Meeting, Tuesday 27 May 2025. The report is seeking Council to adopt the 2023-2027 Community Engagement Strategy (including the Community Participation Plan).

For members of the community who contributed or are following the project, an email will be sent to advise of the outcome to close the loop on this engagement activity.



We would like to thank everyone who participated in this activity. Your valuable feedback is greatly appreciated.

yoursay.dubbo.nsw.gov.au



REPORT: Draft Council Policy - Asset Management Policy

DIVISION: Organisational Performance
REPORT DATE: 13 May 2025
TRIM REFERENCE: ID25/929

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none">Seek endorsementFulfil legislated requirement/Compliance	
Issue	<ul style="list-style-type: none">The Asset Management Policy is overdue for review, currently adopted in July 2017	
Reasoning	<ul style="list-style-type: none">The policy is part of suite of documents under the NSW State Government Integrated Planning and Reporting Framework for Local Government	
Financial Implications	Budget Area	Project Management Office
Policy Implications	Policy Title	Asset Management Policy
	Impact on Policy	Updated 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 draft Council Policy, Asset Management Policy, as attached at Appendix 1, be endorsed for the purpose of public exhibition for a period of 28 days.
2. That a further report be submitted to Council detailing results of public exhibition, for adoption of the final policy.

Jane Bassingthwaight
Director Organisational Performance

JB
Director Organisational
Performance

BACKGROUND

The Asset Management Policy is part of a suite of documents under the NSW State Government Integrated Planning and Reporting Framework for Local Government. The 2017 Policy is overdue for review.

REPORT

Council is the custodian of over \$3 billion of community assets which enable the provision of services to the community. These assets include roads, water and sewerage assets, stormwater, bridges, footpaths, buildings, recreational facilities and parks.

The Asset Management Policy sets the broad framework for undertaking asset management in a structured and coordinated way. It outlines why and how asset management will be undertaken. It provides a clear direction for asset management and defines key principles that underpin asset management at Council.

The Asset Management Policy has now been reviewed and a draft revised Policy prepared which is attached to this report as **Appendix 1**.

Resourcing Implications

- There are no additional resourcing implications for the proposed policy.

Next Steps

- The Policy will be placed on Public Exhibition for a period of 28 days to allow for community consultation.
- Following the consideration of public submissions, a final draft of the Policy will be presented to Council for adoption.

APPENDICES:

- [1](#) Asset Management Policy



Council Policy

Asset Management Policy

REF DOC ED25/62470

Document Overview

Document Category	Council Policy
Policy Title	Asset Management Policy
Policy Statement	Dubbo Regional Council ensures the necessary systems, processes, organisational structure, resources, and a strong commitment to consistently deliver services that meet community expectations. The Asset Management Policy provides a framework for understanding the long-term impacts of managing public infrastructure and enables effective and efficient service delivery while mitigating risks and losses.
Date	April 2025
Resolution Date	
Clause Number	
Accountable Position	Business Analytics and Asset Specialist
Responsible Position	Manager Project Management Office
Branch	Project Management Office
Division	Organisational Performance
CM Reference Number	ED25/62470
Version	1.0
Review Period	4 years, or with change in legalisation
Review Date	April 2029
Consultation	Executive Leadership Team Asset Management Group
Document Revision History	Date
Revised and entered into draft CM	04/04/2025

REF DOC ED25/62470

Asset Management Policy | April 2025

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Purpose

To ensure Dubbo Regional Council develops and maintains the necessary systems, processes, organisational structure, resources (both financial and human), and a strong organisational commitment (culture) to consistently deliver services that meet community expectations. The Asset Management Policy also ensures that the Council has the knowledge and understanding of the long-term and cumulative impacts of managing public infrastructure.

Related Information

The Asset Management Policy provides a structured approach to sustainable infrastructure management. It supports the reliable delivery of infrastructure-related services while reducing risks and potential losses. The policy informs the development of the Asset Management Strategy and specific Asset Management Plans in alignment with the Towards 2040 Community Strategic Plan.

Council's vision for asset management is to, ensure compliance with legislative requirements, responsiveness to community needs, financial sustainability, and effective risk management. Under this framework, the Council will implement an Asset Management Framework to promote consistent and integrated asset management practices across all operations.

Related Legislation

Councils must comply with various legislative requirements and codes of practice for asset management. Key examples include:

Integrated Planning and Reporting Framework:

- Under the Local Government Amendment (Governance and Planning) Act 2016, councils must have a long-term Resourcing Strategy for implementing their Community Strategic Plan, including asset management planning.
- This legislation requires an Asset Management Policy endorsed by the Council, and Asset Management Strategy, which must support the Community Strategic Plan and Delivery Program for at least 10 years.

Local Government Act 1993:

- Councils have statutory responsibilities for asset management, including providing and maintaining community infrastructure.
- Councils must consider the long-term and cumulative effects of their decisions, act as custodians of public assets, and manage these assets effectively.

Other Acts and Regulations:

- Relevant NSW and Federal Acts include the Roads Act 1993, Environmental Planning and Assessment Act 1979, Work Health and Safety Act 2011, and Protection of the Environment Operations Act 1997.
- The Civil Liability Act 2002 requires councils to minimise public liability risks and manage public assets prudently.

REF DOC ED25/62470

Asset Management Policy | April 2025

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Scope

Towards 2040 Community Strategic Plan, Council develops and implements a Resourcing Strategy that includes the Asset Management Framework. This framework comprises the following documents to guide and ensure effective asset management:

- Asset Management Policy (this document)
- Asset Management Strategy
- Combined Asset Management Plan
- Specific Asset Management Plans

The policy outlines the Council's service delivery objectives for asset management. The Asset Management Strategy supports this policy by identifying strategic priorities for implementation across the Council. The Combined Asset Management Plan details the Council's entire asset portfolio, while the Specific Asset Management Plans provide detailed insights based on asset life cycle modelling.

The framework covers all assets owned or managed by the Council, regardless of their purpose or source of acquisition. It is supported by other elements of the Resourcing Strategy, including the Long-Term Financial Plan and Workforce Management Strategy.

Objectives to ensure adequate provision is made for the long-term replacement of major assets by:

- Ensuring that services and infrastructure are provided in a financially sustainable manner, with the appropriate levels of service to customers and the environment.
- Safeguarding infrastructure assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets.
- Creating an environment where all employees take an integral part in overall management of infrastructure assets by creating and sustaining an asset management awareness throughout the organisation by training and development.
- Meeting legislative requirements for asset management.
- Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated.
- Demonstrating transparent and responsible asset management processes that align with demonstrated best practice.

Policy

Background

Asset management practices impact directly on the core business of the Dubbo Regional Council and appropriate asset management is required to achieve our strategic service delivery objectives.

Adopting asset management principles will assist in achieving Strategic Long-Term Plan and Long-Term Financial objectives.

Sustainable Service Delivery ensures that services are delivered in a socially, economically and environmentally responsible manner in such a way that does not compromise the ability of future generations to make their own choices.

Sound Asset Management practices enable sustainable service delivery by integrating customer values, priorities and an informed understanding of the trade-offs between risks, costs and service performance.

REF DOC ED25/62470

Asset Management Policy | April 2025

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Principles

The Dubbo Regional council's sustainable service delivery needs will be met by ensuring adequate provision is made for the long-term planning, financing, operation, maintenance, renewal, upgrade, and disposal of capital assets by:

1. Ensuring that the Dubbo Regional Council's capital assets are provided in a manner that respects financial, cultural, economic and environmental sustainability;
2. Meeting all relevant legislative and regulatory requirements;
3. Demonstrating transparent and responsible Asset Management processes that align with demonstrable best-practices;
4. Implementing sound Asset Management plans and strategies and providing sufficient financial resources to accomplish them by:
 - i. Asset Management plans will be completed for all major asset / service areas.
 - ii. Expenditure projections from Asset Management Plans will be incorporated into the Dubbo Regional Council's Long-Term Financial Plan.
 - iii. Regular and systematic reviews will be applied to all asset plans to ensure that assets are managed, valued, and depreciated in accordance with appropriate best practice.
 - iv. Regular inspection will be used as part of the asset management process to ensure agreed service levels are maintained and to identify asset renewal priorities.
 - v. Asset renewals required to meet agreed service levels and identified in adopted asset management plans, and when applicable long term financial plans, will form the basis of annual budget estimates with the service and risk consequences of variations in defined asset renewals and budget resources documented.
 - vi. Future life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of existing services and assets.
 - vii. Future service levels with associated delivery costs will be determined in consultation with the community.
 - viii. Ensuring necessary capacity and other operational capabilities are provided and Asset Management responsibilities are effectively allocated;
 - ix. Creating a corporate culture where all employees play a part in overall care for the Dubbo Regional Council's assets by providing necessary awareness, training and professional development; and
 - x. Providing those we serve with services and levels of service for which they are willing and able to pay.

Responsibilities

Position	Responsibility
Councillors	Councillors are responsible for adopting the policy, allocating resources, and providing high level oversight of the delivery of the Dubbo Regional Council's asset management strategy and plans. The council is also responsible for ensuring that Dubbo Regional Council resources are appropriately allocated to ensure sustainable service delivery.
Chief Executive Officer	The Chief Executive Officer has overall responsibility for developing an asset management strategy, plans and procedures and reporting on the status and effectiveness of asset management within the Dubbo Regional Council.

Definitions

To assist in interpretation, the following definitions apply:

Term	Definition
Council	Dubbo Regional Council
Statutory Responsibilities	Legal Obligations that are required to be fulfilled
Custodians	Person or people responsible for taking care of something
Asset	Resource owned or controlled by Council

Document Control

Responsible Officer:	Business Analytics & Asset Specialist
Division:	Organisational Performance
Prepared by:	Business Analytics & Asset Specialist
Version:	1
Revision:	1
Document Date:	04/04/2025
Effective:	04/04/2025

Cnr Church and Darling streets, Dubbo
Cnr Nanima Crescent and Warne Street, Wellington
Ph: (02) 6801 4000
dubbo.nsw.gov.au





REPORT: March 2025 Quarterly Budget Review Statement

DIVISION: Organisational Performance
REPORT DATE: 15 May 2025
TRIM REFERENCE: ID25/938

EXECUTIVE SUMMARY

Purpose	<ul style="list-style-type: none">• Seek endorsement• Adopt funding• Provide review or update• Fulfil legislated requirement/Compliance	
Issue	<ul style="list-style-type: none">• The quarterly review for the period ending 31 March 2025 of Council's 2024/2025 Budget Review Statements shows satisfactory implementation with the current financial position estimated to be a balanced budget.	
Reasoning	<ul style="list-style-type: none">• In accordance with the requirements of Section 203(2) of the Local Government (General) Regulations 2021, I now advise that the Chief Financial Officer, as the Responsible Accounting Officer of Dubbo Regional Council has reported that they consider the attached Quarterly Operational Plan Review Statements indicate that the financial position of the Council is satisfactory. This is on the basis that the "result" for the year is a balanced budget.	
Financial Implications	Budget Area	Organisational Performance
	Funding Source	Cost of proposed variations are within the adopted budget 2024/2025.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

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

Theme: 4 Leadership

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

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

RECOMMENDATION

1. That the Quarterly Budget Review Statements as at 31 March 2025, as attached to the report of the Director Organisational Performance dated 15 May 2025, be adopted and such sums voted for such purpose.
2. That the Statement of the Responsible Accounting Officer that Council is in a satisfactory financial position having regard to the changes herewith to the original budget, be noted.

Jane Bassingthwaighe
Director Organisational Performance

SW
Chief Financial Officer

BACKGROUND

Section 203 of the Local Government (General) Regulation 2021 requires the Responsible Accounting Officer to submit, on a quarterly basis to Council, a budget review statement that shows a revised estimate of the income and expenditure for the year as follows:

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

REPORT

March 2025 Quarterly Review

The Responsible Accounting Officer has reported in respect of the March 2025 Quarterly Review of Council’s Budget as follows:

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

The Quarterly Budget Review Statement for the March 2025 quarter (**Appendix 1**) includes:

- The actual result for 2023/2024.
- The original adopted budget for 2024/2025.
- The approved budget variations for the September 2024 quarter.
- The approved budget variations for the December 2024 quarter.
- The budget variations proposed for approval for the March 2025 quarter.

The key highlights of Council’s third quarter for 2024/2025 are:

- Schedule 2 - Income & Expenses Budget Review Statement - Consolidated
 - The Income and Expenses Budget Review Statement shows that the surplus from operations (including capital grants and contributions) for the year is forecast as \$24.33M comprising Income of \$205.62M and Expenses of \$181.30M.

- After deducting \$32.88M of projected Grants and Contributions to be received for Capital Purposes the projected net operating deficit for the year is \$8.55M.
- Schedule 5 - Cash & investments budget review statement
 - Total Cash and Investments of \$299.63M at 31 March 2025 including a significant portion being restricted for specific purposes.
- Schedule 7 - Capital Budget Review
 - Projected full year Capital Expenditure is expected to be \$82.06M, which is a \$15.76M reduction from what was forecast in the December 2024 Quarter Revised Budget.

Some of the key areas that have been adjusted during the quarter include:

- Increase in income from user fees and charges of \$8.12M mainly due to additional expected income from Building and Development Services application and inspection fees, additional yard dues and licences fees at the Dubbo Regional Livestock Markets, additional quarterly non-residential sewerage charges, additional tipping charges at the Whylandra Waste and Recycling Centre offset by reduced scrap metal income at the Wellington Waste Facility, and additional expected revenue from trade waste charges and quarterly water consumption charges (QBRs, Schedule 4 – Note 1).
- Increase in income from other revenues of \$0.20M mainly due to additional expected lease income and various other minor adjustments across revenue sources. (QBRs, Schedule 4 – Note 2)
- Increase in operating grant and contribution income of \$0.11M from various minor fluctuations across multiple functions (QBRs, Schedule 4 – Note 3).
- Increase in capital grant and contribution income forecast of \$0.97M to account for additional developer contributions, and adjustments for grants received and timing of planned works (QBRs, Schedule 4 – Note 4).
- Increase in interest and investment revenue forecast overall of \$2.97M to account for additional expected interest revenue across various areas in the organisation as a result of higher than anticipated interest rates achieved throughout the year (QBRs, Schedule 4 – Note 5).
- A decrease in net gain from disposal of assets of \$2.25M mainly due to non-cash loss on disposal of assets (QBRs, Schedule 4 – Note 6).
- Materials and Service expenditure has increased by \$1.08M mainly due to additional maintenance costs required at the Dubbo Regional Airport for Runway 05/23, increased maintenance costs required at the Dubbo Regional Livestock Markets following the implementation of the revised status quo, additional costs for the remediation of the storm return pond at the Dubbo Sewerage Treatment Plant, and various other fluctuations across multiple areas in the organisation, some of which is offset by the additional operating income forecast (QBRs, Schedule 4 – Note 7).
- Other expenses expenditure has increased by \$0.30M mainly due to increased yard operations costs following the implementation of the revised status quo offset by additional expected revenue and various other minor adjustments across multiple functions in the organisation (QBRs, Schedule 4 – Note 8).

Budget variations and performance

The tables and graphs below provide the projected full year operating position for the consolidated, general, sewer and water funds before capital items.

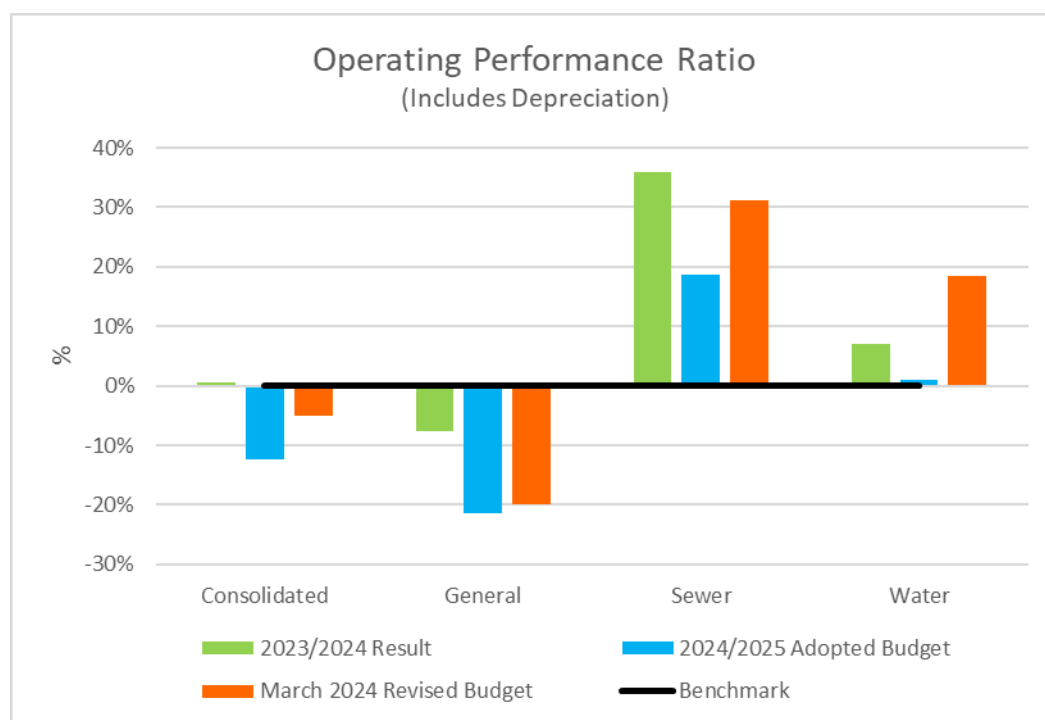
Net operating result before capital items; this shows Council's operating income excluding capital grant income, less operating expenditure by Fund (QBRs, Schedule 2 - Income & expenses budget review statement).

	Actual Result 2023/2024 \$ '000	2024/2025 Adopted Budget* \$ '000	March 2025 Revised Budget \$ '000
Consolidated	(3,543)	(21,366)	(8,550)
General Fund	(13,093)	(27,713)	(22,754)
Sewer Fund	8,426	5,762	8,168
Water Fund	1,124	585	6,036

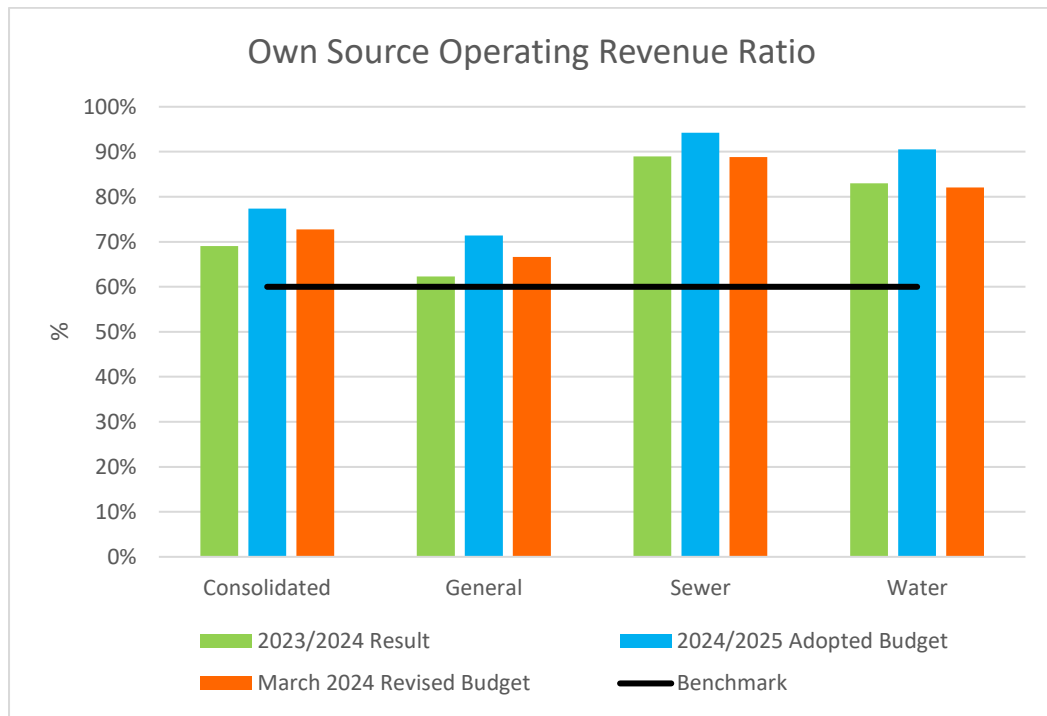
Summary of QBRs, Schedule 2. Income & expenses budget review statement by Fund (includes depreciation)

* Adopted budget is the latest adopted budget.

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



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



The table below provides the projected full year operating position for the key financial units of Council.

Key Service Units	2024/2025 Adopted Budget*			March 2025 Revised Budget		
	OP Ratio	OSI Ratio	\$ '000	OP Ratio	OSI Ratio	\$ '000
Dubbo Regional Airport	-5.7%	100.0%	(369)	-7.3%	100.0%	(477)
Dubbo Regional Livestock Markets	7.8%	95.1%	394	9.6%	97.9%	549
Property and Land Development	16.7%	100.0%	258	14.4%	100.0%	225
Rainbow Cottage	-23.4%	34.0%	(354)	-22.4%	42.8%	(345)

Summary of QBRS, Schedule 9 - Income & expenses budget review statement (by Business) (includes depreciation)

* Adopted budget is the latest adopted budget.

Projected full year Capital Expenditure is expected to be \$82.06M, 15.76M reduction from what was forecast in the December 2024 Quarter Revised Budget (QBRs, Schedule 7 - Capital Budget Review). The major adjustments are as follows:

	Current Adopted Budget	March 2025 Variation	Revised Annual Forecast	Comment
Sewer mains contributed assets	\$0	\$1,033,024	\$1,033,024	Contributions by developers.
Water Supply mains contributed assets	\$0	\$1,332,153	\$1,554,815	Contributions by developers.
Stormwater drainage contributed assets	\$0	\$1,414,086	\$1,414,086	Contributions by developers.
Wiradjuri Tourism Centre – Stage 1	\$2,157,152	-\$2,157,152	\$0	Reduction to current year budget to reflect anticipated expenditure relating to future years.
SRP – Burrendong Way	\$3,427,829	-\$582,942	\$2,844,887	Project completed.
FCR - Saxa Rd (Maryvale Rd - Bakers Lane)	1,000,000	-900,000	\$100,000	Reduction to current year budget to reflect anticipated expenditure relating to future years.
Land Acquisition Costs	\$2,632,436	-\$2,532,436	\$100,000	Reduction to current year budget to reflect anticipated expenditure relating to future years.
Advanced Waste Water Treatment Plant	\$1,500,000	-\$570,000	\$930,000	Reduction to current year budget to reflect anticipated expenditure relating to future years.
Troy Gully SPS - Major Upgrade	\$7,000,000	\$2,000,000	\$5,000,000	Reduction to current year budget to reflect anticipated expenditure relating to future years.
Pipe Relining	\$900,000	-\$900,000	\$0	Reduction to current year budget to reflect anticipated expenditure relating to future years.

JGWTP - Clearwater Pump	\$1,000,000	-\$900,000	\$100,000	Reduction to current year budget to reflect anticipated expenditure relating to future years.
JGWTP Feasibility study major upgrade	\$615,000	\$515,000,	\$100,000	Reduction to current year budget to reflect anticipated expenditure relating to future years.
Mains replacement North St - Minore Rd to Victoria St	\$555,000	\$550,000	\$5,000	Reduction to current year budget to reflect anticipated expenditure relating to future years.
Mains Replacement - Birch Ave (Viceroy Ave to Sheraton Rd)	\$500,000	-\$500,000	\$0	Reduction to current year budget to reflect anticipated expenditure relating to future years.

Monitoring and reporting on financial position

Council staff closely monitor and control Council's financial position. Procedures include:

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

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

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

Consultation

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

Resourcing Implications

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

APPENDICES:

1 [↓](#) March 2025 QBRS - Dubbo Regional Council

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

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Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

1. Report by responsible accounting officer

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

31 March 2025

It is my opinion that the Quarterly Budget Review Statement for Dubbo Regional Council for the quarter ended 31/03/25 indicates that Council's projected financial position at 30/06/25 will be satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed: Stephanie Williamson

Date: 30-Apr-25

Stephanie Williamson
Responsible Accounting Officer

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

2. Income & expenses budget review statement

Income & expenses - Council Consolidated

(\$000's)	Actual figures 2023/2024	Original budget 2024/25	Approved Changes Sep Qtr	Changes Dec Qtr	Variations for this Mar Qtr	Projected year end result	Actual YTD figures	Notes
Income								
Rates and annual charges	74,641	77,851	1,929	(74)	18	79,723	79,706	
User charges and fees	54,418	45,858	1,307	548	8,121	55,835	40,904	1
Other revenues	3,505	3,335	258	781	203	4,577	3,482	2
Grants and contributions - operating	32,079	20,985	1,988	46	106	23,125	9,884	3
Grants and contributions - capital	33,122	19,555	15,069	(2,715)	965	32,875	15,932	4
Interest and investment revenue	12,971	8,836	9	3,174	2,969	14,988	10,819	5
Other income	160	-	-	-	-	-	-	
Net gain from disposal of assets	-	2,694	(5,711)	(235)	(2,248)	(5,501)	(2,724)	6
Total income from continuing operations	210,896	179,113	14,848	1,526	10,135	205,622	158,004	
Expenses								
Employee benefits and on-costs	49,340	53,659	(517)	(170)	(29)	52,943	41,740	
Materials and services	48,099	37,768	4,803	1,135	1,079	44,786	23,875	7
Borrowing costs	3,037	2,134	-	-	-	2,134	1,306	
Depreciation and amortisation	58,525	66,010	-	-	(5,000)	61,010	42,695	8
Other expenses	17,827	19,767	241	115	302	20,425	14,024	9
Net Loss from disposal of assets	4,489	-	-	-	-	-	-	
Total expenses from continuing operations	181,317	179,337	4,526	1,081	(3,647)	181,297	123,641	
Net operating result from continuing operations	29,579	(224)	10,322	445	13,782	24,325	34,363	
Net Operating Result before Capital Items	(3,543)	(19,779)	(4,746)	3,160	12,817	(8,550)	18,431	

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

2. Income & expenses budget review statement

Income & expenses - General Fund

(\$000's)	Actual figures 2023/24	Original budget 2024/25	Approved Changes Sep Qtr	Changes Dec Qtr	Variations for this Mar Qtr	Projected year end result	Actual YTD figures	Notes
Income								
Rates and annual charges	51,617	54,948	531	2	7	55,488	55,324	1
User charges and fees	30,716	26,439	1,267	521	1,820	30,048	28,645	2
Other revenues	3,369	3,176	255	756	141	4,329	3,329	3
Grants and contributions - operating	32,079	20,740	1,988	51	106	22,885	9,644	4
Grants and contributions - capital	24,286	15,789	7,346	(615)	214	22,736	14,688	5
Interest and investment revenue	7,332	4,080	1	1,449	1,071	6,600	6,601	6
Other income	160	-	-	-	-	-	-	
Net gain from disposal of assets	-	2,694	(5,711)	(246)	(2,197)	(5,461)	(2,749)	
Total income from continuing operations	149,559	127,866	5,676	1,919	1,163	136,624	115,481	
Expenses								
Employee benefits and on-costs	38,209	46,744	(561)	(179)	(60)	45,943	38,217	7
Materials and services	37,535	19,875	4,527	596	822	25,819	14,377	8
Borrowing costs	1,380	636	-	-	-	636	693	9
Depreciation and amortisation	45,093	53,430	-	-	(5,000)	48,430	38,229	
Other expenses	12,675	15,400	103	83	226	15,813	11,584	
Net Loss from disposal of assets	3,474	-	-	-	-	-	-	
Total expenses from continuing operations	138,366	136,084	4,069	500	(4,011)	136,642	103,100	
Net operating result from continuing operations	11,193	(8,219)	1,607	1,419	5,174	(18)	12,381	
Net Operating Result before Capital Items	(13,093)	(24,008)	(5,739)	2,034	4,959	(22,754)	(2,307)	

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

2. Income & expenses budget review statement

Income & expenses - Sewer Fund

(\$000's)	Actual figures 2023/24	Original budget 2024/25	Approved Changes Sep Qtr	Changes Dec Qtr	Variations for this Mar Qtr	Projected year end result	Actual YTD figures	Notes
Income								
Rates and annual charges	14,609	13,995	1,421	(21)	28	15,423	15,423	
User charges and fees	5,984	4,721	3	27	1,608	6,359	4,626	1
Other revenues	122	117	(5)	20	4	135	101	2
Grants and contributions - operating	-	118	-	(1)	-	117	117	3
Grants and contributions - capital	2,958	1,176	3,600	(2,100)	467	3,144	1,159	4
Interest and investment revenue	3,103	2,337	-	773	1,018	4,127	2,838	5
Other income	-	-	-	-	-	-	-	
Net gain from disposal of assets	-	-	-	-	(51)	(51)	10	6
Total income from continuing operations	26,776	22,464	5,018	(1,302)	3,074	29,254	24,274	
Expenses								
Employee benefits and on-costs	4,400	3,759	-	2	2	3,763	1,753	
Materials and services	2,390	5,874	50	353	201	6,478	3,878	7
Borrowing costs	427	337	-	-	-	337	193	
Depreciation and amortisation	6,343	5,718	-	-	-	5,718	4,468	8
Other expenses	1,700	1,631	1	16	(2)	1,647	1,080	9
Net Loss from disposal of assets	132	-	-	-	-	-	-	
Total expenses from continuing operations	15,392	17,319	51	371	201	17,943	11,371	
Net operating result from continuing operations	11,384	5,145	4,967	(1,673)	2,873	11,311	12,902	
Net Operating Result before Capital Items	8,426	3,969	1,367	427	2,406	8,168	11,744	

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

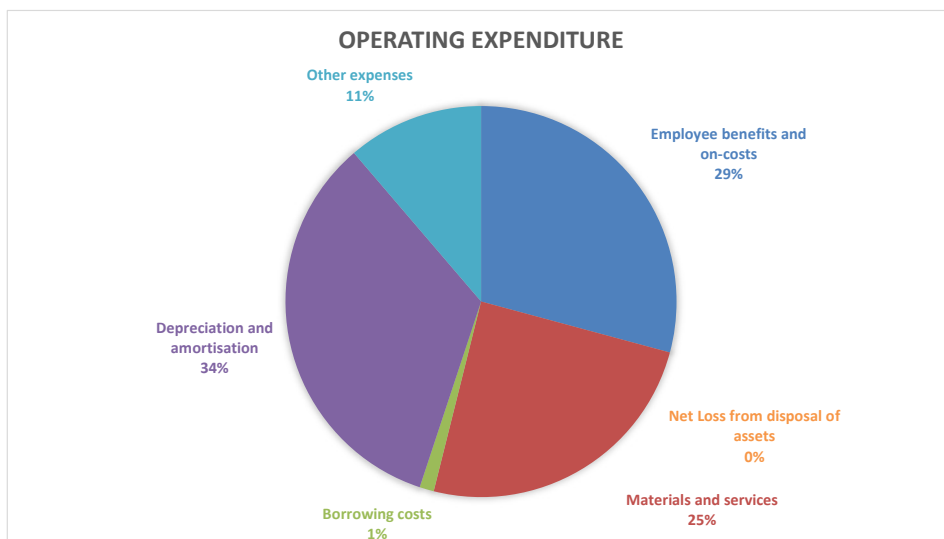
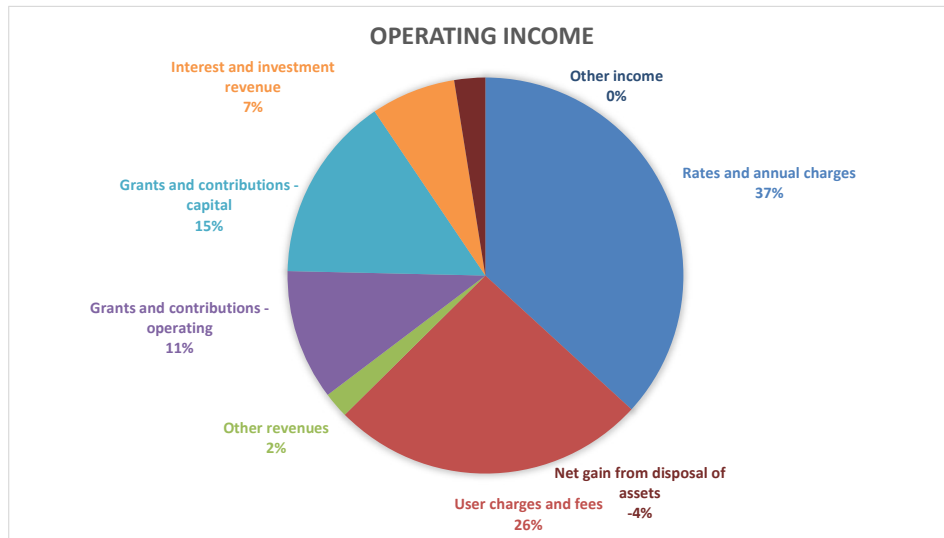
2. Income & expenses budget review statement

Income & expenses - Water Fund

(\$000's)	Actual figures 2023/24	Original budget 2024/25	Approved Changes Sep Qtr	Changes Dec Qtr	Variations for this Mar Qtr	Projected year end result	Actual YTD figures	Notes
Income								
Rates and annual charges	8,415	8,907	(23)	(55)	(17)	8,813	8,959	
User charges and fees	17,718	14,697	37	1	4,693	19,428	7,633	1
Other revenues	14	42	8	4	58	113	52	2
Grants and contributions - operating	-	127	-	(4)	-	123	123	3
Grants and contributions - capital	5,878	2,589	4,123	-	284	6,996	85	4
Interest and investment revenue	2,536	2,420	9	952	880	4,260	1,381	5
Other income	-	-	-	-	-	-	-	
Net gain from disposal of assets	-	-	-	11	-	11	16	6
Total income from continuing operations	34,561	28,783	4,154	909	5,898	39,744	18,249	
Expenses								
Employee benefits and on-costs	6,731	3,156	44	7	30	3,236	1,771	
Materials and services	8,174	12,019	227	187	56	12,488	5,621	7
Borrowing costs	1,230	1,161	-	-	-	1,161	420	
Depreciation and amortisation	7,089	6,862	-	-	-	6,862	(2)	8
Other expenses	3,452	2,735	136	16	77	2,965	1,360	9
Net Loss from disposal of assets	883	-	-	-	-	-	-	
Total expenses from continuing operations	27,559	25,933	406	210	163	26,712	9,170	
Net operating result from continuing operations	7,002	2,850	3,748	699	5,735	13,032	9,079	
Net Operating Result before Capital Items	1,124	260	(375)	699	5,452	6,036	8,994	

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

3. Quarterly Income and Expenditure Summary



Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

4. Recommended Budget Variations

Budget Variations being recommended include the following material items:

Note	Resource Group	Fund	Function	Budget Increase / (Decrease) \$'000	Details Of Material Movements
Income					
1	User charges and fees			8,121	
		General Fund		235	Increased expected revenue from construction certificate application fees, inspection fees and compliance certificate fees.
		General Fund	Building and Development Services	643	Additional expected revenue from cattle yard dues and licence fees
		Sewer Fund	Dubbo Regional Livestock Markets	1,607	Additional expected revenue from trade waste charges and quarterly non residential sewerage charges
		General Fund	Sewerage Services	862	Additional expected revenue from tipping charges at Whylandra Waste and Recycling Centre offset by \$156K reduction in income for scrap metal at Wellington Waste Facility
		Water Fund	Waste Management - Other	4,692	Additional expected revenue from quarterly water consumption charges
		Various Funds	Water Supply	82	Various other minor adjustments
2	Other revenues			203	
		Water Fund	Water Supply	58	Mainly due to additional lease income
		General Fund	Various functions	145	Various minor adjustments across other revenue sources
3	Grants and contributions - operating			106	
		Various Funds	Various functions	106	Various minor fluctuations in income across multiple functions
4	Grants and contributions - capital			965	
		Sewer Fund	Sewerage Services	1,033	Contributions By Developers
		Sewer Fund	Sewerage Services	(570)	Advanced Waste Water Treatment Plant
		Water Fund	Water Supply	283	Contributions By Developers
		General Fund	Stormwater	1,414	Stormwater Drainage
		General Fund	Dubbo Regional Livestock Markets	(139)	State & Regional Development
		General Fund	Roads Network	(342)	LRCI 4 - Brisbane St Footpath and K&G
		General Fund	Roads Network	(428)	LRCI 4 - Gipps St Footpath and K&G
		General Fund	Roads Network	(696)	FCR - Saxa Rd (Maryvale Rd - Bakers Ln)
		General Fund	Roads Network	(582)	SRP - Burrendong Way
		General Fund	Roads Network	770	LRCI 4 - Arthurville Rd
		General Fund	Recreation and Sporting	467	Comobella Bridge - Saxa Road
		Various Funds	Various functions	160	G - OOS - Pioneer Oval Sporting Renewal
				(405)	Various other minor adjustments to reflect expected timing of income
5	Interest and investment revenue			2,969	
		General Fund	Rates and General Revenue	1,072	Interest income forecast has been increased to reflect the higher than anticipated interest rates achieved throughout the year
		Water Fund	Water Supply	879	Interest income forecast has been increased to reflect the higher than anticipated interest rates achieved throughout the year
		Sewer Fund	Sewerage Services	1,018	Interest income forecast has been increased to reflect the higher than anticipated interest rates achieved throughout the year
6	Net gain from disposal of assets			(2,248)	
		General Fund	Roads Network	(2,085)	Non-cash loss on disposal of assets
		Various Funds	Various functions	(163)	Various other minor adjustments
Expenditure					
7	Materials and services			1,079	
		General Fund	Dubbo Regional Airport	1,747	Due to additional maintenance costs required for 05/23 runway
		General Fund	Dubbo Regional Livestock Markets	366	Increased maintenance costs following implementation of revised status quo offset by additional expected revenue
		Sewer Fund	Sewerage Services	201	Remediation of storm return pond at Dubbo Sewerage Treatment Plant
		Various Funds	Various functions	(1,235)	Various other minor adjustments
	Depreciation and amortisation			(5,000)	
		General Fund	Various functions	(5,000)	Depreciation adjustment to reflect the net result of asset revaluations, indexation and take ups of all asset classes
8	Other expenses			302	
		General Fund	Dubbo Regional Livestock Markets	121	Increased yard operations costs following implementation of revised status quo offset by additional expected revenue
		Various Funds	Various functions	181	Various other minor adjustments

Note:

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

Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 31 March 2025

5. Cash & investments budget review statement

Cash & investments - Council Consolidated

(\$000's)

Externally restricted ⁽¹⁾

General Fund	48,403
Water Fund	63,046
Sewer Fund	92,272
Total externally restricted	203,721

(1) Funds that must be spent for a specific purpose

Internally restricted ⁽²⁾

General Fund	90,909
Total internally restricted	90,909

(2) Funds that Council has earmarked for a specific purpose

Unrestricted (ie. available after the above Restrictions) 5,000

Total Cash & investments **299,630**

Investments

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

Cash

The Cash at Bank figure included in the Cash & Investment Statement totals \$299,629,966

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.
 The date of completion of the 31 March 2025 bank reconciliation is 01/04/25

Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 31 March 2025

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

Budget review for the quarter ended 31 March 2025

NSW local government industry key performance indicators (OLG):

General Fund

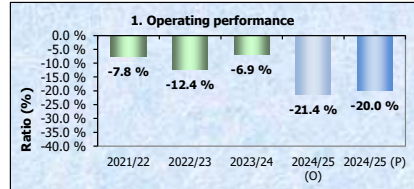
1. Operating performance

Operating revenue (excl. capital) - operating expenses
 Operating revenue (excl. capital grants & contributions)

Benchmark

> 0.00%

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

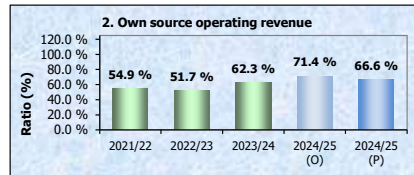


2. Own source operating revenue

Operating revenue (excl. ALL grants & contributions)
 Total Operating revenue (incl. capital grants & cont)

> 60.00%

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



Sewer Fund

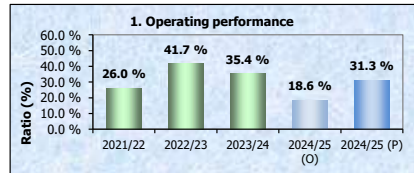
1. Operating performance

Operating revenue (excl. capital) - operating expenses
 Operating revenue (excl. capital grants & contributions)

Benchmark

> 0.00%

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

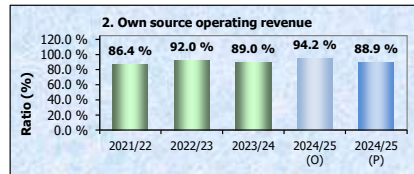


2. Own source operating revenue

Operating revenue (excl. ALL grants & contributions)
 Total Operating revenue (incl. capital grants & cont)

> 60.00%

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



Dubbo Regional Council
Quarterly Budget Review Statement
 for the quarter ended 31 March 2025

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

Budget review for the quarter ended 31 March 2025

Water Fund

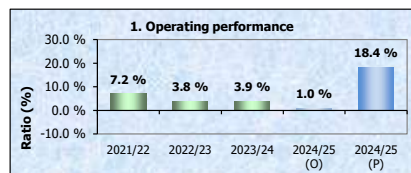
1. Operating performance

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

> 0.00%

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

Benchmark

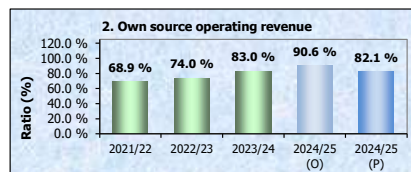


2. Own source operating revenue

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

> 60.00%

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



Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

7. Capital Budget Review

	Original Budget	Sep Revisions	Dec Revisions	March Adjustment	Annual Forecast	YTD Actuals as at 31 March
Capital						
Expenditure						
Community Culture and Places						
Aquatic Leisure Centres						
01.09470 - Asset Renewal - Other Structures						
7314 - DALC Pool Rollers - 50m Pool	12,000	-12,000	0	0	0	0
7316 - DALC Waterside Staircase	10,000	-10,000	0	0	0	0
7323 - DALC Pool Structures & Waterslides	0	13,636	0	0	13,636	0
7326 - ALC - Pump Renewals	20,000	0	0	-20,000	0	0
7331 - DALC - Splash Park Renewal	10,000	0	0	0	10,000	0
7350 - Plant Room - DALC	200,000	0	0	-200,000	0	0
7551 - DALC 50m Pool Refurbishment & Upgrade	0	0	192,095	215,000	407,095	49,152
7557 - Balance Tank Valve Replacement	12,000	-12,000	0	0	0	0
7558 - Replace leaking sluice valves	12,000	-12,000	0	0	0	0
7561 - Geurie Pool - Recirculation System	25,000	0	-10,000	5,000	20,000	0
7562 - DALC Return Line Replacement	0	50,000	-16,000	0	34,000	33,242
7563 - Shadecloth - Leisure Pool Dubbo	0	12,000	-1,973	0	10,027	0
01.09470 - Asset Renewal - Other Structures Total	301,000	29,636	164,122	0	494,758	82,394
Cemeteries						
01.09402 - Cemetery - Other Structures						
7099 - Amenities Block	150,000	-150,000	0	0	0	0
01.09402 - Cemetery - Other Structures Total	150,000	-150,000	0	0	0	0
01.09403 - Cemetery - Land Improvements						
7180 - New Concrete Beams	20,000	-20,000	0	0	0	0
7182 - Landscaping/Furniture/Signage	5,000	-5,000	0	0	0	0
7183 - Extend Ashes Section	30,000	-30,000	0	0	0	0
7190 - Ground Penetrating Radar	0	67,000	0	0	67,000	0
7191 - Old Dubbo Cemetery Erosion Project	0	70,000	-70,000	0	0	2,049
01.09403 - Cemetery - Land Improvements Total	55,000	82,000	-70,000	0	67,000	2,049
Cemeteries Total	205,000	-68,000	-70,000	0	67,000	2,049
Community Services						
01.09415 - Community Services - Buildings (Renewals)						
7200 - Reline Wongaroon Hall	15,869	0	0	-15,869	0	0
7247 - Stuart Town Railway Hotel/Post Office	0	0	0	0	0	248
7249 - Wellington Child Care Centre - Roof	0	7,562	2,025	0	9,587	9,587
7250 - Wongaroon Hall - Back access/landing	0	0	0	15,869	15,869	0
01.09415 - Community Services - Buildings (Renewals) Total	15,869	7,562	2,025	0	25,456	9,835
01.09507 - Community Services - Other Assets						
7302 - CCTV Purchase & Installation	286,000	0	0	0	286,000	73,395
01.09507 - Community Services - Other Assets Total	286,000	0	0	0	286,000	73,395
Community Services Total	301,869	7,562	2,025	0	311,456	83,230
Library Services						
01.09442 - Library - Buildings Renewal						
7245 - Building Improvements	40,000	0	0	0	40,000	-259
01.09442 - Library - Buildings Renewal Total	40,000	0	0	0	40,000	-259
Library Services Total	40,000	0	0	0	40,000	-259
Old Dubbo Gaol						
01.09458 - Assets Purchased - Other Assets						
6525 - G - CCC00125 - Digital Upgrade	0	14,302	0	0	14,302	2,460
01.09458 - Assets Purchased - Other Assets Total	0	14,302	0	0	14,302	2,460
Old Dubbo Gaol Total	0	14,302	0	0	14,302	2,460
Open Space						
01.09555 - Horticultural Services - Other Structures						
1000 - G - North Regand Park Picnic Area	0	396,000	0	-396,000	0	0
7561 - Cameron Park Fencing	0	3,504	0	0	3,504	1,909
9465 - Dubbo CBD Macquarie River Shaded Pathway	0	5,665	0	0	5,665	5,665
01.09555 - Horticultural Services - Other Structures Total	0	405,169	0	-396,000	9,169	7,574
01.09556 - Landcare Services - Land Improvement						
7408 - Tracker Riley & Riverside Signage	0	0	-5,230	0	-5,230	-5,230
7410 - G - SWF - Tracker Riley Cycle Way	0	35,623	417	0	36,040	27,253
7415 - Regand Park North Dog Leash Free Area	10,000	-10,000	0	0	0	0
7417 - Wellington Leash Free Area	15,000	0	0	16,712	31,712	0
01.09556 - Landcare Services - Land Improvement Total	25,000	25,623	-4,813	16,712	62,522	22,023
01.09563 - Horticultural Service- Other Structures (Renewals)						
7400 - Cameron Park - Lighting	65,000	145,000	0	0	210,000	0
7402 - Mumbil - Shade Sail	13,000	0	0	-1,900	11,100	7,190
7403 - Arboretum Softfall Replacement	15,000	273	0	0	15,273	15,273
7406 - Elston Park Water Park Renewal	250,000	0	0	-200,000	50,000	6,670
7454 - Sir Roden Cutler Irrigation	0	20,000	0	-15,100	4,900	4,900
7497 - Elston Park Lights	0	80,000	0	-50,000	30,000	0
7547 - Lions Park West Playground Shade Sail	125,000	0	0	-80,000	45,000	0

7. Capital Budget Review

	Original Budget	Sep Revisions	Dec Revisions	March Adjustment	Annual Forecast	YTD Actuals as at 31 March
8599 - Spears Park - Shade Sail	15,000	0	0	0	15,000	8,902
8600 - Tom Culin- Shade Sail	13,000	0	0	0	13,000	9,980
9003 - Victoria Park Skate Park	28,000	0	0	17,000	45,000	1,900
9020 - G - Teamsters Park Tennis Court/Playgrou	0	473,690	0	-250,000	223,690	31,659
9033 - Riverbank Park Nth - Fitness Centre	60,000	-31,636	14,661	0	43,025	31,025
9036 - General Signage	100,000	0	0	-40,000	60,000	28,484
01.09563 - Horticultural Service- Other Structures (Renewals) Total	684,000	687,327	14,661	-620,000	765,988	145,983
01.09566 - Horticultural Services - Amenities (Renewals)						
7494 - Victoria Park Amenities	403,486	-80,697	0	-321,919	870	870
01.09566 - Horticultural Services - Amenities (Renewals) Total	403,486	-80,697	0	-321,919	870	870
Open Space Total	1,112,486	1,037,422	9,848	-1,321,207	838,549	176,450
Rainbow Cottage						
01.09517 - Rainbow - Furniture & Fittings						
7301 - Rainbow - Dishwasher	12,000	0	-12,000	0	0	0
7306 - Kitchen Upgrades	12,000	0	12,000	-814	23,186	23,186
01.09517 - Rainbow - Furniture & Fittings Total	24,000	0	0	-814	23,186	23,186
Rainbow Cottage Total	24,000	0	0	-814	23,186	23,186
Recreation and Sporting						
01.09600 - Sporting Fac. -Other Structures (Renewals)						
7609 - Victoria Park No.1 - Lights	0	34,627	0	0	34,627	29,037
7907 - John McGrath - Irrigation	150,000	33,000	5,545	0	188,545	184,305
7919 - Barden Park Track	0	117,246	-5,545	0	111,701	0
7924 - Nita McGrath Netball Courts (SCCF)	0	18,128	0	0	18,128	0
7928 - Barden Park & Katrina Gibbs&SD Oval Lights	0	1,540	0	0	1,540	0
7930 - Vic Park No.1 & Vic Park Road Reseal	0	242,500	0	0	242,500	4,022
7932 - G - SWF - Pioneer Park Pathway & Footpath	0	281,256	0	0	281,256	280,494
7933 - G - OOS - PioneerOval Sporting Renewal	0	0	280,508	161,558	442,066	344,178
7938 - Victoria Park 2 - Irrigation Renewal	150,000	-100,000	0	0	50,000	0
7939 - Victoria Park 3 - Irrigation Renewal	50,000	0	0	0	50,000	0
7940 - Lady Cutler PA System Upgrade	20,000	35,000	0	0	55,000	43,341
01.09600 - Sporting Fac. -Other Structures (Renewals) Total	370,000	663,297	280,508	161,558	1,475,363	885,377
Regional Theatre and Convention Centre						
01.09578 - DRTCC - Furniture & Fittings						
7320 - DRTCC - Office Over Box Office	0	0	3,500	0	3,500	0
01.09578 - DRTCC - Furniture & Fittings Total	150,000	-34,420	10,659	661	126,900	123,400
01.09582 - Wellington Civic Centre - Buildings						
7030 - New Main Switchboard (Wellington)	40,000	-3,543	0	0	36,457	36,457
01.09582 - Wellington Civic Centre - Buildings Total	40,000	-3,543	0	0	36,457	36,457
Regional Theatre and Convention Centre Total	190,000	-37,963	10,659	661	163,357	159,857
Showgrounds						
01.09291 - Showground - Water Infrastructure						
7200 - Bore	0	34,847	0	0	34,847	30,394
01.09291 - Showground - Water Infrastructure Total	0	34,847	0	0	34,847	30,394
Showgrounds Total	0	34,847	0	0	34,847	30,394
Wellington Caves Complex						
01.08153 - Caravan Park - Furniture & Fittings						
5101 - Washing Machines	12,000	0	0	-12,000	0	0
01.08153 - Caravan Park - Furniture & Fittings Total	12,000	0	0	-12,000	0	0
01.08172 - Wellington Caves - Other Structures						
7049 - Bring Back the Bats - Restoration Projec	0	22,318	0	0	22,318	8,524
01.08172 - Wellington Caves - Other Structures Total	0	22,318	0	0	22,318	8,524
01.08200 - Land & Buildings						
7120 - Bathroom Motels - Tile Replacement	25,000	25,000	0	0	50,000	0
7121 - Motel Rooms Hot Water Systems	0	40,000	0	0	40,000	0
7122 - Camp Amenities Hot Water System	25,000	50,000	0	0	75,000	0
01.08200 - Land & Buildings Total	50,000	115,000	0	0	165,000	0
01.08202 - Plant and Equipment						
7049 - Carbon Dioxide Monitors Fixed	10,000	-8,000	0	0	2,000	2,000
01.08202 - Plant and Equipment Total	10,000	-8,000	0	0	2,000	2,000
Wellington Caves Complex Total	72,000	129,318	0	-12,000	189,318	10,524
Western Plains Cultural Centre						
01.09533 - WPCC - Furniture & Fittings						
7312 - Humidifier	30,000	30,000	0	0	60,000	26,513
7326 - PAC Unit Replacement	35,000	0	0	-35,000	0	0
01.09533 - WPCC - Furniture & Fittings Total	65,000	30,000	0	-35,000	60,000	26,513
01.09545 - Cultural Facilities - Buildings						
7417 - Museum - P & P & P exhibition upgrade	0	30,000	0	-30,000	0	0
01.09545 - Cultural Facilities - Buildings Total	30,000	30,000	0	-30,000	30,000	0
Western Plains Cultural Centre Total	95,000	60,000	0	-65,000	90,000	26,513
Wiradjuri Tourism Centre						
01.05486 - Wiradjuri Tourism Centre - Buildings						

7. Capital Budget Review

	Original Budget	Sep Revisions	Dec Revisions	March Adjustment	Annual Forecast	YTD Actuals as at 31 March
1001 - Stage 1	0	700,000	1,457,152	-2,157,152	0	0
01.05486 - Wiradjuri Tourism Centre - Buildings Total	0	700,000	1,457,152	-2,157,152	0	0
Wiradjuri Tourism Centre Total	0	700,000	1,457,152	-2,157,152	0	0
Community Culture and Places Total	2,711,355	2,570,421	1,854,314	-3,393,954	3,742,136	1,482,175
Development and Environment						
Compliance						
01.09361 - Compliance - Furniture & Fittings						
7000 - Minor Furniture and Fittings	30,000	0	-30,000	0	0	0
01.09361 - Compliance - Furniture & Fittings Total	30,000	0	-30,000	0	0	0
01.09365 - Compliance - Other Structures						
7001 - Animal Shelter	6,000,000	1,099,231	0	-7,562	7,091,669	6,026,364
01.09365 - Compliance - Other Structures Total	6,000,000	1,099,231	0	-7,562	7,091,669	6,026,364
Compliance Total	6,030,000	1,099,231	-30,000	-7,562	7,091,669	6,026,364
Waste Management - Domestic						
01.09103 - DWM - Plant & Equipment Purchases						
6745 - Telematics - Garbage Trucks	25,000	0	-25,000	0	0	0
6746 - Utility (091)	0	45,715	0	0	45,715	45,715
6749 - Utility (023)	0	42,768	0	0	42,768	42,768
01.09103 - DWM - Plant & Equipment Purchases Total	25,000	88,483	-25,000	0	88,483	88,483
Waste Management - Domestic Total	25,000	88,483	-25,000	0	88,483	88,483
Waste Management - Other						
01.08113 - Other Assets						
6506 - Minor Other Assets	15,000	0	-15,000	0	0	0
01.09114 - Other Waste - Plant & Equipment						
6820 - Polystyrene Melling Machine	0	0	85,283	0	85,283	85,283
01.09114 - Other Waste - Plant & Equipment Total	0	0	85,283	0	85,283	85,283
01.09120 - Other Waste - Land Improvements						
6784 - Landfill Rehabilitation - Wellington Tip	500,000	0	-400,000	0	100,000	74,089
01.09120 - Other Waste - Land Improvements Total	500,000	0	-400,000	0	100,000	74,089
Waste Management - Other Total	515,000	0	-329,717	0	185,283	159,372
Development and Environment Total	6,570,000	1,187,714	-384,717	-7,562	7,365,435	6,274,219
Infrastructure						
Depot Services						
01.09696 - Depot - Other Structures						
7958 - Heritage Grader/ Roller Shelter	30,000	2,954	0	0	32,954	32,954
7959 - Hawthorn St Depot Stormwater	30,000	0	0	-5,000	25,000	8,350
8000 - Amaroo Dr Depot Wash Bay Compliance	72,634	48,174	0	0	120,808	0
01.09696 - Depot - Other Structures Total	132,634	51,128	0	-5,000	178,762	41,304
01.09697 - Depot - Buildings						
7839 - Electrical upgrade to Greenspace Ops Shed	0	0	10,100	0	10,100	0
7840 - Signs Shed Hawthorn St Depot	0	35,690	0	0	35,690	35,690
7841 - Hawthorn St - Demolish Old Buildings	26,850	0	0	0	26,850	306
7842 - Hawthorn St Car Park Improvements	268,980	-35,690	-10,100	-167,718	55,472	55,421
7845 - Landscaping of Hawthorn St Depot	7,500	-7,500	0	0	0	0
7849 - Hawthorn St Depot Inf Office Building 3	0	57,274	12,785	-6,267	63,792	63,792
8088 - Maughan St Depot	29,486	-801	-12,785	0	15,900	0
01.09697 - Depot - Buildings Total	332,816	46,973	0	-173,985	207,804	155,209
Depot Services Total	465,450	100,101	0	-178,985	386,566	196,513
Fleet Services						
01.09617 - Assets Purchased - Equipment						
7619 - EV Charging Equipment	100,000	-100,000	0	0	0	0
01.09617 - Assets Purchased - Equipment Total	100,000	-100,000	0	0	0	0
01.09619 - Assets Purchased - Minor Plant (\$50000 to \$149999)						
7100 - Plant Assets Purchased	1,170,439	842,802	-1,270,207	-235,000	508,034	317,026
01.09619 - Assets Purchased - Minor Plant (\$50000 to \$149999) Total	1,170,439	842,802	-1,270,207	-235,000	508,034	317,026
01.09621 - Assets Purchased - Major Plant (>\$150 & 000)						
7100 - Plant Assets Purchased	5,947,250	923,345	-2,590,915	-499,676	3,780,004	2,082,767
01.09621 - Assets Purchased - Major Plant (>\$150 & 000) Total	5,947,250	923,345	-2,590,915	-499,676	3,780,004	2,082,767
01.09623 - Assets Purchased - Light Vehicles						
7100 - Plant Assets Purchased	1,912,910	0	161,032	-406,050	1,667,892	1,373,861
01.09623 - Assets Purchased - Light Vehicles Total	1,912,910	0	161,032	-406,050	1,667,892	1,373,861
01.09625 - Assets Purchased - Small Plant (\$10000 to \$49999)						
7100 - Plant Assets Purchased	240,469	135,048	-82,430	-135,369	157,718	111,218
01.09625 - Assets Purchased - Small Plant (\$10000 to \$49999) Total	240,469	135,048	-82,430	-135,369	157,718	111,218
Fleet Services Total	9,371,068	1,801,195	-3,782,520	-1,276,095	6,113,648	3,884,872
Greenspace Operations						
01.09610 - Parks & Landcare Operations - Asset acquisitions						
7570 - CCTV for Greenkeeper Shed at Vic No 1	0	0	10,015	0	10,015	11,401
01.09610 - Parks & Landcare Operations - Asset acquisitions Total	0	0	10,015	0	10,015	11,401
Greenspace Operations Total	0	0	10,015	0	10,015	11,401

7. Capital Budget Review

	Original Budget	Sep Revisions	Dec Revisions	March Adjustment	Annual Forecast	YTD Actuals as at 31 March
Roads Network						
01.09004 - Paved Footpaths - Reconstruction						
6687 - Gipps St (Wingewarra to Bulje)	227,535	0	0	-227,535	0	0
6689 - Brisbane St (Reakes to Mitchell)	185,000	0	0	15,000	200,000	918
01.09004 - Paved Footpaths - Reconstruction Total	412,535	0	0	-212,535	200,000	918
01.09006 - Paved Footpaths - Construction						
6600 - Macquarie St	0	29,301	0	0	29,301	0
01.09006 - Paved Footpaths - Construction Total	0	29,301	0	0	29,301	0
01.09041 - Urban Road Construction & Reconstruct						
6628 - VPA - Sheraton Road Rehabilitation	0	-249	0	0	-249	-249
6667 - Talbragar St - Macquarie to Brisbane	100,000	0	-50,000	-50,000	0	0
6670 - Tamworth St Roundabout (Darling St)	434,000	678,188	-463,922	-36,742	611,524	611,524
6709 - Wheelers Lane (Rail to Myall)	0	0	0	0	0	7,153
6710 - Tamworth St (Fitzroy St to Sterling St)	0	0	0	0	0	4,321
6714 - Percy St - Warne to Swift	0	42,356	0	0	42,356	0
6722 - LRCI 3 Wheelers Ln (Birch to Rail X)	0	0	0	0	0	4,606
6730 - Blueridge Link Rd (Sheraton - Capital)	3,000,000	-2,965,000	0	0	35,000	22,543
6731 - Glasson St (Simpson to Thornton St)	96,000	-91,000	2,934	0	7,934	7,934
6738 - Oakley Ave (Bushrangers Ck to End)	96,000	8,615	0	0	104,615	14,266
6739 - Barton St (Charles to Samuel St)	0	5,000	2,064	0	7,064	7,064
6740 - Parkes St (Zouch to Charles St)	131,200	407,000	0	-442,200	96,000	22,097
6745 - Southern Distributer Capital - Mitchell	0	3,700	0	0	3,700	0
6746 - Newell Hwy / River St Intersection	10,300,000	-1,139,254	0	0	9,160,746	8,374,712
6747 - RERRF - Tamworth St Heavy Patch	0	21,242	543	4,025	25,810	25,810
6748 - RERRF - Macquarie St Heavy Patch	0	42,566	0	0	42,566	42,566
6749 - RERRF - Boundary Road Heavy Patch	0	105,931	0	0	105,931	105,931
6750 - RERRF - Wheelers Lane Heavy Patch	0	65,995	0	0	65,995	65,995
6751 - RERRF - Fitzroy St Heavy Patch	0	40,939	0	0	40,939	40,939
6752 - RERRF - Yarrandale Rd Heavy Patch	0	122,632	5,699	0	128,331	128,331
6753 - RERRF - Oak St Heavy Patch	0	0	0	205	205	205
6754 - RERRF - Wingewarra St Heavy Patch	0	0	0	2,301	2,301	2,301
6755 - RERRF - Myal Street Heavy Patch	0	0	0	2,059	2,059	2,059
6756 - RERRF - St Georges Terrace Heavy Patch	0	0	0	2,301	2,301	2,301
6760 - RERRF - Palmer Street Heavy Patch	0	211	0	0	211	211
6761 - Blueridge Stg 3 (Hwy Intersection)	0	50,000	0	0	50,000	7,877
6767 - Sheraton Road	0	100,000	0	12,021	112,021	112,021
6768 - Thompson St / Bunglegumbe Roundabout	0	20,000	0	0	20,000	5,850
01.09041 - Urban Road Construction & Reconstruct Total	14,157,200	-2,481,128	-502,682	-506,030	10,667,360	9,618,368
01.09043 - Preconstruction						
6617 - Project Development	200,000	-86,179	-4,998	-2,000	106,823	0
01.09043 - Preconstruction Total	200,000	-86,179	-4,998	-2,000	106,823	0
01.09044 - Urban Roads - Renewals						
6730 - Annual Reseal Program	728,589	250,421	0	0	979,010	178,904
6731 - Heavy Patching Program	499,878	573,847	0	-473,725	600,000	83,498
01.09044 - Urban Roads - Renewals Total	1,228,467	824,268	0	-473,725	1,579,010	262,402
01.09046 - Urban Roads - Land Acquisition						
6642 - River St East	130,000	0	0	-127,000	3,000	729
01.09046 - Urban Roads - Land Acquisition Total	130,000	0	0	-127,000	3,000	729
01.09053 - Public Transport Infrastructure Program						
6693 - Dubbo Base Hospital Bus Stop	0	3,879	7,465	310	11,654	11,654
6694 - 21-23 CPTIGS - 17 signs at bus stops	432,600	-382,600	0	-46,000	4,000	3,452
01.09053 - Public Transport Infrastructure Program Total	432,600	-378,721	7,465	-45,690	15,654	15,106
01.09055 - K&G Construct / Reconstruction						
6677 - Gipps St (Wingewarra to Bulje)	200,465	0	0	-200,465	0	0
6695 - Brisbane St (Reakes to Mitchell)	157,136	0	0	-157,136	0	5,811
6699 - Barton St West (Charles to Samuel)	86,000	-86,000	0	0	0	0
6700 - Glasson St (Simpson to Thornton)	225,000	-225,000	0	0	0	0
01.09055 - K&G Construct / Reconstruction Total	668,601	-311,000	0	-357,601	0	5,811
01.09072 - Rural Road-Major Construction & Reconstruction						
5002 - RLRRP - Benolong Rd Heavy Patching	0	48,183	0	-48,183	0	0
5004 - RLRRP - Collie Road Heavy Patching	0	8,760	0	-8,760	0	0
5018 - RLRRP - Obley Rd Heavy Patching	0	30,067	0	-30,067	0	0
6823 - LRCI 3 - Eulalie Lane Stg 1	0	1,048,192	-11,220	0	1,036,972	1,036,972
6825 - Eulalie Ln Stg 2 (Weonga Rd to Seal)	10,000	9,380	0	0	19,380	987
6828 - Eulalie Lane Stage 3	0	18,542	0	0	18,542	0
6831 - Dick St-Bodangora (Goolma Rd to Mine Rd)	43,000	7,458	0	0	50,458	810
6832 - Eurimbla Rd (Highway-Colombal Rd) Stg 1	20,000	-20,000	0	0	0	0
6835 - Nulla Road	0	65,000	-65,000	0	0	0
6841 - Benolong Road Stage 4	0	12,727	0	0	12,727	0
6850 - River St West Collector Rd (Stage 1)	4,522,730	-3,169	0	0	4,519,561	3,336,382
6851 - FCR - Saxa Rd (Maryvale Rd - Bakers Ln)	2,213,287	-1,213,287	0	-900,000	100,000	74,144
6867 - RERRF - Saxa Rd Sth of Campbells	0	450,000	210,456	-141,860	518,596	10,074
01.09072 - Rural Road-Major Construction & Reconstruction Total	12,812,579	817,737	84,236	-1,782,616	11,931,936	7,591,247
01.09073 - Rural Road- Construction & Reconstruction Backlog						

7. Capital Budget Review

	Original Budget	Sep Revisions	Dec Revisions	March Adjustment	Annual Forecast	YTD Actuals as at 31 March
6713 - Rural Road Backlog Construction	700,000	0	0	-671,400	28,600	0
01.09073 - Rural Road- Construction & Reconstruction Backlog Total	700,000	0	0	-671,400	28,600	0
01.09076 - Roads To Recovery Program						
6680 - Planned Roads to Recovery Program	0	660,456	-550,861	-109,595	0	0
01.09076 - Roads To Recovery Program Total	0	660,456	-550,861	-109,595	0	0
01.09077 - Rural Roads - Renewals						
6693 - VPA - Gillinghall Rd - Causeway 5.2 km	60,000	0	0	0	60,000	41,833
6695 - Annual Reseal Program	1,030,482	263,502	0	0	1,293,984	341,155
6697 - Rural Unsealed - Resheeting	1,091,830	110,011	0	0	1,201,841	527,928
01.09077 - Rural Roads - Renewals Total	2,182,312	373,513	0	0	2,555,825	910,916
01.09079 - Land Acquisition						
6000 - Quarry Establishment	50,000	0	0	-49,540	460	460
6700 - Land Acquisition Costs	2,635,000	-2,564	0	-2,532,436	100,000	42,267
6703 - Sunnyside Road	0	2,465	0	0	2,465	0
6706 - Southern Distributor Land Acquisition	0	99	0	0	99	99
6707 - ST.11 TAFE NSW - Western Boulevard	0	10,068	6,901	24	16,993	16,993
6718 - Squadron - Twelve Mile & Goolma Rd Inter	0	0	0	0	0	30,078
6719 - River St to Tony McGrane Road Widening	0	0	0	2,000	2,000	0
01.09079 - Land Acquisition Total	2,685,000	10,068	6,901	-2,579,952	122,017	89,897
01.09081 - Disaster Recovery						
6500 - DRFA - Minore Road Heavy Patching	0	86,538	0	-86,538	0	0
01.09081 - Disaster Recovery Total	0	86,538	0	-86,538	0	0
01.09082 - Bridge Improvements Program						
6685 - Benelong Bridge Replacement	0	1,318,550	-109,595	3,059	1,212,014	1,212,014
6686 - Burrendong Bridge No 1	1,640,791	233,438	0	0	1,874,229	1,754,584
6688 - Molong St Stuart Town	1,220,000	54,718	0	-144,718	1,130,000	877,703
6689 - Comabella Bridge - Sava Road	3,249,323	417,753	0	-2,094	3,664,982	2,228,763
6712 - Eulomogo Creek Bridge	100,000	0	-50,000	-25,000	25,000	0
6728 - Forestvale Rd - Box Culverts	100,000	0	-50,000	-25,000	25,000	0
01.09082 - Bridge Improvements Program Total	6,310,114	2,024,459	-209,595	-193,753	7,931,225	6,073,064
01.09981 - Plant and Equipment						
7009 - Traffic Counters	24,000	0	0	-14,000	10,000	0
7030 - Electronic/GPS Survey Equipment	100,000	0	0	0	100,000	0
01.09981 - Plant and Equipment Total	124,000	0	0	-14,000	110,000	0
Roads Network Total	42,043,408	1,569,312	-1,169,534	-7,162,435	35,280,751	24,568,458
Sewerage Services						
03.08051 - Pumps & Equipment						
5134 - Pumps	0	0	0	38,740	38,740	0
5147 - Brocklehurst Sewer Pump Station	0	0	0	12,425	12,425	0
5165 - CCTV Equipment (Retic)	150,000	-50,000	0	0	100,000	0
03.08051 - Pumps & Equipment Total	150,000	-50,000	0	51,165	151,165	0
03.08053 - Plant & Equipment Purchases						
5255 - Plant and Equipment	460,702	364,076	-190,439	-243,076	391,263	349,866
03.08053 - Plant & Equipment Purchases Total	460,702	364,076	-190,439	-243,076	391,263	349,866
03.08057 - Land & Buildings						
5170 - Land - Trunk Easement Creation West Dubbo	0	61,852	0	-51,852	10,000	7,835
5171 - Advanced Waste Water Treatment Plant	0	3,600,000	-2,100,000	-570,000	930,000	137,775
03.08057 - Land & Buildings Total	0	3,661,852	-2,100,000	-621,852	940,000	145,610
03.08059 - Contributed Assets - Sewer						
5123 - Sewer Mains	0	0	0	1,033,024	1,033,024	0
03.08059 - Contributed Assets - Sewer Total	0	0	0	1,033,024	1,033,024	0
03.08071 - Augmentation						
5995 - Keswick Upgrade RM & Pump Station	200,000	100,000	-150,000	-50,000	100,000	8,809
6007 - Cootha SPS - RM (C)	0	135,214	0	0	135,214	135,214
6018 - Margaret Cres - Sewer Cross Connections	0	500,000	-400,000	0	100,000	0
6060 - Troy Gully SPS - Major Upgrade	0	8,000,000	-1,000,000	-2,000,000	5,000,000	2,063,755
6065 - Well STP Reline Lagoon-Bypass Capacity	200,000	-200,000	0	0	0	0
6204 - STP - Bio Solids Tment Process Upgrade	1,186,000	0	-986,000	-170,000	30,000	2,345
6207 - Blueridge to Southlakes gravity main	100,000	-100,000	0	0	0	0
6212 - Huckle St Gravity Sewer Extension	0	76,419	0	0	76,419	30,917
6219 - Henty Drive Extension	0	0	0	-1,127	-1,127	-1,127
6222 - Blueridge Link Road Stage 1	0	100,000	-50,000	-20,000	30,000	9,816
03.08071 - Augmentation Total	1,686,000	8,611,633	-2,586,000	-2,241,127	5,470,506	2,249,729
03.08073 - Asset Replacement/Refurbishment >\$10K						
5990 - Dubbo STP UV Flow Meter Replacement	0	90,000	0	4,268	94,268	94,268
5994 - Dubbo STP Aerator Refurbishment	0	500,000	0	-466,533	33,467	33,467
6207 - Alfred St SPS Pump	0	0	0	37,325	37,325	0
6212 - DSTP - Bothenba Road SPS Flowmeter	0	0	0	13,102	13,102	0
6533 - Dubbo STP Switchboard	0	0	0	0	0	3,670
6624 - DSTP Bioreactor refurbishment	200,000	-200,000	0	29,880	29,880	0
6627 - Geunie STP SCADA Upgrade	0	69,835	0	4,097	73,932	73,932
6628 - Wellington STP - Chemical Dosing Equip	0	0	35,000	0	35,000	35,000

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	Original Budget	Sep Revisions	Dec Revisions	March Adjustment	Annual Forecast	YTD Actuals as at 31 March
6629 - Dubbo STP River Discharge Flow Meter	0	0	0	10,680	10,680	0
6630 - Greengrove - Flow Meter	0	0	14,307	0	14,307	14,307
03.08073 - Asset Replacement/Refurbishment >\$10K Total	200,000	459,835	49,307	-367,181	341,961	254,644
03.08077 - Main Rehabilitation						
5653 - Mains Rehabilitation	1,600,000	0	-900,000	0	700,000	462,199
5662 - Manhole Rectification Program	250,000	-250,000	0	0	0	0
03.08077 - Main Rehabilitation Total	1,850,000	-250,000	-900,000	0	700,000	462,199
Sewerage Services Total	4,346,702	12,797,396	-5,727,132	-2,389,047	9,027,919	3,462,048
Stormwater						
01.09127 - Asset Renewals/Maintenance						
6700 - Drainage Easement Bunglegumbe Rd	0	0	0	15,000	15,000	0
6819 - Devils Hole Outfall Reconstruction	1,165,000	-1,161,941	0	0	3,059	3,059
6840 - Pipe Relining	355,000	545,000	0	-900,000	0	0
7001 - Ford St Outfall Reconstruction	175,000	-175,000	0	0	0	0
7002 - Marsh St Outfall Relocation	60,000	-60,000	0	0	0	0
7009 - S7.11 - Muller St Drain Reconstruction	50,000	0	-50,000	0	0	0
7030 - Tamworth St/Darling St Roundabout	0	425,000	43,796	2,175	470,971	470,971
7048 - Linda Drive flooding rectification works	0	60,000	0	-30,137	29,863	0
01.09127 - Asset Renewals/Maintenance Total	1,805,000	-366,941	-6,204	-912,962	518,893	474,030
6841 - Laughton St Extension	0	62,220	-61,832	2,641	3,029	3,029
6845 - Taylor/Jubilee St Flooding Rectification	0	14,164	0	0	14,164	0
6849 - Elizabeth St Extension	0	450,953	444,112	0	895,065	459,463
6851 - Macquarie St (Margaret to Fitzroy)	1,036,500	-495,806	-517,521	29,817	52,990	48,817
01.09135 - Drainage Extensions Total	1,036,500	31,531	-135,241	32,458	965,248	511,309
01.09137 - Contributed Assets - Stormwater						
6826 - Stormwater Drainage	0	0	0	1,414,086	1,414,086	1,414,086
01.09137 - Contributed Assets - Stormwater Total	0	0	0	1,414,086	1,414,086	1,414,086
01.09142 - Hennessy Road Detention Basin Section 7.11						
4620 - Hennessy Rd Detention Basin Construction	60,000	-60,000	0	0	0	0
01.09142 - Hennessy Road Detention Basin Section 7.11 Total	60,000	-60,000	0	0	0	0
01.09144 - Troy Basin						
4628 - Troy Gully Floodplain Reconstruction	210,402	-210,402	0	0	0	0
01.09144 - Troy Basin Total	210,402	-210,402	0	0	0	0
01.09145 - Wongarbon Drainage Scheme						
4629 - 23 Derribong St Drainage	0	150,000	0	-75,000	75,000	8,105
01.09145 - Wongarbon Drainage Scheme Total	0	150,000	0	-75,000	75,000	8,105
Stormwater Total	3,111,902	-455,812	-141,445	458,582	2,973,227	2,407,530
Water for the Future						
02.09701 - Acquisition of Assets						
2000 - Water Security Trade	0	3,636	0	-3,636	0	0
3000 - Groundwater Infrastructure	0	2,683,307	-1,208,053	-17,292	1,457,962	65,816
3001 - Non-Potable Pipeline	0	17,699	0	0	17,699	-515
4500 - Geurie Bore and Pipeline	0	748,058	0	4,753	752,811	618,051
4502 - Wellington Bore and Pipeline	0	268,055	2,600	10,014	280,669	63,357
4504 - Northern Borefields	0	349,362	1,205,453	6,161	1,560,976	343,316
4620 - PFAS Bore Investigation	0	13,344	0	0	13,344	0
02.09701 - Acquisition of Assets Total	0	4,083,461	0	0	4,083,461	1,090,025
Water for the Future Total	0	4,083,461	0	0	4,083,461	1,090,025
Water Supply						
5255 - Plant - Purchases	394,645	186,129	136,139	-293,149	423,764	225,314
02.08051 - Works Plant - Purchases Total	394,645	186,129	136,139	-293,149	423,764	225,314
02.08053 - Pumps & Equipment >\$10000 Total	0	0	1,000,000	-900,000	100,000	0
02.08059 - Land & Buildings						
5183 - Land Acquisitions	0	2,201	0	0	2,201	0
02.08059 - Land & Buildings Total	0	2,201	0	0	2,201	0
02.08063 - Contributed Assets - Water Mains						
5197 - Water Supply Mains	0	0	0	1,332,153	1,332,153	1,332,153
02.08063 - Contributed Assets - Water Mains Total	0	0	0	1,332,153	1,332,153	1,332,153
02.08065 - Buildings						
5207 - JGWTP - Upgrade to office & lab etc	0	750,000	-450,000	0	300,000	53,870
5208 - Solar Panels on Fluoride Building	0	0	40,000	0	40,000	0
02.08065 - Buildings Total	0	750,000	-410,000	0	340,000	53,870
02.08069 - Augmentation Works						
4100 - Shed WS Depot Materials Storage	0	0	0	-7,456	-7,456	-7,456
6501 - Construction of Mumbil WTP	50,000	50,000	0	-100,000	0	0
6521 - Mumbil Rising Water Main-200AC	0	605,280	0	-105,148	500,132	500,132
6524 - Sedimentation Lagoon Wellington	500,000	0	0	-250,000	250,000	0
6526 - Filter Upgrade JGWTP (C)	800,000	-180,000	-521	96,091	715,570	715,570
6535 - Geurie Water Treatment Plant upgrade	1,000,000	-700,000	-150,000	-150,000	0	0
6537 - Pipeline-R Main Capstan Dr- Buninyong	100,000	100,000	0	-200,000	0	0
6539 - Newtown Pump Station-Backup power gen	150,000	0	0	-100,000	50,000	0

7. Capital Budget Review

	Original Budget	Sep Revisions	Dec Revisions	March Adjustment	Annual Forecast	YTD Actuals as at 31 March
6543 - Upgrade Fluoride Dosing System	0	2,200,000	0	0	2,200,000	1,486,941
6549 - Chrisbrook Terrace Extension	0	0	0	-5,385	-5,385	-5,385
6550 - Water Connections 1 Church St	0	0	46,001	-46,001	0	46,001
02.08069 - Augmentation Works Total	2,600,000	2,075,280	-104,520	-867,899	3,702,861	2,735,803
02.08071 - Asset Replacement / Refurbishment >\$10000						
5664 - JGWTP Feasibility study major upgrade	0	365,000	250,000	-515,000	100,000	0
5674 - JGWTP - Clarifier and Chemical Storage	100,000	150,000	-250,000	0	0	0
5810 - JGWTP Turbidity Meter Replacement	0	0	0	12,893	12,893	12,893
6217 - Fencing	0	0	43,158	16,877	60,035	60,035
6504 - JGWTP Lime Slaker Refurbishment	0	19,279	0	0	19,279	19,279
6565 - Filter Upgrade for Wellington WTP	0	100,000	-50,000	0	50,000	17,945
6604 - Montefiores Reservoir Modification	0	0	0	79,700	79,700	0
6612 - Buninyong Reservoir 2 recoat int/ext	700,000	0	-700,000	0	0	0
6671 - JGWTP - Chlorination Equipment	0	95,400	0	0	95,400	95,400
02.08071 - Asset Replacement / Refurbishment >\$10000 Total	800,000	729,679	-706,842	-405,530	417,307	205,552
02.08073 - Mains Replacement						
5673 - Jubilee/Tamworth St Intersection	80,000	-80,000	0	0	0	0
5783 - Siren Street Main Replacement	0	0	0	-88	-88	-88
5795 - Tamworth St/Darling St Roundabout Augmen	500,000	-304,528	-5,327	0	190,145	190,145
5810 - Gobolion St	0	177,510	0	12,842	190,352	190,352
5833 - North St - Minore Rd to Victoria St	175,000	380,000	0	-550,000	5,000	155
5834 - Gipps St (Nancarrow to Belmore St)	0	120,000	25,000	-12,556	132,444	111,573
6700 - Bultje St Main Replacement	0	2,762	0	-2,224	538	538
6757 - Bishop St - Darling St to Fitzroy St	450,000	0	0	0	450,000	329,191
6759 - Birch Ave (Viceroy Ave to Sheraton Rd)	700,000	0	-200,000	-500,000	0	0
6774 - Quinn St - Bourke St to Gipps St	400,000	0	0	0	400,000	0
6777 - Nancarrow - Mary to Gipps	0	125,000	10,509	0	135,509	135,509
6781 - Welchman St - Myall St to Elsworth St	80,000	0	20,000	0	100,000	0
6785 - James Street	0	180,000	-27,496	0	152,504	152,504
02.08073 - Mains Replacement Total	2,385,000	600,744	-177,314	-1,052,026	1,756,404	1,109,879
Water Supply Total	6,179,645	4,344,033	-262,537	-2,186,451	8,074,690	5,662,571
Infrastructure Total	65,518,175	24,239,686	-11,073,153	-12,734,431	65,950,277	41,283,418
Organisational Performance						
Building Assets						
01.09665 - CAB - Furniture & Fittings						
7952 - Dubbo CAB Fittings	100,000	-100,000	0	0	0	373
01.09665 - CAB - Furniture & Fittings Total	100,000	-100,000	0	0	0	373
01.09668 - Buildings						
7946 - The Greens	0	0	1,500,000	0	1,500,000	1,504,916
01.09668 - Buildings Total	0	0	1,500,000	0	1,500,000	1,504,916
01.09672 - Capital Renewals - Dubbo CAB						
5021 - BMS System	0	0	0	0	0	80,498
5029 - Council Chambers Relocation	0	0	0	0	0	181
01.09672 - Capital Renewals - Dubbo CAB Total	250,000	-100,000	0	0	150,000	85,598
Building Assets Total	350,000	-200,000	1,500,000	0	1,650,000	1,590,887
Dubbo Regional Airport						
01.09201 - Airport Furniture & Fittings						
01.09201 - Airport Furniture & Fittings Total	50,000	0	0	0	50,000	6,886
01.09206 - Airport - Buildings						
6964 - Bird Dog Shed Hangar	100,000	-100,000	0	0	0	0
01.09206 - Airport - Buildings Total	100,000	-100,000	0	0	0	0
01.09208 - Airport - Other Structures						
6951 - CCTV Enhancement	9,360	0	-9,360	0	0	90
6952 - Security system Upgrade	0	0	23,360	0	23,360	0
6970 - WARP - Security Cameras	30,000	0	-14,000	0	16,000	0
01.09208 - Airport - Other Structures Total	39,360	0	0	0	39,360	90
01.09212 - Airport - Infrastructure Pavements						
7002 - Northern Apron Expansion	80,000	-80,000	0	0	0	0
7050 - Taxiway Juliet Apron Construction	0	0	0	80,000	80,000	35,022
01.09212 - Airport - Infrastructure Pavements Total	80,000	-80,000	0	80,000	80,000	35,022
01.09213 - Airport Infrastructure - Roads						
6970 - Entrance Road and Carpark Reseal	150,000	-150,000	0	0	0	0
01.09213 - Airport Infrastructure - Roads Total	150,000	-150,000	0	0	0	0
01.09215 - Asset Renewal Airport - Buildings						
6909 - Upgrade Bathrooms	30,000	0	0	0	30,000	0
6910 - Mini Orb Undercover Awnings	55,000	-55,000	0	0	0	0
01.09215 - Asset Renewal Airport - Buildings Total	85,000	-55,000	0	0	30,000	0
Dubbo Regional Airport Total	504,360	-385,000	0	80,000	199,360	41,998
Dubbo Regional Livestock Markets						

7. Capital Budget Review

	Original Budget	Sep Revisions	Dec Revisions	March Adjustment	Annual Forecast	YTD Actuals as at 31 March
01.09167 - Livestock Markets - Other Structures						
6909 - Cattle Crush	50,000	0	0	-20,000	30,000	25,616
6951 - Cattle Yards Rubber Matting	80,000	110,000	0	-13,000	177,000	176,412
6960 - EID Readers - Shelters	0	219,000	0	-19,000	200,000	198,436
01.09167 - Livestock Markets - Other Structures Total	130,000	329,000	0	-52,000	407,000	400,464
01.09170 - Livestock Markets - Plant & Equipment						
6919 - Sheep & Goat EID Tagging	0	261,017	0	0	261,017	94,859
6935 - Livestock Software Package	0	0	0	135,000	135,000	0
01.09170 - Livestock Markets - Plant & Equipment Total	0	261,017	0	135,000	396,017	94,859
01.09177 - Livestock Markets - Other Structures						
6895 - Security Cameras	20,000	-20,000	0	68,633	68,633	37,843
01.09177 - Livestock Markets - Other Structures Total	20,000	-20,000	0	68,633	68,633	37,843
01.09179 - Livestock Markets - Other Assets						
6921 - Water Troughs - Cattle Yards	0	4,091	0	3,500	7,591	7,420
6924 - Hard Hose Travelling Irrigator	55,000	-55,000	0	0	0	0
6925 - Greenfield Sheep Yards	0	0	0	12,064	12,064	8,760
01.09179 - Livestock Markets - Other Assets Total	55,000	-50,909	0	15,564	19,655	16,180
Dubbo Regional Livestock Markets Total	205,000	519,108	0	167,197	891,305	549,346
Fire and Emergency Services						
01.09159 - Fire Services - Other Structures						
6901 - Tanks - Elong Elong Station	0	934	0	0	934	934
01.09159 - Fire Services - Other Structures Total	0	934	0	0	934	934
01.09164 - Fire Control - Buildings						
6903 - NSW RFS Aviation Centre of Excellence	0	0	0	2,248	2,248	2,248
6904 - Bodangora Station	0	0	0	74,483	74,483	67,083
6907 - Wuuluman Station	0	0	0	3,800	3,800	-850
6909 - FCC - Storeroom Outdoor Area Stage 1	100,000	-100,000	0	0	0	0
6910 - Eulomogo Station - Shed	0	50,000	0	0	50,000	21,240
6911 - Brocklehurst Station - Shed	0	50,000	0	0	50,000	26,522
01.09164 - Fire Control - Buildings Total	100,000	0	0	80,531	180,531	116,243
Fire and Emergency Services Total	100,000	934	0	80,531	181,465	117,177
Project Management Office						
01.09372 - Destination Dubbo						
1000 - Old Dubbo Gaol Plaza	771,069	442,720	0	0	1,213,789	219,427
1001 - Wiradjuri Tourism Centre - Building	0	293,342	0	0	293,342	143,203
1002 - Macquarie Foreshore - Event Precinct	5,298,696	-239,962	-4,973,734	0	85,000	86,441
01.09372 - Destination Dubbo Total	6,069,765	496,100	-4,973,734	0	1,592,131	449,071
Project Management Office Total	6,069,765	496,100	-4,973,734	0	1,592,131	449,071
Property and Land Development						
01.09234 - Assets Const - Land Development - Stormwater						
7080 - Keswick Stage 5 Release 3	0	0	0	2,201	2,201	2,201
7082 - Moffat S4 Stormwater	590,000	-295,000	-295,000	0	0	0
7087 - Ironbark Estate Boundary Rd Basin Constr	0	0	0	8,378	8,378	573
01.09234 - Assets Const - Land Development - Stormwater Total	590,000	-295,000	-295,000	10,579	10,579	2,774
01.09238 - Assets Const - Land Development - Water						
7076 - Keswick Stage 5 - Release 2	0	0	0	519	519	519
7080 - Keswick Stage 5 Release 3	0	0	0	2,201	2,201	2,201
7082 - Moffat S4 Water	590,000	-295,000	-295,000	0	0	0
01.09238 - Assets Const - Land Development - Water Total	590,000	-295,000	-295,000	2,720	2,720	2,720
01.09240 - Assets Const - Land Development - Sewer						
7080 - Keswick Stage 5 Release 3	0	0	0	2,201	2,201	2,201
7082 - Moffat S4 Sewer	590,000	-295,000	-295,000	0	0	0
01.09240 - Assets Const - Land Development - Sewer Total	590,000	-295,000	-295,000	2,201	2,201	2,201
01.09242 - Assets Const - Land Development - Roads						
7095 - Keswick Stage 5 Release 3	0	0	0	2,201	2,201	2,201
7096 - Moffat S4	590,000	-295,000	-295,000	0	0	0
7099 - Cobra St Crossing	650,000	-550,000	0	0	100,000	0
01.09242 - Assets Const - Land Development - Roads Total	1,240,000	-845,000	-295,000	2,201	102,201	2,201
01.09245 - Acquisition of Assets - Land						
7000 - 10 Montefiores St Wellington	0	-647	0	0	-647	-647
7001 - RSL Land Swap	0	0	0	27,002	27,002	27,002
01.09245 - Acquisition of Assets - Land Total	0	-647	0	27,002	26,355	26,355
Property and Land Development Total	3,010,000	-1,730,647	-1,180,000	44,703	144,056	36,251
Organisational Performance Total	10,239,125	-1,299,505	-4,653,734	372,431	4,658,317	2,784,730
Strategy Partnerships and Engagement						
Information Services						
01.09653 - Office Equipment						
7928 - Hardware Purchases - Server	30,000	0	0	0	30,000	0
7962 - Upgrade Network at Remote Sites	80,000	86,510	0	0	166,510	0
01.09653 - Office Equipment Total	110,000	86,510	0	0	196,510	0
Information Services Total	110,000	86,510	0	0	196,510	0

7. Capital Budget Review

	Original Budget	Sep Revisions	Dec Revisions	March Adjustment	Annual Forecast	YTD Actuals as at 31 March
Strategic Partnerships and Investment						
01.09494 - VIC Buildings						
1000 - Building Upgrades	0	0	150,000	0	150,000	72,305
01.09494 - VIC Buildings Total	0	0	150,000	0	150,000	72,305
Strategic Partnerships and Investment Total	0	0	150,000	0	150,000	72,305
Strategy Partnerships and Engagement Total	110,000	86,510	150,000	0	346,510	72,305
Expenditure Total	85,148,655	26,784,826	-14,107,290	-15,763,516	82,062,675	51,896,847
Capital Total	85,148,655	26,784,826	-14,107,290	-15,763,516	82,062,675	51,896,847

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

8. Contracts budget review statement

Budget review for the quarter ended 31 March 2025

Contracts listing - contracts entered into during the quarter

Contractor		Contract value	Commencement date	Budgeted (Y/N)
TWS Evolution Pty Ltd	Northern Bore Field - mechanical and electrical	\$ 1,278,200	07/01/2025	Y
Jigsaw Group Australia Limited	Scanning and digitisation of DA files	\$ 93,170	10/01/2025	Y
IVE Group Australia Pty Ltd T/as IVE	SPI - Dubbo Region Destination Marketing Program	\$ 92,583	15/01/2025	Y
NSW Government Valuer General NSW	Statutory Charge - NSW Valuer General Land Valuation	\$ 227,452	16/01/2025	Y
Department of Regional NSW T/as NSW	Engagement of NSW Public Works	\$ 51,700	17/01/2025	Y
Department of Regional NSW T/as NSW	Options assessment Strategy - biosolids management	\$ 154,000	20/01/2025	Y
Fardell Group Pty Ltd t/a Fardells	Hire of Long Reach Excavator and moxi for STP	\$ 52,770	20/01/2025	Y
Ixom Operations Pty Ltd	Supply and delivery of 920kg Chlorine drums	\$ 99,486	22/01/2025	Y
Department of Regional NSW T/as NSW	Engagement of NSW Public Works	\$ 297,319	22/01/2025	Y
Tim Connolly Plumbing Pty Ltd T/as	Lay 180mm HDPE poly pipe at Bunglegumbe Road	\$ 60,331	23/01/2025	Y
Westrac Pty Ltd	Caterpillar 93	\$ 389,206	23/01/2025	Y
Orange Dealership Pty Ltd T/as West	Hino FS 2848	\$ 274,564	23/01/2025	Y
Dubbo Automotive Pty Ltd	Ford Ranger XL 4x4 Dual Cab	\$ 57,833	24/01/2025	Y
Essential Energy	Buninyong Hill Radio Site Rental	\$ 76,177	28/01/2025	Y
Ixom Operations Pty Ltd	225 Tonnes ferric Chloride chemical	\$ 148,005	29/01/2025	Y
ESRI Australia Pty Ltd	ESRI Annual maintenance	\$ 53,615	31/01/2025	Y
Department of Regional NSW T/as NSW	Engagement of NSW Public Works	\$ 52,004	31/01/2025	Y
Techni-Clean Dubbo Pty Ltd	CCP - ROS - Contract - Cleaning	\$ 95,638	04/02/2025	Y
Signal7 Pty Ltd	DRLM Business case for stages 1 & 2	\$ 77,000	05/02/2025	Y
Graeme Morley t/as Morley's Earthworks	hire of D8 Dozer for Tallawonga pit	\$ 76,759	05/02/2025	Y
Techni-Clean Dubbo Pty Ltd	CCP - Sporting - Contract - Cleaning	\$ 65,744	05/02/2025	Y
Suttons Joinery	WPCC - Replacement of 6 heritage windows	\$ 54,030	06/02/2025	Y
Large Industries Pty Ltd T/as JLE	Design and Construction of 3 phase electrical supply	\$ 87,580	11/02/2025	Y
Tracserv Pty Ltd T/as Tracserv	Isuzu NPR75-190	\$ 151,759	12/02/2025	Y
JDC - Thomson Electrical Systems Pty Ltd	Powerlink WPS600S-AU	\$ 164,743	13/02/2025	Y
Xylem Water Solutions Australia Ltd	Supply of 4,136 Xylem Silver Series 2 membrane	\$ 136,009	13/02/2025	Y
Hunter H2O Holdings Pty Ltd	Supply of project management services	\$ 163,029	13/02/2025	Y
Hill PDA Pty Ltd	Dubbo Affordable Housing Priorities Package	\$ 54,335	14/02/2025	Y
BTX Group	Supply and delivery of 240 Tonne of Quicklime	\$ 134,160	24/02/2025	Y
RFP Engineering Pty Ltd	Hire of Plant	\$ 91,531	24/02/2025	Y
Water NSW	Water NSW - Regulatory fee for River extraction	\$ 110,770	24/02/2025	Y
Ixom Operations Pty Ltd	PACL - Temporary Rental Chemical Storage & Dosing	\$ 185,592	26/02/2025	Y
Workcontrol Operations Pty Ltd	Hire of Traffic Control in Wellington	\$ 53,272	27/02/2025	Y
PV Projects Pty Ltd	Job No. 1401 - Dubbo Visitor Information Centre	\$ 88,373	03/03/2025	Y
Holcim (Australia) Pty Ltd	Supply of Quarry Products for Ballimore Rd	\$ 53,301	05/03/2025	Y
O'Connor Marsden & Associates	Conduct Audit - Drinking Quality Water Management	\$ 68,750	06/03/2025	Y
Ixom Operations Pty Ltd	225 Tonnes of Ferric Chloride chemical	\$ 148,005	06/03/2025	Y
Peter Stutchbury Architecture Unit T/as	CD23/5200 - Contract for Principal Design	\$ 1,876,595	07/03/2025	Y
City Water Technology Pty Ltd	Wellington Water Treatment Plant - Filter Refurbishment	\$ 100,689	07/03/2025	Y
GHD Pty Ltd	Consultancy Services	\$ 98,789	07/03/2025	Y
Data#3 Ltd	VCF-CLD-FND-5 - VMware Cloud Foundation	\$ 77,167	09/03/2025	Y
Stephen Smith T/as Blacksmith Design	Phase 1 - Inception - DCP - Ironbark Estate	\$ 52,844	10/03/2025	Y
Liberty Oil Australia Pty Ltd T/as	Diesel - Dubbo Depot, Unleaded - Dubbo Depot	\$ 91,300	12/03/2025	Y
Environment Protection Authority	Annual return load based fee - licence	\$ 100,181	12/03/2025	Y
Stanaway Pty Ltd T/as David Payne	DPC Variation 22 - Final Landscape Scope	\$ 77,351	13/03/2025	Y
Tracserv Pty Ltd T/as Tracserv	Isuzu NPR75-190	\$ 160,923	14/03/2025	Y
Barnson Pty Ltd	Quote - Dubbo Regional Livestock Markets	\$ 163,680	19/03/2025	Y
Tesla Motors Australia Pty Ltd	Tesla Model Y RWD Standard	\$ 56,000	19/03/2025	Y
Aquatic Projects Pty Ltd	Tender for the Dubbo Aquatic Leisure Centre	\$ 1,078,000	24/03/2025	Y
Arbortec Tree Service Pty Ltd	Ballimore Rd Stage 2 - RFQ Tree Stump	\$ 51,700	24/03/2025	Y
Aqua Irrigation Holdings Pty Ltd t/as	Variation 2 Supply and Installation of tank and pump	\$ 117,735	24/03/2025	Y
Stabilfix Pty Ltd	Ballimore Rd Stage 2	\$ 181,616	25/03/2025	Y
Austek Spray Seal Pty Ltd	Reseals in Wellington Area Urban & Rural	\$ 50,000	25/03/2025	Y
Audit Office of New South Wales	Audit Fees Financial Year 2024/2025	\$ 170,500	26/03/2025	Y
Entwined Signage Pty Ltd	Airport - FIDS Upgrade	\$ 61,173	27/03/2025	Y
Ramsben Pty Ltd T/as Country Powerline	Keswick Sewer Pump Station	\$ 134,670	31/03/2025	Y

Notes:

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

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

9. Consultancy & legal expenses budget review statement

Consultancy & legal expenses overview

Expense	YTD expenditure (actual dollars)	Budgeted (Y/N)
Consultancies	830,195	Y
Legal Fees	370,441	Y

Definition of a consultant:

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

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

10. Income & expenses budget review statement

Income & expenses - Dubbo Regional Airport

(\$000's)	Actual figures 2023/24	Original budget 2024/25	Approved Changes Sep Qtr	Changes Dec Qtr	Variations for this Mar Qtr	Projected year end result	Actual YTD figures
Income							
Rates and annual charges	-	-	-	-	-	-	-
User charges and fees	5,774	5,947	4	-	5	5,955	3,803
Other revenues	449	623	(78)	13	34	593	437
Grants and contributions - operating	332	-	-	-	-	-	-
Grants and contributions - capital	815	-	-	-	-	-	-
Interest and investment revenue	-	-	-	-	-	-	-
Net gain from disposal of assets	(0)	-	-	-	-	-	-
Share of interests in joint ventures	-	-	-	-	-	-	-
Total income from continuing operations	7,369	6,570	(74)	13	39	6,548	4,240
Expenses							
Employee benefits and on-costs	944	1,004	-	-	11	1,016	793
Materials and services	3,331	2,947	65	12	128	3,152	2,079
Borrowing costs	-	-	-	-	-	-	-
Depreciation and amortisation	2,613	2,510	-	-	-	2,510	1,873
Other expenses	810	338	-	1	8	347	234
Net Loss from disposal of assets	-	-	-	-	-	-	-
Total expenses from continuing operations	7,698	6,800	65	13	147	7,025	4,979
Net operating result from continuing operations	(329)	(230)	(139)	-	(108)	(477)	(739)
Net Operating Result before Capital Items	(1,144)	(230)	(139)	-	(108)	(477)	(739)

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

10. Income & expenses budget review statement

Income & expenses - Dubbo Regional Livestock Markets

(\$000's)	Actual figures 2023/24	Original budget 2024/25	Approved Changes Sep Qtr	Changes Dec Qtr	Variations for this Mar Qtr	Projected year end result	Actual YTD figures
Income							
Rates and annual charges	-	-	-	-	-	-	-
User charges and fees	4,189	3,938	1,094	-	643	5,675	4,785
Other revenues	29	44	-	-	(1)	43	32
Grants and contributions - operating	-	-	-	-	-	-	-
Grants and contributions - capital	591	-	261	-	(140)	121	121
Interest and investment revenue	-	-	-	-	-	-	-
Net gain from disposal of assets	-	-	-	-	-	-	-
Share of interests in joint ventures	-	-	-	-	-	-	-
Total income from continuing operations	4,809	3,982	1,355	-	502	5,839	4,939
Expenses							
Employee benefits and on-costs	782	956	-	-	(0)	955	542
Materials and services	2,313	1,759	25	-	366	2,150	1,505
Borrowing costs	-	-	-	-	-	-	-
Depreciation and amortisation	1,790	1,715	-	-	-	1,715	1,165
Other expenses	177	226	-	-	121	347	101
Net Loss from disposal of assets	54	-	-	-	-	-	-
Total expenses from continuing operations	5,116	4,656	25	-	487	5,168	3,313
Net operating result from continuing operations	(307)	(675)	1,330	-	15	670	1,626
Net Operating Result before Capital Items	(898)	(675)	1,069	-	155	549	1,505

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

10. Income & expenses budget review statement

Income & expenses - Property and Land Development

(\$000's)	Actual figures 2023/24	Original budget 2024/25	Approved Changes Sep Qtr	Changes Dec Qtr	Variations for this Mar Qtr	Projected year end result	Actual YTD figures
Income							
Rates and annual charges	-	-	-	-	-	-	-
User charges and fees	-	-	-	-	-	-	-
Other revenues	38	1	-	50	-	51	21
Grants and contributions - operating	-	-	-	-	-	-	-
Grants and contributions - capital	-	-	-	-	-	-	-
Interest and investment revenue	-	-	-	-	-	-	-
Net gain from disposal of assets	2,123	7,267	(5,771)	-	22	1,518	114
Share of interests in joint ventures	-	-	-	-	-	-	-
Total income from continuing operations	2,161	7,267	(5,771)	50	22	1,569	135
Expenses							
Employee benefits and on-costs	650	826	20	-	(1)	844	645
Materials and services	334	518	(75)	-	48	491	224
Borrowing costs	-	-	-	-	-	-	-
Depreciation and amortisation	37	-	-	-	-	-	57
Other expenses	17	10	(10)	-	8	8	4
Net Loss from disposal of assets	-	-	-	-	-	-	-
Total expenses from continuing operations	1,037	1,353	(65)	-	55	1,343	928
Net operating result from continuing operations	1,123	5,914	(5,706)	50	(33)	225	(793)
Net Operating Result before Capital Items	1,123	5,914	(5,706)	50	(33)	225	(793)

Dubbo Regional Council
Quarterly Budget Review Statement
for the quarter ended 31 March 2025

10. Income & expenses budget review statement

Income & expenses - Rainbow Cottage

(\$000's)	Actual figures 2023/24	Original budget 2024/25	Approved Changes Sep Qtr	Changes Dec Qtr	Variations for this Mar Qtr	Projected year end result	Actual YTD figures
Income							
Rates and annual charges	-	-	-	-	-	-	-
User charges and fees	493	645	-	-	-	645	393
Other revenues	-	-	-	13	-	13	-
Grants and contributions - operating	1,087	814	67	-	-	880	897
Grants and contributions - capital	-	-	-	-	-	-	-
Interest and investment revenue	-	-	-	-	-	-	-
Net gain from disposal of assets	-	-	-	-	-	-	(10)
Share of interests in joint ventures	-	-	-	-	-	-	-
Total income from continuing operations	1,434	1,458	67	13	-	1,538	1,280
Expenses							
Employee benefits and on-costs	1,279	1,389	-	-	-	1,389	994
Materials and services	391	384	4	12	1	400	254
Borrowing costs	-	-	-	-	-	-	-
Depreciation and amortisation	75	75	-	-	-	75	36
Other expenses	22	19	-	1	0	20	11
Net Loss from disposal of assets	-	-	-	-	-	-	-
Total expenses from continuing operations	1,667	1,866	4	13	1	1,883	1,295
Net operating result from continuing operations	(233)	(408)	63	-	(1)	(345)	(15)
Net Operating Result before Capital Items	(233)	(408)	63	-	(1)	(345)	(15)



QUESTIONS ON NOTICE: Disaster Insurance/Wellington Water Treatment Plant Renewal

REPORT DATE: 6 May 2025
FILE: ID25/882

QUESTIONS ON NOTICE

Council has received the following Questions on Notice from Councillor M Wright. The questions and answers are submitted below for the information of Councillors.

Councillor M Wright

1. Can you please explain Council's insurance position with regards to assets such as roads/bridges against the impact of natural disasters with the experience of the Duke of Wellington Bridge used as a lived example?
2. With regards to the Wellington Water Treatment Plant, can you please explain the current performance of the facility and provide any upcoming renewals, or improvement works, as well as funding sources for these works. Could information also be provided on the reservoirs located at the nearby hill adjacent to the water treatment plant?

Response

1. Council's road and bridge assets are not covered by insurance policies as you would for buildings. Costs of repairs as needed outside of natural disasters are managed through normal budget processes that involve maintenance activities. This is common practice across NSW local government in terms of managing road and bridge assets.

Where road and bridge assets are damaged from natural disasters, and there is a natural disaster declaration, councils are able to provide submissions to undertake repair of the assets on a like-for-like basis through the Disaster Recovery Funding Arrangements (DRFA) that is provided through the Federal and NSW governments.

With regards to the Duke of Wellington Bridge, this has been a complex asset to progress through the DRFA given that the land supporting the road and bridge infrastructure is not a Council owned asset.

Following the flood events in 2022, the southern approach to the Duke of Wellington Bridge sustained damaged that cut off vehicular access to the bridge. The bridge was inspected on 25 May 2023 by a consultant and a condition assessment on the bridge

was prepared, which noted that the bridge structure was found to be in good condition apart from extensive scour at the southern abutment, and a damaged railing where a tree has fallen on it.

With the bridge determined to be in a good condition, Council engaged the consultant to undertake an options report for the bridge to provide concept designs and costs for four options which are summarised in the table below:

Option	Description	Estimate
1	Do nothing - bridge remains in place, no structural or stabilisation works.	\$50 k
2	Decommission the bridge - remove structure and undertake bank stabilisation work.	\$23.4 m
3	Decommission bridge - retain structure and undertake bank stabilisation works.	\$21.4 m
4	Reinstate bridge and road access - bank and bridge stabilisation works, road and stormwater reconstruction works.	\$21.6 m

A report was prepared for the Infrastructure, Planning and Environment Committee meeting held on 14 September 2023 (IPEC23/42) which recommended:

- 1. That Council target natural disaster funding to undertake reinstatement works on the Bell River riverbank, Duke of Wellington Bridge, Gobolion Street pavement and stormwater drainage.**

This recommendation was subsequently resolved at the Ordinary Council meeting held on 28 September 2023 (CCL23/251).

It should be noted that the Duke of Wellington Bridge is open to pedestrian access across the river, via a temporary pedestrian pathway linking Gobolion Street to Herbert Street across the bridge deck.

Following the resolution of Council, an application was made under the DRFA for Option 4 which was to the value of \$21.6 m with the scope of works including:

- Significant repairs to approximately 200 metres of the Bell River riverbank, on which Council's bridge, road and stormwater assets were constructed. These repairs include a river training structure.
- Minor bridge repairs to reinstate scour protection.
- Reconstruction of approximately 50 metres of Gobolion Street pavement and concrete kerb/gutter.
- Reconstruction of approximately 15 metres of stormwater pipes.

Transport for NSW, who are the assessing agency, advised Council's application includes works that are ineligible for DRFA category 'B' funding in December 2024. Specifically, ineligible works include the Bell River riverbank rehabilitation, river training structure, permanent erosion protection and riverbed works. These ineligible

works are classed as 'betterment' and not 'like-for-like' works, and as such, fall outside the DRFA category 'B' under which Council's application was assessed.

Category B is assistance to a local government agency for the restoration of essential public assets.

These ineligible works are a significant component of the overall estimated cost to reinstate the Duke of Wellington Bridge and road access.

Following this advice, a report was provided to the Infrastructure Planning and Environment Committee meeting held on 11 February 2025 (IPEC25/7) with a recommendation that:

- 1. That Council make formal representations to the NSW Minister for Regional Transport and Roads, seeking the Minister's support to provide funding for Council to undertake flood damage repairs to re-open the Duke of Wellington Bridge.**
- 2. That the Duke of Wellington Bridge remain open as a pedestrian bridge and the pedestrian pathway is monitored against further riverbank degradation, noting pedestrian access may be discontinued if riverbank conditions deteriorate.**

This recommendation was subsequently resolved at the Ordinary Council meeting held on 25 February 2025 (CCL25/26).

Since the end of February 2025, Council and Transport for NSW staff have been in discussions regarding the submission under the DRFA and the items considered betterment.

Council engaged the consultant to develop a revised plan that removed the betterment from the works and resubmitted the application on 30 April 2025 in an amount of \$11,958,267.50 (excl GST). It is expected that there will be a determination by the end of May 2025. Once this is determined, a letter will be drafted to the Minister for Regional Transport and Roads seeking the balance of the funding required to undertake the works.

2. The Wellington Water Treatment Plant was constructed in 1994.

The Wellington Water Treatment Plant has been performing well in recent times and reports have been provided to Council for the past three years in relation to reporting against the Critical Control Points (CCPs) that are required for the provision of water meeting the Australian Drinking Water Guidelines. As a summary, below is some information relating to the performance of the Wellington Water Treatment Plant:

In 2022 there were 14 days where fluoride was below the target of 1.0 mg/L. This was due to blockage of the dosing lines and the availability of staff qualified to dose for fluoride.

In 2023, the fluoride dosing system was not in use for 232 days due to operational issues, and there was one breach of the filter turbidity CCP due to an operational issue with a clear water pump. The plant was shut down and operation resumed the following day.

In 2024, the fluoridation dosing system was not in use for the year due to requiring a new design of the system and approval from Department Climate Change Environment Energy and Water and NSW Health to operate. This is still not operating and it is anticipated that the fluoride dosing system will be brought back online in August 2025.

In 2024 there were also breaches of the filter turbidity CCP and were attributed to:

- High reading due to a loss of communication following a power outage which did not alert technicians of any issues.
- High reading due to a false read after calibration. The online meter was repositioned so that it provides an accurate reading.
- High reading due to heavy rainfall affecting intake water. The clear water tank pump was shut down and the tank cleared.
- High reading due to a faulty reading. A manual test was undertaken to confirm the water was meeting the specifications.

From the information above, Council staff have been working on a program to improve the water treatment process for the provision of drinking water to the Wellington community.

The fluoride dosing system has been non-operational and works have been undertaken over the past 18 months to resume the dosing of fluorine into the drinking water supply.

In relation to the filter turbidity issues, a consultant was engaged to undertake a performance assessment of the Wellington Water Treatment Plant filters in late 2024.

As a result of the findings and recommendations from the assessment, planning and procurement has already commenced for a major capital works project to be undertaken from March 2026 through to September 2026 to refurbish the six filters. The works will include replacement of actuated filter valves, concrete condition assessment and epoxy coating were required, replacement of underdrains and upgrade of filter media profile from mono to dual media to improve filter performance. Works are required to be undertaken during the cooler months where water demand is at its lowest. Note that this is similar to what has been undertaken at the John Gilbert Water Treatment Plant over the last four years.

There is also an upgrade planned for the addition of additional groundwater for greater drought resilience.

Council staff will also be undertaking reviews of the chemical storage and potential for flow pacing the plant with upgrades expected from these reviews.

All works relating to the Wellington Water Treatment Plant is funded from the Water Fund. The operation of the drinking water supply network requires the operation to be self-funding and allow for capital upgrades, renewals as well as operational expenses. These funds are collected through water rates which covers the entire operation as well as placing funds into reserves to allow for future renewal and capital upgrades. Council is in a good financial position in terms of the ability to fund these renewals and upgrades noting that this is the purpose of having a reserve for the water operations.

In relation to the reservoirs on the hill south of the water treatment plant (known as Hospital Hill reservoirs), these are part of the water supply network, however only the two newer of the four reservoirs are operational. The two reservoirs in the forefront of the picture shown below are in operation and this combined storage of 4.65 ML meets the water demand of Wellington.



Picture 1. The two reservoirs in the forefront of the picture are in operation. The reservoir to the left has a capacity of 3.4 ML and the reservoir to the right has a capacity of 1.25 ML

Reservoirs are visually inspected for integrity by treatment technicians with a weekly, monthly and quarterly schedule. Reservoir cleaning and inspection is also carried out by specialist contractors every four years.

The last reservoir inspection and cleaning works that were undertaken by a contractor was in August 2023. The inspection report outlined an overall condition rating for the reservoir as 3.8 out of 4 (the report outlines what action is required for condition rating 0 to 4 with a rating of 3 identifying minor deterioration and/or defects and 4 been as new/satisfactory condition).



QUESTIONS ON NOTICE: Dubbo and Wellington Water and Sewerage Treatment Plants

REPORT DATE: 7 May 2025

FILE: ID25/890

QUESTIONS ON NOTICE

Council has received the following Question on Notice from Councillor S Chowdhury. The question and answer are submitted below for the information of Councillors:

Councillor S Chowdhury

What are the proposed renewals or upgrades at the Dubbo and Wellington Water and Sewerage Treatment Plants and what is the programming of these works and funding sources?

Response

As part of the annual budget process, a list of capital works is developed for each asset class that Council is responsible for managing. The Water and Sewer capital works have been developed for the next four financial years and are currently out for community consultation. The current year and the draft program for the next four years of capital works at the water and sewerage treatment plants and schemes are shown in the tables below:

Name of Project	Plant or Water/ Sewer Scheme	Description	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029
Dubbo Septage Receiving Station Major Upgrade	Dubbo Sewerage Treatment Plant (STP)	Upgrade to the septage receiving station at the Dubbo STP	x	x	x		
Advanced Wastewater Treatment Plant (AWTP)	Dubbo STP	Construction of the AWTP	x	x			
Dubbo STP - Bioreactor	Dubbo STP	Replacement of air diffusers and cleaning of each bioreactor		x			
Sandy Pines SPS	Dubbo Sewage Scheme (SS)	Upgrade of the Sandy Pines SPS	x	x			
Troy Gully SPS	Dubbo SS	Upgrade of the Troy Gully SPS	x	x			
Miriam SPS	Dubbo SS	Upgrade of the Miriam SPS		x			

Table 1. Dubbo Area Sewerage Services

Name of Project	Plant or Water/Sewer Scheme	Description	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Keswick Upgrade Rising Main (RM) and Pump Station	Dubbo SS	Upgrades to the Keswick SPS and rising main		x	x		
Cootha SPS - RM	Dubbo SS	Upgrades to the Cootha SPS and RM		x	x	x	

Table 1 continued. Dubbo Area Sewerage Services

Name of Project	Plant or Water/Sewer Scheme	Description	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Wellington STP - Drying Beds	Wellington STP	Cleaning and refurbishment of three drying beds at the Wellington STP	x				
Wellington SRS Major Upgrade	Wellington STP	Upgrade to the septage receival station at the Wellington STP	x		x		
Brewery Lane SPS Major Upgrade	Wellington SS	Upgrade to the Brewery Lane SPS			x	x	x
Montefiores SPS Major Upgrade	Wellington SS	Upgrade to the Montefiores SPS				x	x
Arthur Street SPS Major Upgrade	Wellington SS	Upgrade to the Arthur Street SPS				x	x
Tollemache SPS Major Upgrade	Wellington SS	Upgrade to the Tollemache SPS					x

Table 2. Wellington Area Sewerage Services

Name of Project	Plant or Water/Sewer Scheme	Description	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Fluoride Dosing System	Dubbo Water Treatment Plant (WTP)	Construction of a new fluoride dosing system	x				
JGWTP - Upgrade Office and Lab	Dubbo WTP	New office, laboratory, amenities at the Dubbo WTP	x	x			
JGWTP Clear Water Pumps	Dubbo WTP	Replacement of nine clear water pumps at the Dubbo WTP	x	x			
JGWTP New Clarifier and Chemical Storage	Dubbo WTP	new clarifier and chemical storage at the Dubbo WTP	x	x	x	x	

Table 3. Dubbo Area Water Services

Name of Project	Plant or Water/ Sewer Scheme	Description	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029
JGWTP - New Clear Water Tank	Dubbo WTP	Design and construction of new clear water tank and UV disinfection		x	x	x	
Newtown Reservoir	Dubbo Water Supply Scheme (WSS)	Investigation into the reservoirs at Newtown		x			
Water and Sewer Depot	Dubbo WSS	Relocation for new Water and Sewer Depot (sheds, storage, offices)		x	x		

Table 3 continued. Dubbo Area Water Services

Name of Project	Plant or Water/ Sewer Scheme	Description	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029
Wellington WTP Lagoon	Wellington WTP	Relining of settled water lagoon 1	x				
Wellington WTP Filter refurbishment	Wellington WTP	Replacement and upgrade of filter underdrains and media (6 filters)		x			
Montefiores Reservoir	Wellington WSS	Construction of electricity supply to reservoir	x				
Upgrade Geurie WTP	Geurie WTP	Upgrades including chemical dosing systems, laboratory, office at the Geurie WTP		x	x		
Upgrade Mumbil WTP	Mumbil WTP	Upgrades to infrastructure and treatment processes at the Mumbil WTP		x	x		

Table 4. Wellington Area Water Services

The information in the tables 1 to 4 exclude items such as main renewals, pumps and equipment and plant items. For the full listing of all capital items in the draft 2025/2026 Budget and Forward Forecasts, including capital expenditure that is currently on public exhibition, can be accessed from the link below:

https://hdp-au-prod-app-dubbo-yoursay-files.s3.ap-southeast-2.amazonaws.com/8417/4546/0785/ED25_67768_Draft_-_2025_2026_Budget_and_Forwards_Forecasts_including_Capital_Expenditure_Appendix_2.PDF

The total capital works budget for the Water and Sewer functions that is currently on public exhibition are summarised in Table 5 for each function area.

Function	2025/2026	2026/2027	2027/2028	2028/2029
Sewer	13,080,000	9,660,000	7,583,500	10,015,000
Water	9,790,000	13,300,000	11,042,500	6,085,900

Table 5. Proposed capital expenditure for the 2025/2026 to the 2028/2029 financial years in the Water and

Sewer functions

The Water and Sewer functions of Council are separated financially as they are business units in their own right and accounting for these functions requires transparent financial practices.

Each area is required to be self-funded for both the operational costs as well as capital works that includes renewal of assets and upgrades. This is managed through reserves dedicated to each function and can only be utilised for the specific areas. The reserves are built up over time to allow for major works so that these capital works and operational expenses can be covered by the business unit without having to draw on other funds such as the general fund.

The Draft 2025/2026 Budget and Forward Forecasts including capital expenditure document that is currently on public exhibition also has the budget summary for the upcoming four financial years. The tables in the document show the anticipated figures to be transferred to the restricted assets and these are summarised in Table 6 below:

Function	2025/2026	2026/2027	2027/2028	2028/2029
Sewer	4,211,209	6,176,310	9,000,142	7,346,511
Water	4,217,052	1,545,093	4,707,640	10,445,226

Table 6. Proposed funds to be transferred to restricted assets for the 2025/2026 to the 2028/2029 financial years in the Water and Sewer functions

Note that the figures are all positive, meaning that the works are funded by the net cash profit generated by each business unit during the year, with an amount still being able to be set aside for future major capital upgrades required.

Council also sources external funds for works to reduce the reliance on own source funding for the works. Recent example of this is through the drought security project where Council was successful in obtaining \$30 m in funding from the Department of Climate Change, Energy, the Environment and Water for expansion of the bore network operated by Dubbo Regional Council for sourcing water from the aquifer to supply Dubbo, Wellington and Geurie water treatment plants.

Other sources include a possible subsidy from NSW Health for the fluoride dosing system at the JGWTP. This is a current application for funding assistance.

Council has also partnered with WaterNSW under the Town Water Risk Reduction Program, where WaterNSW are undertaking an assessment of the catchment risks of the source water that supplies the Council operated water treatment plants. These types of works assist in understanding the required processes at the treatment plants to account for catchment conditions.



DUBBO REGIONAL
COUNCIL

QUESTIONS ON NOTICE: Attracting Events to the Local Government Area

REPORT DATE: 16 May 2025

FILE: ID25/962

QUESTIONS ON NOTICE

Council has received the following Question on Notice from Councillor S Chowdhury. The question and answer are submitted below for the information of Councillors.

Councillor S Chowdhury

Could the Chief Executive Officer please provide an update on Council's approach to attracting major events to the Local Government Area?

Response

A verbal response will be provided during the meeting.



DUBBO REGIONAL
COUNCIL

QUESTIONS ON NOTICE: Scabbing Flat Bridge

REPORT DATE: 19 May 2025

FILE: ID25/965

QUESTIONS ON NOTICE

Council has received the following Question on Notice from Councillor P Toynton. The question and answer are submitted below for the information of Councillors.

Councillor Toynton

At the June 27 2024 ordinary meeting of council, a report was requested (With no date specified) has this report been prepared?

Response

At the Ordinary Council meeting held on 27 June 2024, a Notice of Motion was put forth by Councillor Ivey in regards to the Scabbing Flat Bridge (CCL24/148). The adopted Notice of Motion is:

That the CEO have staff prepare an initial assessment for the feasibility of a new bridge across the Macquarie River near Geurie and that this be shared with Transport for NSW. This initial assessment could include, but not necessarily limited to:

- i. The current state and suitability of the existing timber bridge.*
- ii. The "ownership" and responsibility for maintenance/replacement of the bridge.*
- iii. The historical significance of the existing bridge and the preservation benefits which would flow from early replacement of that bridge.*
- iv. The need for a replacement bridge capable of conveying B Double trucks. This need to be demonstrated and supported by relevant statistics including the value of agricultural production and the costs to the community of not having a reliable transport corridor.*
- v. The estimated costs of the replacement bridge.*

The Scabbing Flat Bridge is a single lane bridge and is located on Arthurville Road approximately four kilometres south of Geurie and crosses the Macquarie River. Figure 1 shows the location of the Scabbing Flat Bridge.

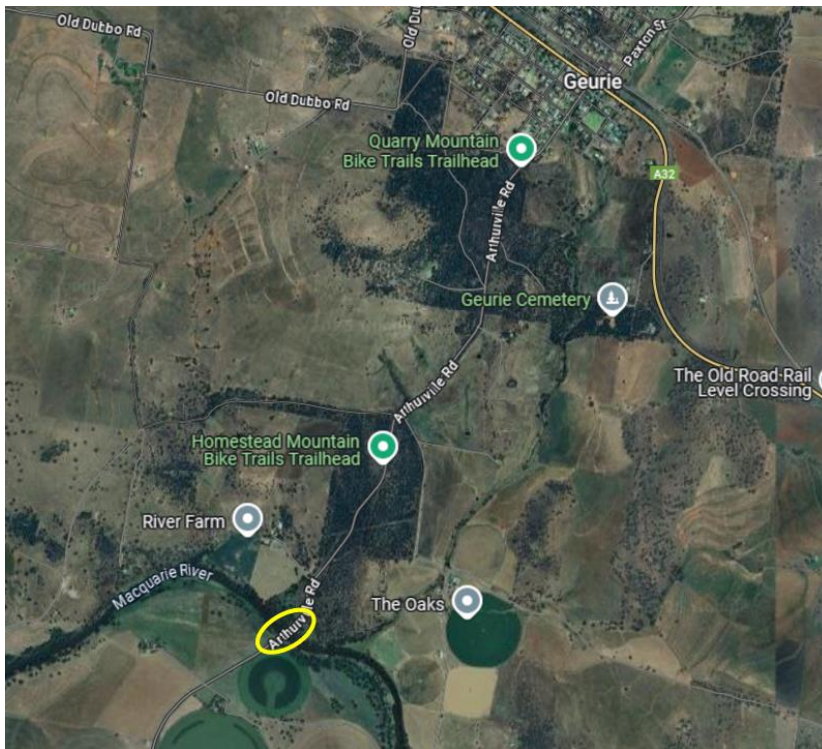


Figure 1. Location of Scabbing Flat Bridge

The Scabbing Flat Bridge provides access across the Macquarie River for vehicles up to 42.5 tonnes and is one of 19 Dare Truss Bridges remaining in operation in New South Wales. The construction of Scabbing Flat Bridge was completed in 1911 and the bridge spans approximately 150 metres with two main spans across the Macquarie River.

Arthurville Road is a local road which is under the care and control of Dubbo Regional Council. The bridge, due to it being a Dare Truss Bridge, is under the care and control of Transport for NSW. The bridge has been, and continues to be, maintained by Transport for NSW.

Work has commenced on the report in response to the notice of motion, however the information required for part iv. of this notice of motion will require a specialist consultant to undertake a body of work for the initial feasibility. Council staff are in the progress of engaging a consultant for this component of the report and expect the work will take up to six months to complete. When the initial feasibility work is complete, the report will be presented to Council, and it is anticipated that this will then also be provided to Transport for NSW as per the notice of motion.



DUBBO REGIONAL
COUNCIL

QUESTIONS ON NOTICE: Victoria Park Duck Pond

REPORT DATE: 19 May 2025
FILE: ID25/966

QUESTIONS ON NOTICE

Council has received the following Question on Notice from Councillor P Toynton. The question and answer are submitted below for the information of Councillors.

Councillor P Toynton

With regards to the Victoria park duck pond and fountain, is there a timeline to have this restored and cleaned? And is there any immediate interim work or works that can be undertaken to clean up the area?

Response

In the 2025/2026 draft budget, Council has identified \$50,000 to renew the fountain at the Victoria Park Duck Pond.

Council currently has out on public exhibition the Victoria Park Plan of Management that includes the longer-term vision of undertaking a major refresh and enhancement of the "Duck Pond" area to reflect the heritage of the park, and the connection that it has to the memorial walk.

The maintenance and upkeep of the duck pond area is an ongoing issue – with contributing factors including vandalism and theft of plant stock. The intent is to have planted around the perimeter of the pond water irises and other like plants to provide colour and interest to the pond.